



監管局法律事務組就監管局日常運作所引起的法律事宜提供法律支援及意見。該組的主要職員均為合資格的法律界人士，除擔任監管局的法律顧問外，亦負責處理及代表監管局參與紀律研訊。

### 紀律研訊

在 2004/05 年度，紀律委員會共舉行 95 次紀律研訊。主要涉及因持牌人破產而影響「適當人選」資格、沒有續領牌照而導致無牌執業、在新樓盤行為不檢、未得賣方授權、沒有披露權益、處理租賃事務不當、沒有確定訂約各方的法律能力、違反「居者有其屋計劃」的有關規例及程序。

The Legal Affairs Section of the Authority provides legal support and opinions on matters involving legal issues arising from the day-to-day operation of the Authority. Key staff members of the Section, who are all members of the legal field, act as legal advisers to the Authority, and are responsible for administering and representing the Authority in inquiry hearings.

### Inquiry Hearings

During 2004/05, a total of 95 inquiry hearings were held. These hearings concerned mainly the determination of the fitness of licensees to continue holding licences while in bankruptcy, unlicensed practice resulting from a failure to renew the licence, misbehaviour at first sales sites, failure to obtain authorization from the vendor, failure to disclose interest, mishandling tenancy matters, failure to ascertain the legal capacity of the contracting parties or contravention of the rules and procedures of Home Ownership Scheme.

## 通告

以下於 2004/05 年發出的執業通告，為持牌人在執業方法及操守方面提供指引，亦協助從業員對新實施法例和規例的瞭解。

## Circulars

The following three circulars were issued during 2004/05 to provide guidelines on conduct and practice for licensees and also to keep them updated on current laws and regulations.

### 2004/05 年度發出的執業通告

題目	Topic	編號 No.
介紹 / 解釋新樓盤按揭計劃 / 條款	Introducing/explaining information on mortgage schemes/terms of first-hand properties	04-02(CR)
在公開市場轉讓居屋	Disposition of HOS Flats in the Open Market	04-03(CR)
《2004 年業主與租客(綜合)(修訂)條例》	Landlord and Tenant (Consolidation) (Amendment) Ordinance 2004	05-01(CR)

### Circulars issued during the year 2004/05

## 諮詢事項

在 2004/05 年度，監管局曾就以下諮詢事項發表意見：

## Consultations

In 2004/05, the Authority has expressed views on the following subject:

諮詢機構及事項	Consulting Organization and Issue	日期 Date
民政事務局 立法禁止種族歧視	Home Affairs Bureau Legislating against Racial Discrimination	09/2004