

# 387 間地產代理商舖於「節能有『理』嘉許計劃」中獲獎

## 387 shops awarded in the Estate Agents Energy Saving Award Scheme



監管局主席廖玉玲太平紳士於網上頒獎典禮上揭曉結果及恭賀所有得獎者。

*The EAA Chairman Ms Elaine LIU, JP announced and congratulated the winners at an online award presentation ceremony.*

監管局於2021年4月推出「節能有『理』嘉許計劃」，鼓勵地產代理通過減少碳排放，攜手對抗全球暖化，為環境作出貢獻。該計劃得到業界踴躍支持，有900多間地產代理商舖報名參與。

計劃結果令人鼓舞，參與商舖於短短數月合共節省超過25萬度電。有見計劃成績斐然，監管局於2022年3月22日舉行網上頒獎典禮，以表揚地產代理業界為保護環境所作的努力。頒獎典禮反應正面，典禮片段錄得超過45,000次觀看次數。

監管局主席廖玉玲太平紳士於頒獎典禮上公布得獎名單及恭賀所有得獎者。她在致辭時表示：「縱然面對疫情帶來的衝擊，但地產代理業界仍積極參與今次計劃，致力推動環保，本人衷心希望，業界會繼續履行企業社會責任及回饋社會。」

在比較2021年6月至10月及2020年同期的用電量後，合共有387間地產代理商舖分別榮獲「節能一星」、「節能二星」及「節能三星」之嘉許評級。至於慳電量成績最好的三間地產代理商舖，則分別獲得「理」最慳電

With a view to encouraging estate agents to contribute to the planet by joining hands in fighting against global warming through reducing carbon emissions, the EAA launched an "Estate Agents Energy Saving Award Scheme" in April 2021. The Scheme received a very positive response from the trade with over 900 estate agency shops enrolled.

The result has been very promising – over 250,000 units of electricity consumption were saved by the participating shops in only a few months. Given the positive results of the Scheme, the EAA held a live-streaming online award presentation ceremony on 22 March 2022 to commend the contribution of the trade to environmental protection. The response of the ceremony was also positive, over 45,000 views of the ceremony video were recorded.

At the ceremony, the EAA Chairman Ms Elaine LIU, JP announced and congratulated the winners. She commented that "It is encouraging to see the active participation of the estate agency trade in the Scheme, demonstrating their contribution to sustainable development notwithstanding the impact of the pandemic. I sincerely hope that the estate agency trade will continue to fulfil their social responsibility and contribution to society."

By comparing the monthly electricity consumption from June to October 2021 with the same months in 2020, a total of 387 participating estate agency shops were awarded as "One-star", "Two-star" and "Three-star"

大獎銅獎、銀獎及金獎之殊榮。在各參與商舖中，成績最好的商舖之慳電量高達百分之四十。

嘉許證書及嘉許標誌櫥窗貼紙均已送遞予獲嘉許的地產代理商舖，以供其張貼於店內讓公眾知悉。

是次計劃是監管局第三個企業社會責任項目，旨在向公眾展示地產代理業界積極參與企業社會責任活動，從而提升業界正面形象。監管局未來將會繼續為業界舉辦各項企業社會責任活動。

有關得獎商舖的完整名單及計劃詳情，請參閱該計劃網站<http://csr2021.eaa.org.hk>

Energy Saving Shop respectively. The three outstanding estate agency shops which saved the most electricity usage were conferred respectively the "Bronze Award", "Silver Award" and "Gold Award". Amongst all the awardees, the estate agency shop with the best performance saved 40% of electricity usage.

Award certificates and window stickers with the Award logo have been delivered to all the awarded estate agency shops so that they can display them in their shops for public recognition.

This is the third Corporate Social Responsibility ("CSR") project launched by the EAA to show to the public the estate agency trade's active participation in CSR activities to enhance their positive image. The EAA will continue to organise different CSR activities for the trade to join.

For the full list of awardees and the details of the Scheme, please visit the website of the Award Scheme at <http://csr2021.eaa.org.hk>

獎項名單：	List of Awards:
「節能三星」商舖數目：205 間	Number of "Three-star Energy Saving Shop": 205
「節能二星」商舖數目：112 間	Number of "Two-star Energy Saving Shop": 112
「節能一星」商舖數目：70 間	Number of "One-star Energy Saving Shop": 70
大獎：	Grand Awards:
「理」最慳電大獎金獎： 美聯物業 — 南區屋苑 — 海怡	Gold Award: Island South-South Horizons Branch, Midland Realty
「理」最慳電大獎銀獎： 祥益地產代理有限公司 — 海翠分行	Silver Award: Many Wells Property Agent Limited – Ocean Walk Branch
「理」最慳電大獎銅獎： 美聯物業 — 南區屋苑 — 薄扶林支援站	Bronze Award: Island South-Pok Fu Lam Branch, Midland Realty



美聯物業 — 南區屋苑 — 海怡獲得「理」最慳電大獎金獎。

Island South-South Horizons Branch, Midland Realty received the Gold Grand Award.



祥益地產代理有限公司 — 海翠分行獲得「理」最慳電大獎銀獎。

Many Wells Property Agent Limited – Ocean Walk Branch received the Silver Grand Award.



美聯物業 — 南區屋苑 — 薄扶林支援站獲得「理」最慳電大獎銅獎。

Island South-Pok Fu Lam Branch, Midland Realty received the Bronze Grand Award.

# 有關「規管租賃」 的提醒 Reminder about “regulated tenancies”

**實** 施分間單位租務管制的《業主與租客（綜合）條例》第IVA部已於2022年1月22日生效。就此，差餉物業估價署（「估價署」）希望透過監管局通知持牌人，提醒其「規管租賃」的業主客戶須在「規管租賃」租期開始後的60日內，向估價署署長（「署長」）遞交租賃通知書（表格AR2）的法定責任。

倘若有關業主沒有合理辯解而拒絕或忽略遵從此項規定，該業主即屬犯罪，一經定罪，可處罰款港幣10,000元。如有關罪行是持續罪行，則可就該罪行持續期間的每一日，另處罰款港幣200元。另外，除非署長已在租賃通知書上批署，否則「規管租賃」的業主不得採取法律行動，追收有關租賃下的租金。

持牌人或其「規管租賃」的業主客戶如就有關條例的要求有任何查詢，可瀏覽估價署網頁或致電估價署電話查詢熱線2150 8303。



<< 掃描前往估價署網頁

**《業主與租客（綜合）條例》（第7章）第IVA部**  
Part IVA of the Landlord and Tenant (Consolidation) Ordinance (Cap. 7)

**由2022年1月22日起生效**  
Effective from 22 January 2022

**主要規定**  
Key requirements

1. 分間單位租賃的規管週期，須由該分間單位的連續2項規管租賃所組成，每項規管租賃的租期為2年。  
A regulated cycle of tenancies for a subdivided unit (SDU) is to comprise 2 consecutive regulated tenancies for the SDU, each for a term of 2 years.
2. 分間單位首期租賃的租客，就該分間單位有權獲授予有該規管週期中的次期租賃，從而享有4年的租住權保障。  
A tenant of a first term tenancy for an SDU is entitled to be granted a second term tenancy of the regulated cycle for the SDU, thus enjoying security of tenure of 4 years.
3. 在規管租賃的租期內，租金不得上調。  
Rent increase during the term of a regulated tenancy is not allowed.
4. 規管週期中次期租賃的租金加幅，不得高於差餉物業估價署就所有類別私人住宅物業編製和公布的全港性租金指數在相關期間的百分率變動，上限為百分之十。  
The rate of rent increase for the second term tenancy of a regulated cycle must not exceed the percentage change of the territory-wide rental index for all classes of private domestic properties compiled and published by the Rating and Valuation Department during the relevant period, and is capped at 10%.
5. 規管租賃的業主，向租客索取電費或指明公用設施及服務（包括水、電）收費的付還，即屬犯罪。  
A landlord of a regulated tenancy commits an offence if the landlord requires the tenant to pay any non-permitted money or reimbursement of charges for specified utilities and services (including water and electricity).
6. 業主須在規管租賃的租期開始後60日內，向差餉物業估價署遞交租賃通知書，如沒有合理辯解而未有遵從有關規定，即屬犯罪。  
A landlord of a regulated tenancy must, within 60 days after the term of the tenancy commences, submit a notice of tenancy to the Rating and Valuation Department. If the landlord, without reasonable excuse, fails to comply with the requirement, the landlord commits an offence.

enquiries@rvd.gov.hk  
2150 8303  
www.rvd.gov.hk/our\_services/tenancy\_matters.html

**差餉物業估價署**  
Rating and Valuation Department

The implementation of tenancy control on subdivided units under Part IVA of the Landlord and Tenant (Consolidation) Ordinance came into effect on 22 January 2022. The Rating and Valuation Department (“RVD”) would like to advise estate agents to remind their clients who are landlords of “regulated tenancies” of the statutory requirement to submit the Notice of Tenancy (Form AR2) to the Commissioner of the Rating and Valuation (“Commissioner”) within 60 days after the term of a “regulated tenancy” commences.

If the relevant landlord, without reasonable excuse, refuses or neglects to comply with this requirement, the landlord commits an offence and will be liable on conviction to a fine of HK\$10,000; and in the case of a continuing offence, to a further fine of HK\$200 for each day during which the offence continues. In addition, the landlord of a “regulated tenancy” may not maintain an action to recover any rent under the tenancy unless the Notice of Tenancy is endorsed by the Commissioner.

Should licensees or their clients of “regulated tenancies” have any queries about the requirements under the Ordinance, please visit the RVD’s website or call the RVD’s hotline at 2150 8303.



<< Scan to visit RVD’s website

## 市建局邀請地產代理參加簡介會

### The URA invites estate agents to attend a briefing

市區重建局（「市建局」）希望邀請地產代理參加有關山東街/地士道街發展計劃（「該項目」），為受該項目影響的商舖營運者尋找合適店舖搬遷。

監管局於2022年6月6日向持牌人發出提醒，通知有興趣的持牌人可聯絡市建局參加網上簡介會。如欲重溫網上簡報會片段，可瀏覽：[www.ura-facilitator.com.hk/tc/webcast/index.html](http://www.ura-facilitator.com.hk/tc/webcast/index.html)



In order to assist the affected shop operators of the Project in searching for suitable replacement shops to relocate to, the Urban Renewal Authority ("URA") invited estate agents to attend a briefing about the Shantung Street / Thistle Street Development Scheme ("the Project").

The EAA issued a reminder on 6 June 2022 to inform interested licensees to contact the URA to join the online briefing. A video of the online briefing could also be viewed on: <http://www.ura-facilitator.com.hk/en/webcast/index.html>



掃描觀看



Scan to watch

## 差餉物業估價署發出的提醒

### Reminders from the Rating and Valuation Department

差餉物業估價署（「估價署」）發文建議持牌人要提醒客戶有關繳納差餉及/或地租的責任，以及更新物業繳納人的資料，以保障買方的利益。

另外，估價署介紹既方便又環保的「電子差餉地租單服務」，登記用戶可透過此服務查閱電子差餉地租單並安排付款。

持牌人可瀏覽該署或監管局網頁以閱覽該篇文章，或致電估價署查詢熱線2152 0111查詢。

The Rating and Valuation Department ("RVD") has issued an article to advise EAA's licensees to advise their clients of the liabilities in rates and/or Government rent and change the payer's particulars of the properties so as to protect the purchasers' interest.

In addition, the RVD also introduced the eRVD Bill service for registered users to retrieve the electronic demand which is convenient and environmentally friendly.

Licensees can refer to the article of the RVD at the RVD's or EAA's website or contact the RVD at 2152 0111 for any enquiries.



<< 掃描閱讀



<< Scan to read

# 「紀律研訊案例選輯 - 第六輯」經已出版

## New booklet "Inquiry Hearing Cases – A Selection VI" published

全新「紀律研訊案例選輯-第六輯」已於2022年3月出版，旨在透過真實的研訊個案，加強持牌人對處理物業買賣的相關法律及監管要求的認知，以提升地產代理業的服務質素及保障消費者的權益。監管局由2022年4月起向前往監管局辦事處領取牌照的新持牌人派發此小冊子，持牌人也可透過監管局網頁（[www.eaa.org.hk](http://www.eaa.org.hk)）閱讀網上版。



<< 掃描閱讀



<< Scan to read

A new booklet titled "Inquiry Hearing Cases – A Selection VI" was published in March 2022 with the aim to enhancing licensees' understanding of the relevant legal and regulatory requirements in handling property transactions through sharing certain real inquiry hearing cases, in a bid to promote quality service of the estate agency trade and to better protect the interests of consumers. The booklet would be distributed to new licensees upon their collection of licences at the EAA counter from April 2022 onwards. Licensees can also read the online version of the booklet at the EAA's website ([www.eaa.org.hk](http://www.eaa.org.hk)).

