

監管局董事局歡迎新任成員

The EAA Board welcomes new members

政府委任六位新任地產代理監管局（「監管局」）董事局成員，任期由2022年11月1日起生效。六位監管局董事局新成員包括趙錦權先生、朱雅儀女士、何超平先生、黃河先生、黃奕鑑先生SBS, MH, JP及胡慶業先生。

他們由香港特別行政區行政長官委任，任期由2022年11月1日至2024年10月31日。

監管局董事局現有正、副主席各一名及18名來自社會上不同界別의普通成員。

由2022年11月1日起監管局的成員名單如下：

The HKSAR Government has announced the appointment of six new Board members effective from 1 November 2022.

The six new EAA Board members include Mr CHIU Kam-kuen, Ms Irene CHU Ngar-yee, Mr Dennis HO Chiu-ping, Mr Kevin WONG Ho, Mr Michael WONG Yick-kam, SBS, MH, JP and Mr Eric WOO Hing-yip.

They have been appointed by the Chief Executive of the HKSAR and their term of office is from 1 November 2022 to 31 October 2024.

The EAA Board now consists of a Chairman, a Vice-chairman and 18 ordinary members from various sectors in the community.

Members of the EAA with effect from 1 November 2022 are as follows:

主席：	Chairman:
蕭澤宇先生 BBS, JP	Mr Simon SIU Chak-yu, BBS, JP
副主席：	Vice-Chairman:
羅孔君女士 BBS, JP	Ms Jane Curzon LO, BBS, JP
普通成員：	Ordinary Members:
張天任資深大律師	Mr Jonathan CHANG Tien-yin, SC
鄭定寧工程師	Mr Albert CHENG Ting-ning
趙錦權先生	Mr CHIU Kam-kuen
周偉信先生	Mr CHOW Wai-shun
朱雅儀女士	Ms Irene CHU Ngar-yee
戴敏娜女士	Ms Meena DATWANI
何超平先生	Mr Dennis HO Chiu-ping
許智文教授 MH, JP	Professor Eddie HUI Chi-man, MH, JP
黃永光先生 SBS, JP	Mr Daryl NG Win-kong, SBS, JP
潘達恒先生	Mr Jacob POON Tat-hang
蔡志忠先生	Mr Raymond TSOI Chi-chung
黃靜怡女士	Ms Angela WONG Ching-yi
黃鳳嫻女士	Ms Gilly WONG Fung-han
黃河先生	Mr Kevin WONG Ho
黃奕鑑先生 SBS, MH, JP	Mr Michael WONG Yick-kam, SBS, MH, JP
胡慶業先生	Mr Eric WOO Hing-yip
余智榮先生 MH	Mr YU Chi-wing, MH
房屋局常任秘書長（房屋）或其代表	Permanent Secretary for Housing or her representative

向合資格外來人才退還印花稅

Stamp duty refund for eligible incoming talents

稅務局於2022年10月31日發出一封「致持牌人函件」，提醒各持牌人有關行政長官在2022年施政報告中宣布，為鼓勵外來人才長遠留港發展，政府會向符合條件的合資格外來人才^註，退還他們在港購買一個住宅物業時已繳付額外的印花稅。

持牌人應注意，該退還適用於合資格外來人才在2022年10月19日或以後就一個住宅物業簽署的「買賣協議」（包括臨時買賣協議）。這退還印花稅將使該合資格外來人才的印花稅負擔與首次置業的香港永久性居民看齊。而在申請印花稅退稅時，除符合其他條件外，合資格外來人才必須仍是有關物業的擁有人。

持牌人亦應注意，退還印花稅的措施必須通過修訂《印花稅條例》方可實施，而修訂的細節可能會在立法過程中有所變動。印花稅署只會在設立有關退稅機制的新法例刊憲後才會接受退稅申請。

有關向合資格外來人才退還印花稅的詳情，包括相關的常見問題和例子，可瀏覽稅務局網頁：www.ird.gov.hk/eng/faq/index.htm#et

The EAA has issued a Letter to Licensees on 31 October 2022 drawing licensees attention to the announcement made by the Chief Executive in his 2022 Policy Address that, to encourage incoming talents to stay in Hong Kong for long-term development, the Government would, upon fulfilment of conditions by eligible incoming talents^{Note}, refund the extra stamp duty paid by them for purchasing a residential property in Hong Kong.

Licensees should note that such refund applies to sale and purchase agreement (including provisional sale and purchase agreement) in respect of a residential property entered into on or after 19 October 2022 by an eligible incoming talent. With the stamp duty refund, the overall stamp duty charged on eligible incoming talents will be on par with that charged on first-time home buyers who are Hong Kong permanent residents. At the time of application for refund of stamp duty, apart from fulfilment of other conditions, the eligible incoming talent should still be the owner of the property concerned.

Licensees should also note that the stamp duty refund measure has to be implemented by way of legislative amendments to the Stamp Duty Ordinance and details of the amendments are subject to change during the legislative process. The Stamp Office will only accept refund application after gazettal of the new legislation providing for the relevant refund mechanism.

For more details on the stamp duty refund for eligible incoming talents, the related FAQs and illustrative examples, please visit the Inland Revenue Department website at www.ird.gov.hk/eng/faq/index.htm#et



^註 合資格外來人才包括通過指定輸入人才計劃來港的人士，相關計劃包括「一般就業政策」、「輸入內地人才計劃」、「優秀人才入境計劃」、「非本地畢業生留港/回港就業安排」、「科技人才入境計劃」、「輸入中國籍香港永久性居民第二代計劃」及新推出的「高端人才通行證計劃」。

^{Note} Eligible incoming talents include those who enter Hong Kong under designated talents admission schemes (including General Employment Policy, Admission Scheme for Mainland Talents and Professionals, Quality Migrant Admission Scheme, Immigration Arrangements for Non-local Graduates, Technology Talent Admission Scheme, Admission Scheme for the Second Generation of Chinese Hong Kong Permanent Residents and the newly launched Top Talent Pass Scheme).

《公司條例》下的新查冊安排第二階段實施 Commencement of Phase 2 of the New Inspection Regime under the Companies Ordinance

監管局於2022年9月20日發出「致持牌人函件」，提醒各持牌人《公司條例》下的新查冊安排第二階段於2022年10月24日開始實施。該函件亦已上載至監管局網站的持牌人專區。

有關新查冊安排第二階段的實施詳情及有關提交文件及公眾查冊服務的主要變更詳情，請參閱公司註冊處網頁（www.cr.gov.hk）的第3至5/2022號對外通告（「刊物」>「通告/指引」>「對外通告」）。

The EAA issued a Letter to Licensees on 20 September 2022, reminding licensees that the Phase 2 of the New Inspection Regime under the Companies Ordinance commenced on 24 October 2022. The Letter is also posted at the Licensees Corner of the EAA's website.

For details of the implementation of Phase 2 of the New Inspection Regime, major changes in filing requirements and major changes in public search services, please refer to the External Circulars Nos. 3 to 5/ 2022 issued by the Company Registry at its website (www.cr.gov.hk) (Publications > Circulars/Guidelines > External Circulars).

提醒劏房業主客戶切勿濫收公用設施 及服務費用

Reminding landlord clients of subdivided units not to overcharge charges for utilities and services

《業主與租客（綜合）條例》（下稱《條例》）第IVA部下對分間單位（俗稱「劏房」）的租務管制制度於2022年1月22日起生效。

持牌人在處理劏房租賃時，必須提醒業主客戶，如要求租客繳付分間單位的任何指明公用設施及服務的收費的付還，或以其他方式從租客收取該等收費的付還，而所涉款項超過業主向租客提供的書面帳目中就有關分間單位顯示的經分攤款額，將構成違反《條例》的罪行。

有關分間單位的水費及水錶事宜，持牌人可請業主客戶瀏覽水務署網站以了解該署的「分間單位安裝獨立水錶先導計劃」。

The tenancy control regime on subdivided units ("SDUs") under Part IVA of the Landlord and Tenant (Consolidation) Ordinance ("Ordinance") came into effect on 22 January 2022.

When handling the tenancies of SDUs, licensees should brief their landlord clients' that it would constitute an offence under the Ordinance if the landlord requires the tenant to pay for, or the landlord otherwise receives from the tenant, the reimbursement of the charges for any of the specified utilities and services for the SDU at a sum exceeding the apportioned amount for the SDU as shown in the account in writing provided by the landlord to the tenant.

Concerning the issue of water charges and water meter in respect of SDUs, licensees may refer clients to visit the website of the Water Service Department to understand its Pilot Scheme for Installation of Separate Water Meter for SDUs.

兩段推廣地產代理正面形象的 YouTube專題短片

Two feature videos on YouTube to promote the positive image of estate agents



三位地產代理在影片中分享他們的故事。
Three estate agents shared their stories in the video.

為推廣地產代理的正面形象及增加公眾對地產代理的認識，監管局與一個受歡迎的YouTube頻道合作，於十月推出兩段有關地產代理的專題短片。短片帶出地產代理的正面故事，也介紹了地產代理的日常工作。

在其中一段名為【地產代理多面睇】的短片中，三位來自不同背景的地產代理分享了他們在日常工作以外的故事。透過訪談，各人都表現出對從事地產代理行業的熱誠，以及他們如何回饋社會。

另一段短片【實試做地產代理】則透過「一日學徒」的有趣經驗，向公眾展示地產代理的日常工作。正如影片中的「學徒」所言，地產代理工作繁複，需要充足的預備及具備專業知識。而「學徒」的「師父」亦分享了很多公眾未必知道的棘手地產代理工作。

兩段短片可於YouTube頻道觀看：youtube.com/米紙

To promote the positive image and enhance public understanding of estate agents, the EAA has partnered with a popular YouTube channel and launched two feature videos about estate agents in October. The videos share the positive stories of estate agents and highlight estate agents' daily duties.

In one of the videos titled “地產代理多面睇”，three estate agents from different backgrounds shared their stories beyond their daily estate agency work. Through the interviews, they showed their enthusiasm to be an estate agent and how they contribute to the community.

The other video namely “實試做地產代理”，shows the public the complexity of an estate agent's daily work through the interesting experience of a “one-day apprentice”. As the “apprentice” concluded in the video, estate agency work is indeed complicated and requires much homework and professional knowledge. The “mentor” of the “apprentice” also shared a lot of the complicated duties of estate agents that the public might not know.

Both videos are available on the YouTube channel at youtube.com/米紙
(Note: the videos are only available in Cantonese)



主持以「一日學徒」形式體驗地產代理工作。

The host experienced the daily work of an estate agent by being a “one-day apprentice”.



監管局職員獲頒發「2022申訴專員嘉許獎」 EAA staff received "The Ombudsman's Award" 2022

監管局兩名職員獲頒發「2022申訴專員嘉許獎—公職人員獎」，表揚他們處理查詢時的專業表現和積極態度。

申訴專員嘉許獎頒獎典禮於2022年11月16日舉行。監管局人力資源部馮寶琪女士及牌照部呂浚銘先生，憑藉着處理查詢時的出色表現，分別獲頒發「公職人員獎」，成為以積極正面的態度服務大眾的好榜樣。

Two EAA staff members received "The Ombudsman's Award" 2022 for "Officers of Public Organisations" in recognition of their professionalism and positive attitude in enquiries handling.

The Ombudsman's Awards Presentation Ceremony was held on 16 November 2022. Ms Kate Fung from the Human Resources Section and Mr Derek Lui from the Licensing Section, received individual awards for their outstanding performance in handling enquiries. Both awardees had set good examples by adopting a positive attitude to serve the public.



馮寶琪女士（右）從申訴專員趙慧賢女士手中接過獎座。
Ms Kate Fung (right) receives the award from The Ombudsman, Ms Winnie Chiu.



呂浚銘先生（右）從申訴專員趙慧賢女士手中接過獎座。
Mr Derek Lui (right) receives the award from The Ombudsman, Ms Winnie Chiu.

地產代理監管局2021/22年度年報 The EAA's 2021/22 Annual Report

監管局的2021/22年度年報經已出版。2022年對監管局來說是特別的一年，它標誌着地產代理規管制度已經成立25年。

年報概述了監管局規管地產代理業界執業的主要工作及截至2022年3月31日財政年度的財務回顧，並重點記載監管局在年內積極克服2019冠狀病毒病疫情帶來的挑戰及持續推動地產代理業界回饋社會的工作。此外，年報亦記錄了監管局一貫的把關、執法、推動業界提升專業水平及加強消費者教育的工作。年報的電子版本已上載到監管局網站：www.eaa.org.hk

The 2021/22 Annual Report of the EAA has been published. 2022 is a special year for the EAA as it marks the 25th anniversary of the establishment of the regulatory regime for the estate agency trade.

The Report summarises the EAA's regulatory work and its financial statement for the fiscal year ended 31 March 2022. It also highlights the EAA's efforts in overcoming the challenges brought by the COVID-19 pandemic, engaging the trade in giving back to the community and records the EAA's consistent work in various aspects. The electronic version of the Report is also available at: www.eaa.org.hk

