

1. Which of the following documents must an estate agent sign with the tenant of a residential property when appointed?

- a. Estate agency agreement
- b. Provisional tenancy agreement
- c. The Deed of Mutual Covenant

(Answer: a. Estate agency agreement)

2. Which of the following functions is within the purview of the Estate Agents Authority?

- a. Regulating the estate agency practice in Hong Kong
- b. Regulating vendors/landlords selling/leasing properties
- c. Regulating property developers

(Answer: Regulating the estate agency practice in Hong Kong)

3. Can a tenant freely change the use of a property from residential to warehouse or office after renting the property?

- a. Yes
- b. No

(Answer: b. No)

4. Can a landlord specify not to lease his/her property to people of a certain race?

- a. Yes
- b. No

(Answer: b. No)

5. Which of the following taxes is payable for a written tenancy agreement or a lease of a property?

- a. Stamp duty
- b. Property tax
- c. Profits tax

(Answer: a. Stamp duty)

6. Could either the landlord or tenant amend the tenancy agreement unilaterally after it has been signed by both parties?

- a. Yes
- b. No

(Answer: b. No)

7. If a tenant sublets a property even though the tenancy agreement specifies that subletting is not allowed, which of the following government bodies/organisations can a landlord apply to for a possession order in order to recover the property?

- a. Lands Tribunal
- b. Rating and Valuation Department
- c. Estate Agents Authority

(Answer: a. Lands Tribunal)

8. Does the Estate Agents Ordinance stipulate the amount or the percentage of commission payable to estate agents by their clients?

- a. Yes
- b. No

(Answer: b. No)

9. Does the estate agent, when assisting clients in handling property transactions, need to disclose or declare to the client any monetary or beneficial interest arising from the property if the property is owned by him/her or his/her family?

- a. Yes
- b. No

(Answer: a. Yes)

10. Can an estate agent, when handling sales of first-hand residential properties, provide loans to prospective purchasers to help them pay the deposit?

- a. Yes
- b. No

(Answer: b. No)