

在《專業天地》內，我們會解答持牌人的一些常見提問。

In *Horizons*, we will answer questions commonly asked by licensees.

問 差餉物業估價署（「估價署」）的「物業資訊網」有提供住宅物業許可用途的資料（不包括鄉村式屋宇），但估價署並不是「物業資料表格」（表格1）內有關物業用途限制的訂明來源。請問地產代理可否根據估價署的「物業資訊網」所提供的資料來填寫表格1中的用途限制？

答 估價署的「物業資訊網」發放的住宅物業許可用途資料，摘錄自屋宇署發出的有關「佔用許可證」。

因此，就符合《地產代理常規（一般責任及香港住宅物業）規例》下提供指定物業資料的目的而言，地產代理若從「物業資訊網」取得的住宅物業的許可用途資料，地產代理監管局會視之為來自訂明來源。

查找物業的用途限制及提醒客戶有關限制，是地產代理的責任，尤其是涉及一些舊式的大廈（例如綜合用途建築物），因為該類大廈內各單位的用途限制有可能是不同的。

Q The Property Information Online ("PIO") service of the Rating and Valuation Department ("RVD") provides information on permitted occupation purposes of domestic properties (excluding village type houses). However, the RVD is not a "prescribed source" of "user restrictions" as specified in the Property Information Form (Form 1). Can an estate agent fill in the user restrictions in Form 1 based on the information provided by the PIO of the RVD?

A The information on permitted occupation purposes in respect of domestic properties provided by the PIO of the RVD is extracted from the relevant Occupation Permits issued by the Buildings Department.

Hence, for the purpose of complying with the requirements on the provision of prescribed property information under the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation, the information on permitted occupation purposes in respect of domestic properties obtained from the PIO will be regarded by the Estate Agents Authority as obtained from a prescribed source.

It is the responsibility of an estate agent to find out the user restrictions of the property for which he/she is the agent, and to remind his/her client(s) the relevant restrictions especially when old buildings are involved (e.g. composite buildings), as the user restrictions of the units within such type of buildings could be different.

