

**CONTROLLING OFFICER'S REPLY**

**HB006**

**(Question Serial No. 0758)**

Head: (62) Government Secretariat: Housing Bureau

Subhead (No. & title): (-) Not Specified

Programme: (3) Private Housing

Controlling Officer: Permanent Secretary for Housing (Miss Rosanna LAW)

Director of Bureau: Secretary for Housing

Question:

Regarding the work under Programme (3) Private Housing, please advise this Committee of the following:

1. the work plan for enhancing the transparency of the sale of first-hand residential properties and for enhancing the professionalism and service standard of local estate agents in the coming year; and
2. the number of private residential units that were first offered for public sale in each of the past 3 years.

Asked by: Hon CHAN Hok-fung (LegCo internal reference no.: 31)

Reply:

1. The Sales of First-hand Residential Properties Authority will continue to take a three-pronged approach to enforce the Residential Properties (First-hand Sales) Ordinance (the Ordinance) and regulate the sales of first-hand residential properties: (a) monitor developers' and concerned persons' compliance with the Ordinance and take enforcement action when necessary; (b) issue timely guidelines to the trade when necessary for the more effective and practical compliance with the Ordinance; and (c) foster public awareness of the Ordinance through various publicity channels, including online platforms, electronic and print media, to better protect consumer interests.

The Estate Agents Authority (EAA) is a statutory body established under the Estate Agents Ordinance (Cap. 511) and is responsible for regulating the practice of estate agents in Hong Kong. The EAA is committed to enhancing professionalism and service standard of estate agents. In the coming year, the EAA will continue to undertake an array of measures to regulate estate agents and educate the trade, including reviewing the contents of the qualifying examinations; updating the existing practice circulars or issuing new ones in the light of the latest situation and laws; educating the trade on the compliance with new standards and regulations; monitoring their compliance through inspections of estate agencies; monitoring licensees' conduct in

relation to the sale of first-hand residential properties; and enhancing the Continuing Professional Development Scheme. Moreover, the EAA will continue to take disciplinary actions against licensees who are found to have breached the Estate Agents Ordinance, or the Code of Ethics or practice circulars issued by the EAA. The EAA reviews the effectiveness of these measures from time to time and will introduce new measures as necessary.

The EAA also puts in much efforts in educating the consumers. The EAA will continue to remind the public of issues which they should pay attention to when engaging estate agents to deal with property sales or leases through producing pamphlets and videos, holding public seminars, etc.

2. In accordance with the Ordinance, developers should make available to the public the information on sales arrangements, including the number of first-hand residential properties to be offered for sale. The yearly numbers of first-hand residential properties offered for sale listed in the relevant documents containing the information on sales arrangements for the period from 2021 to 2023 are as follows –

	<b>Number of first-hand residential properties offered for sale by developers</b>
2021	17 360
2022	10 740
2023	10 981

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