



## 通知監管局有關董事的變更 Notifying the EAA of changes in directorship

**地**產代理公司須注意，倘其公司有任何董事獲委任或離任，則該公司須就有關事宜通知監管局。

根據《地產代理條例》，持牌人須在自董事委任或離任日期起計31天內向監管局遞交相關的表格，通知監管局有關變更。此外，持牌人亦須在終止從事地產代理工作時通知監管局。違反以上規定的人士將會受到監管局的紀律制裁。

Estate agency companies are reminded that they should notify the EAA when a director is appointed or steps down.

Under the Estate Agents Ordinance (EAO), licensees have to file such notifications to the EAA within 31 days of the date of the appointment or departure using the relevant prescribed forms. Licensees should also notify the EAA when they stop doing estate agency work. Failure to do so may result in disciplinary sanctions by the EAA.

## 附有違建工程物業的處理方法 Handling properties with unauthorised building works

**監**管局於本年4月發出執業通告10-01 (CR)，提醒從業員處理附有違建工程物業的租賃交易時如代表租戶一方，須提醒租戶單位可能有安全問題，及清楚解釋相關的風險，例如政府可對物業行使重收權或將物業封閉等。有關執業通告已上載於本局網站。

此外，監管局於3月29日舉辦《舊樓維修保養與地產代理於處理附有違建工程的物業時須注意的事項》專題講座。講座吸引了約300名從業員參加。

The EAA issued a new practice circular 10-01(CR) in April to remind practitioners that if they act on behalf of a tenant renting an old property with unauthorised building works, they should alert the tenant to possible safety issues related to the property. They should also explain to their client clearly the risks involved, such as the risk of the Government's exercising its right of re-entry or closure of the property, to protect the tenant's interests. The new practice circular has been posted on the EAA website.

Separately, on 29 March 2010, the EAA held a seminar entitled "Repair and maintenance of old buildings and proper procedures for estate agents in handling properties with unauthorised building works". The seminar was attended by around 300 practitioners.



監管局法律顧問張偉浩先生（左）、屋宇署總屋宇測量師莊永康先生（中）及該署高級結構工程師許葉明芳博士回答從業員的提問。EAA Legal Counsel Mr Earnest Cheung (left), Chief Building Surveyor of the Buildings Department Mr Chong Wing-hong (middle) and Senior Structural Engineer of the Department Dr Hui Ming-fong answer questions from practitioners.