

監管局歡迎新任主席及副主席

The EAA welcomed new Chairman and Vice-chairman

香港特區政府早前宣布委任蕭澤宇BBS太平紳士接替廖玉玲太平紳士為監管局新任主席，並委任羅孔君BBS太平紳士為副主席，同於2022年7月29日起生效。

蕭澤宇先生加入監管局董事局已有八年，並於2020年11月起擔任監管局副主席。監管局行政部門期望與他緊密合作，並在他的英明領導下繼續追求卓越。監管局同時歡迎前董事局成員羅孔君女士再次加入監管局並擔任副主席。監管局董事局現時有正、副主席各一名，以及17名來自社會不同界別的普通成員，當中包括地產代理業界。有關監管局董事局成員的名單詳列於監管局網頁。

The HKSAR Government has announced the appointment of Mr Simon SIU Chak-yu, BBS, JP to succeed Ms Elaine LIU, JP as the new Chairman of the EAA Board and Ms Jane Curzon LO, BBS, JP as the Vice-chairman of the EAA, both effective from 29 July 2022.

Mr Simon SIU has been on the EAA Board for eight years and has held the position of Vice-chairman of the EAA since November 2020. The EAA Administration looks forward to working closely with him and will continue to strive for excellence under his able leadership. The EAA also welcomes the return of Ms Jane LO, who also served on the EAA Board previously, with her new capacity as the new Vice-chairman. The EAA Board now consists of a Chairman, a Vice-chairman and 17 ordinary members from various sectors of the community, including the estate agency trade. The full list of the EAA Board members is available on the EAA's website.



監管局新任主席蕭澤宇BBS太平紳士
EAA's new chairman Mr Simon SIU Chak-yu, BBS, JP



監管局新任副主席羅孔君BBS太平紳士
EAA's new vice-chairman Ms Jane Curzon LO, BBS, JP

監管局前任主席廖玉玲女士自2008年11月加入監管局，曾歷任紀律委員會主席、牌照委員會主席、第28條調查小組主席及監管局副主席，至2020年11月獲委任為監管局主席。

The EAA's former Chairman Ms Elaine LIU has served the EAA Board since November 2008 and taken up different capacities including the Chairman of the Disciplinary Committee, Chairman of the Licensing Committee, Chairman of the Section 28 Investigation Panel and the Vice-chairman of the EAA, before she was appointed the EAA Chairman in November 2020.

廖女士在她出任區域法院法官前請辭，監管局行政部門感謝廖女士多年來的卓越領導。

Ms Liu tendered her resignation prior to her appointment as District Judge. The EAA's Administration is most grateful to Ms Liu's excellent leadership over the years.



監管局同時恭賀以下前任及現任成員獲香港特區政府授勳，包括：（左起）

- 梁永祥教授GBS太平紳士
- 張國鈞SBS太平紳士
- 羅孔君BBS太平紳士

At the same time, the EAA would also like to extend our hearty congratulations to the former and current members who have been awarded in the 2022 Honours List of the Government of the Hong Kong Special Administrative Region. They are namely: (from left)

- Professor William Leung Wing-cheung, GBS, JP
- Mr Horace Cheung Kwok-kwan, SBS, JP
- Ms Jane Curzon LO, BBS, JP



梁永祥教授GBS太平紳士
Professor William Leung Wing-cheung, GBS, JP



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Ms Jane Curzon LO, BBS, JP

監管局回顧 2022年上半年工作 及簡介下半年工作重點

The EAA reviews its work in the first half of 2022 and introduces its initiatives for the second half



監管局前主席廖玉玲太平紳士（右）及行政總裁韓婉萍女士（左）於新聞發布會上回顧局方在2022年上半年的工作，並簡介下半年的工作重點。

EAA former Chairman Ms Elaine LIU, JP (right) and Chief Executive Officer Ms Ruby HON (left) review the EAA's work in the first half of 2022 and introduce its initiatives for the second half in the press conference.

監管局於2022年7月21日恢復舉行實體新聞發布會，以回顧局方2022年上半年的工作概況，並簡介下半年的工作重點。

受到第五波疫情影響，部分資格考試被取消，導致考生人數大幅下跌。另外，實體巡查次數雖然有所減少，但因應網上廣告愈來愈普及，局方增加了網上廣告的抽查次數。

另一方面，監管局接獲的整體投訴個案亦有所減少。局方上半年共接獲106宗投訴個案，較去年同期大減45%。當中只有11宗涉及境外物業的投訴，同樣錄得明顯按年跌幅。

踏入2022下半年，監管局會繼續加強整體規管工作，並致力推動消費者教育，特別是提醒公眾有關購買境外物業的風險。

The EAA resumed a face-to-face format for holding a press conference on 21 July 2022 to review the EAA's work in the first half of 2022 and introduced its initiatives for the second half.

Due to the fifth wave of the pandemic, the number of candidates recorded a sharp decrease as a few qualifying examinations were cancelled. Despite a reduction of physical inspection checks, the EAA has enhanced its online inspections due to the rising popularity of online advertisements in recent years.

On the other hand, the number of complaints received by the EAA have shown a decline. A total of 106 cases were received during the first half of 2022, a sharp decrease of 45% compared to the same period of last year. Only 11 cases were about properties situated outside Hong Kong, which also reflected a sharp year-on-year decrease.

Stepping into the second half of 2022, the EAA will continue to strengthen its overall regulatory work, while increasing its efforts in consumer education. In particular, on the issue of purchasing properties situated outside Hong Kong, the EAA will further publicise the associated risks to consumers.

境外樓花買唔買？計過風險先好買！

To buy or not to buy off-plan properties outside Hong Kong? Assess the risks before you buy!

有鑑於愈來愈多香港人購買境外未建成物業及當中的潛在風險，監管局期望透過公眾教育，提醒消費者在購買此類物業時要格外警惕。

整個公眾教育宣傳計劃包括簡單易記的標語和有關購買境外樓花的注意事項，並透過傳統和網上多媒體渠道向大眾宣揚訊息。當中，「境外樓花買唔買？計過風險先好買！」標語特別帶出在購買境外樓花時必須小保障個人權益。

是次宣傳計劃的精簡表達方法及多平台有效宣傳方式，獲得國際地產代理業規管及政策制定機構組織－房地產牌照司法人員協會（Association of Real Estate License Law Officials）頒發教育獎（消費者教育）。這已是監管局第二次獲得此項國際殊榮，進一步肯定了監管局在消費者教育方面的努力。

監管局鼓勵地產代理業界在製作宣傳資料時，加入購買境外樓花注意事項的訊息，亦歡迎業界直接使用監管局製作的標語，以宣傳購買境外樓花的潛在風險，同時能提醒準買家，加強保障消費者權益。

了解更多購買境外樓花的注意事項：Outsidehk.eaa.org.hk

Concerning the rising number of Hong Kong people purchasing uncompleted properties outside Hong Kong (“UPOH”) and the potential risks thereof, the EAA alerts the public to be extra vigilant in such purchases through a public education programme.

The programme includes easy-to-remember taglines and important points-to-note regarding the issue and they are being promoted to reach the mass public through conventional and online multimedia channels. In particular, the tagline **“To buy or not to buy non-local off-plan properties? Assess the risks before you buy!”** reinforces the message of protecting one’s interests with careful consideration with a highlight on non-local uncompleted properties.

The consumer education programme about UPOH has been granted “The Education Award (Consumer Education)” by the Association of Real Estate License Law Officials (“ARELLO”) recently for its easy-to-absorb expression of complicated information and effective dissemination across various platforms. This is the second time for the EAA to receive this international accolade and it further recognises the EAA’s extensive efforts in consumer education.

The EAA encourages the adoption of this key message and always welcomes the usage of the tagline by the estate agency trade in their own promotional materials for the advocacy of potential risks in purchasing UPOH, which could serve as a direct reminder to the potential buyers and thus enhance the protection of consumer interests.

To learn more about the practical tips for buying UPOH: Outsidehk.eaa.org.hk



處理出租「規管租賃」的新指引

New guidelines on handling the letting of “regulated tenancies”



就公眾關注有關保障基層租客的利益，政府推出《業主與租客（綜合）條例》（《條例》）第IVA部下對分間單位（俗稱「劏房」）的新租務管制制度，並已於2022年1月22日起生效。

由於地產代理有可能處理受《條例》第IVA部所規管的分間單位租賃（即「規管租賃」），監管局發出執業通告22-01（CR）以制定指引讓持牌人遵從，該指引與《條例》第IVA部同日生效。

由於違反《條例》第IVA部的規定有可能觸犯法例，持牌人必須提醒客戶留意相關的罪行和罰則。為利便業主遵守相關法定要求，在分間單位的「規管租賃」中代表業主行事的持牌人，應（除非業主客戶以書面方式表示他將直接處理該事宜）於簽訂租賃協議後安排將租賃協議加蓋印花，並在「規管租賃」的租期開始後的60日內，安排向差餉物業估價署（「差估署」）署長提交租賃通知書（表格AR2），通知他有關租賃的詳情。

此外，持牌人必須提醒客戶留意，業主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。

In response to public concern on protecting the interests of grass-root tenants, the Government implemented a new tenancy control regime on subdivided units (“SDUs”) under Part IVA of the Landlord and Tenant (Consolidation) Ordinance (“Ordinance”) which came into effect on 22 January 2022.

Since estate agents may handle tenancies in respect of SDUs which are subject to Part IVA of the Ordinance (i.e. “regulated tenancies”), the Estate Agents Authority issued a practice circular (No. 22-01 (CR)) setting out the relevant guidelines for licensees to follow, which came into effect on the same date as Part IVA of the Ordinance.

Since non-compliance with the requirements under Part IVA of the Ordinance may constitute an offence, licensees are required to draw their clients’ attention to the relevant offences and penalties. To facilitate the landlord’s compliance with the relevant statutory requirements, licensees who act for the landlord in a “regulated tenancy” of an SDU should (unless the landlord client has otherwise indicated in writing that he/she would handle the matter directly) arrange for the stamping of the tenancy agreement after it has been entered into and the submission of the relevant Form AR2 to notify the Commissioner of Rating and Valuation of the particulars of the tenancy within 60 days after the term of a “regulated tenancy”.

In addition, licensees are required to draw the clients’ attention 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.