

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：若我持有有效的地產代理牌照，但沒有持有營業詳情說明書，且並非受僱於任何地產代理公司，可否在香港經營地產代理工作的業務並為客戶提供買賣香港住宅物業的地產代理服務？

Q: If I hold a valid estate agent's licence but do not hold a statement of particulars of business ("SPOB") and am not employed under any estate agency company, could I carry on the business of doing estate agency work in Hong Kong and provide estate agency services to clients in buying and selling residential properties in Hong Kong?

答：否。

根據《地產代理(發牌)規例》第10條規定，地產代理在特定營業地點以特定營業名稱經營地產代理業務前，須申請營業詳情說明書。該說明書須展示於有關營業地點的顯眼位置。

另外，《地產代理條例》及《地產代理常規(一般責任及香港住宅物業)規例》訂明，地產代理受客戶委託買賣或租賃住宅物業時，必須與客戶訂立訂明的「地產代理協議」，持牌地產代理在簽署訂明的地產代理協議時，必須填寫其營業詳情說明書號碼。

A: No.

As stipulated in section 10 of the Estate Agents (Licensing) Regulation, an estate agent is required to apply for a statement of particulars of business ("SPOB") before operating an estate agency business at a particular place of business using a particular business name. The SPOB must be displayed at conspicuous position at the relevant place of business.

Besides, under the Estate Agents Ordinance and the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation, licensed estate agents are required to enter into a prescribed estate agency agreement with their clients in relation to the sale, purchase or leasing of residential properties in Hong Kong. A licensed estate agent is required to fill in its SPOB number when signing a prescribed estate agency agreement.

