

有關銷售香港境外未建成物業的執業通告經已生效

Practice Circular on the sale of uncompleted properties situated outside Hong Kong has come into effect



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韓婉萍
行政總裁

Ruby HON Yuen-ping
Chief Executive Officer

第一階段進修計劃將於2025年第一季度實施，對象僅為新入行人士。

The Phase I Scheme will be launched in the first quarter of 2025 and will initially only target newcomers.

以新入行人士為對象的強制性持續專業進修計劃

Mandatory CPD Scheme for newcomers

地產代理監管局（「監管局」）自2005年5月起以自願參與形式推行持續專業進修計劃。接近20年過後，監管局將向新入行人士推出第一階段的強制性持續專業進修計劃（「第一階段進修計劃」）。筆者希望藉此欄目，向各位持牌人介紹一下計劃重點。

為進一步提升地產代理行業的專業水平、形象和聲譽，同時通過培養持牌人的專業精神，增強公眾信心和保障消費者權益，第一階段進修計劃將於2025年第一季度實施，對象僅為新入行人士。那些在該計劃實施日期後參加並通過有關資格考試而獲得相關營業員牌照或地產代理（個人）牌照的人士，其牌照將受強制性持續專業進修條件的約束。

這些新持牌人須在其牌照有效期期間取得監管局指定的持續專業進修學分才能申請牌照續期。一般來說，持牌人每參與一小時的持續專業進修活動，便會獲發一個學分。計劃初期，一年牌照的持有人其進修要求為四個持續專業進修學分，而兩年牌照的持牌人其進修要求則為八個持續專業進修學分。如果牌照有效期少於一年，持續專業進修學分的要求將按比例調整。

根據第一階段進修計劃，現有持牌人不受任何強制進修要求的約束。

更多關於強制性持續專業進修計劃的詳情，請密切留意監管局網站的公布。

The Estate Agents Authority (“EAA”) launched a voluntary Continuing Professional Development (“CPD”) Scheme in May 2005. After nearly 20 years, the EAA will introduce a Mandatory CPD Scheme soon and implement Phase I for newcomers (“Phase I Scheme”). I would like to share the highlights of the Phase I Scheme with all licensees here in this column.

To further enhance the professionalism, image, and reputation of the estate agency industry, as well as to strengthen public confidence and consumer protection through building a culture of professionalism among licensees, the Phase I Scheme will be launched in the first quarter of 2025 and will initially only target newcomers. Those who take and pass the necessary qualifying examinations after its implementation date and subsequently acquire their salesperson’s or estate agent’s licences will be subject to a mandatory CPD condition attached to their licences.

These new licensees must earn a certain number of CPD points as specified by the EAA within the duration of their licences before they could apply for licence renewal. Typically, licensees will receive one CPD point for each hour of CPD activities they engage in. Initially, the CPD requirement for a licensee holding a one-year licence is four CPD points, while those holding a two-year licence is eight CPD points. In cases where the licence is valid for less than one year, the CPD point requirement will be adjusted on a pro-rata basis.

Under the Phase I Scheme, existing licensees are not subject to any mandatory CPD requirement.

Please stay tuned for more details of the Mandatory CPD Scheme on the EAA’s website.

有關銷售香港境外未建成物業的執業通告經已生效

Practice Circular on the sale of uncompleted properties situated outside Hong Kong has come into effect

由於對港人購買香港境外未建成物業（「境外未建成物業」）持續關注，而部分在香港出售的境外未建成物業由持牌地產代理處理，監管局在去年12月就銷售境外未建成物業發出新的執業通告（編號23-02（CR））（「該通告」），並已於2024年7月1日生效。該通告旨在於監管局的職權範圍內加強對消費者的保障，並優化舊指引的要求讓持牌人在處理境外未建成物業銷售時採取更好的做法和措施。

今期《專業天地》將會列出該通告的重點內容以提醒各持牌人遵從新指引。此外，局方強烈建議持牌人瀏覽監管局網站，以了解該通告的詳情、相關問與答及摘要清單作為參考。

該通告內容重點

有關廣告和宣傳物品的要求

- 地產代理公司¹不得發出任何全部或部分與其地產代理業務有關（亦涵蓋賣方及境外未建成物業的資料）並載有在要項上屬虛假或具誤導性陳述或詳情的廣告或任何宣傳物品。
- 地產代理公司須在發出廣告及宣傳物品之前，取得賣方就該等廣告及宣傳物品所載資料的準確性和完整性的明確書面批署。
- 地產代理公司須將特定資料包含在境外未建成物業的廣告及宣傳物品中，而該些資料必須以指定方式呈示或展示。當中包括監管局向消費者發出的雙語警告：「**To buy or not to buy non-local off-plan properties? Assess the risks before you buy!** 境外樓花買唔買？計過風險先好買！」。

As the concern about Hong Kong people buying uncompleted properties situated outside Hong Kong (“UPOH”) continues and some UPOH offered for sale in Hong Kong are handled by licensees, the EAA issued a new Practice Circular on the sale of UPOH (No. 23-02 (CR)) (“Circular”) last December and the Circular has come into effect on 1 July 2024. The Circular aims to strengthen consumer protection within the EAA’s purview and improve the requirements in the old guidelines to provide better practices and measures for adoption by licensees in their handling of the sale of UPOH.

In this issue of *Horizons*, we will highlight the key points of the Circular to remind all licensees to comply with the new guidelines. In addition, licensees are strongly advised to visit the EAA’s website for details of the Circular, the related Q&As and the summary checklist for reference.

Highlights of the Circular

Requirements on advertisements and promotional materials

- Estate agency companies¹ must not issue an advertisement or any promotional material wholly or partly relating to their estate agency business (also covering information on the vendor and the UPOH) which includes any statement or particular that is false or misleading in a material particular.
- Estate agency companies must, before issuance of advertisements and promotional materials, obtain the vendor’s express endorsement in writing of the accuracy and completeness of the information contained in such advertisements and promotional materials.
- Estate agency companies must include certain information in the UPOH advertisements and promotional materials, which must also be presented or displayed in a specified manner. Such information includes the EAA’s bilingual caution to consumers: “**To buy or not to buy non-local off-plan properties? Assess the risks before you buy!** 境外樓花買唔買？計過風險先好買！”。

取得重要資料的法律意見

- 持牌人須取得由境外未建成物業所在地的執業律師發出的法律意見，內容涵蓋：
 - (a) 賣方及境外未建成物業的盡職審查，確認：
 - 賣方(i)確實存在、(ii)在法律上有權發展該境外未建成物業；及(iii)在法律上有權出售該境外未建成物業；
 - 賣方為完成興建該境外未建成物業的資金來源或財務安排；
 - 如賣方與發展商並非同一人／實體，他們之間的關係；及
 - 該境外未建成物業所屬的發展項目的關鍵資料；
 - (b) 根據該境外未建成物業所在地的法律，境外買方(i)購買；(ii)轉售；(iii)出租；及(iv)按揭該境外未建成物業是否有任何形式的限制；以及如有的話，該等限制的性質；及
 - (c) 根據(i)該境外未建成物業所在地的法律；及(ii)有關買賣協議的條款（該條款不得與該境外未建成物業所在地的法律相抵觸）（如有），是否有任何機制保障買方所支付的訂金或部分付款；以及如有的話，該機制的詳情，以及在完成購買前如何處理訂金或部分付款。

向買方提供的銷售文件

- 持牌人須在買方就購買境外未建成物業訂立任何協議或支付任何款項（以較早者為準）之前，向買方提供以下文件：
 - (a) 重要資料的法律意見及相關律師的有效執業證書副本，包括其英文或中文譯本（如適用）；
 - (b) 獨立的書面警告聲明；及
 - (c) 銷售資料單張。

Legal opinion on material information

- Licensees must obtain a legal opinion issued by a lawyer practising in the place where the UPOH is situated, covering:
 - (a) due diligence on the vendor and the UPOH confirming:
 - that the vendor is: (i) in existence; (ii) legally entitled to develop the UPOH; and (iii) legally entitled to sell the UPOH;
 - the vendor's source of funds or financial arrangement with regard to the completion of the UPOH;
 - the relationship between the vendor and the developer, if they are not the same person/entity; and
 - the key information of the development of which the UPOH forms part;
 - (b) whether there is any form of restriction(s) for foreign purchasers to (i) purchase; (ii) resell; (iii) lease; and (iv) mortgage the UPOH according to the laws of the place where the UPOH is situated; and if so, the nature of such restriction(s); and
 - (c) whether there is any mechanism in place to safeguard the deposits or part payments made by the purchaser according to (i) the laws of the place where the UPOH is situated; and (ii) the terms of the relevant sale and purchase agreement (if any) which shall not be in conflict with the laws of the place where the UPOH is situated; and if so, the particulars of such mechanism and how the deposits or part payments will be dealt with pending completion of the purchase.

Sales documents to be provided to purchasers

- Licensees must provide the following documents to purchasers before they enter into any agreement or make any payment in relation to the purchase of the UPOH (whichever is the earlier):
 - (a) a copy of the legal opinion on material information and the valid practising certificate of the issuing lawyer including their English or Chinese translation, if applicable;
 - (b) a separate written warning statement; and
 - (c) a sales information sheet.

Arrangements on taxation, payment and financing

- Licensees should advise purchasers of the need to seek independent professional advice on the types and amounts of taxes or levies that they may be liable to pay in respect of their own case.

¹ 「地產代理公司」指《地產代理條例》下的持牌地產代理的商號或公司。

"Estate agency companies" refers to those firms or companies which are licensed estate agents under the Estate Agents Ordinance.

稅項、付款及財務安排

- 持牌人應建議買方就其本身的情況而須繳納的稅項或費用的類別及數額尋求獨立專業意見。
- 持牌人只可根據賣方所提供之資料提供有關付款安排及詳情的資料。
- 持牌人不得作出任何按揭條款的保證。
- 持牌人須在買方支付任何款項之前，以書面方式告知買方款項是向誰繳付、付款的目的及款項是否可退還。

- Licensees should only provide information on payment arrangements and details based solely on the information provided by the vendor.
- Licensees must not make any assurance on mortgage terms.
- Licensees must inform purchasers in writing (before they make any payment of moneys) to whom the payment will go, its purpose, and whether it is refundable.

Enhance public awareness of the risks involved

In order to enhance public awareness of the risks associated with purchasing UPOH and the importance of appointing a licensed estate agent, the EAA has, in the last few months, put up advertisements in different places including on the internet, on outdoor billboards as well as on public buses of KMB, LWB, and Citybus by way of stickers behind the seats.



提升大眾對相關風險的認識

監管局過去數月在不同地方作廣告宣傳，包括在網上、戶外廣告牌，以及在九巴、龍運及城巴的椅背上張貼廣告貼紙，以提升大眾對購買境外未建成物業風險的關注，及提醒消費者委託持牌地產代理的重要性。



「境外置業『危』『機』攻略」公開講座

Public Seminar on “Risks and Opportunities in Purchasing Property Situated Outside Hong Kong”

監管局一直透過不同渠道教育及提醒公眾有關購買境外物業的風險。局方於6月22日舉辦一個名為「境外置業『危』『機』攻略」的公開講座，吸引了接近200位公眾出席。

講座由專業司儀林伽遙女士擔任主持，講者包括：香港中文大學經濟學系副教授及劉佐德全球經濟及金融研究所常務所長莊太量教授、國眾聯測量師行顧問及香港測量師學會前會長余錦雄測量師，以及監管局行政總裁韓婉萍女士，除了提醒公眾境外置業的風險和考慮要素，同時分享不同案例及經驗，助消費者深入了解境外置業的「危」與「機」，做個精明的投資者。

是次公開講座的精華錄影片段將會上載至監管局網頁及YouTube頻道，歡迎有興趣人士上網重溫。



一眾講者及主持合照。(左起：莊太量教授、韓婉萍女士、余錦雄測量師、主持林伽遙女士)

Group photo of the speakers and host. (From left: Professor Terence T. L. CHONG, Ms Ruby HON Yuen-ping, Sr YU Kamhung, Host, Ms Caca LAM)

To keep warning consumers of the risks in purchasing properties situated outside Hong Kong, the EAA organised a public seminar titled “Risks and Opportunities in Purchasing Property Situated Outside Hong Kong” on 22 June 2024, attracting about 200 people.

The seminar was hosted by professional emcee Ms Caca LAM. Guest speakers included Professor Terence T. L. CHONG, Associate Professor of Economics and Executive Director, Lau Chor Tak Institute of Global Economics and Finance, the Chinese University of Hong Kong; Sr YU Kam-hung, Consultant of PSA (HK) Surveyors Limited and the Past President of the Hong Kong Institute of Surveyors; and Ms Ruby HON Yuen-ping, Chief Executive Officer of the EAA. They shared their views on the crucial factors to consider when purchasing property situated outside Hong Kong, as well as relevant case and personal experiences to help consumers understand more about the “risks” and “opportunities” when purchasing properties situated outside Hong Kong.

The highlights video of the seminar will be uploaded to the EAA’s website and the EAA’s YouTube channel soon.



講者與觀眾分享關於購買香港境外未建成物業要注意的事項。

The speakers shared the points to note when purchasing uncompleted properties outside Hong Kong with the audience.

鼓勵地產代理商舖參與 《地產代理良好處理劏房租賃約章》

Estate Agency Shops are encouraged to participate in the Charter on Good Practice of Estate Agents in Handling Subdivided Unit Tenancy

因應「劏房」租務管制的《業主與租客（綜合）條例》（第7章）第IVA部（《條例》）於2022年1月22日實施，監管局於2023年9月協助地產代理業界推出《地產代理良好處理劏房租賃約章》（「《約章》」）。

截至2024年6月26日，已有108間地產代理商舖簽署《約章》。監管局深信以良好作業模式處理劏房租賃，能保障租賃雙方的利益，並符合地產代理的專業操守和水平。

監管局鼓勵更多地產代理商舖及業界商會參與《約章》，藉此顯示代理們對協助業主及租客了解並遵從劏房租務管制相關規定的決心。此外，參與《約章》的地產代理商舖可向公眾展示良好處理劏房租賃的做法。

參與《約章》的地產代理商舖將承諾良好處理劏房租賃，做到兩個「不會」及六個「必會」。

監管局網頁亦會顯示所有參與《約章》的地產代理商舖名稱，局方並會向這些商舖提供張貼於櫥窗的《約章》標誌貼紙及相關宣傳物品。監管局鼓勵有興趣參與《約章》的地產代理商舖於監管局網頁填寫電子報名表：www.eaa.org.hk/zh-hk/SDU-Charter

此外，為提升地產代理對相關指引及《約章》的了解，及增進監管局人員與前線地產代理的溝通，局方於5月底特別就此議題在深水埗區舉辦了一個相關的聚焦小組會議。

是次會議共有近30名前線持牌人及業界商會代表參加，當中有不少有處理劏房租賃的經驗。會議中，監管局代表提醒了持牌人在安排客戶簽訂與劏房相關的租約前，須向客戶

In light of the Part IVA of the Landlord and Tenant (Consolidation) Ordinance (Cap. 7) ("the Ordinance") which implements tenancy control on Subdivided Units ("SDU") came into force on 22 January 2022, the EAA assisted the estate agency trade to roll out the Charter on Good Practice of Estate Agents in Handling Subdivided Unit Tenancy ("the Charter") in September 2023.

As of 26 June 2024, 108 estate agency shops have already signed the Charter. The EAA firmly believes that good practices in handling SDU tenancies can safeguard the interests of both the tenants and the landlords, which is also in line with the professional ethics and standards of estate agents.

The EAA encourages more estate agency shops to participate in the Charter, which implies their commitment to assist landlords and tenants in understanding and complying with the relevant requirements of tenancy control on SDUs. Also, the participating estate agency shops would be able to demonstrate their good practices in handling SDU tenancies.

Participating estate agency shops are committed to adhere to two "wont's" and six "wills" regarding the good practices of handling SDU tenancies.

The names of the participating estate agency shops that joined the Charter will be shown on the EAA's website. With the Charter logo sticker offered by the EAA, the estate agency shops can showcase it on their shopfront and display promotional collaterals in their shops. The EAA encourages all interested estate agency shops to



參與《約章》的地產代理商舖承諾做到兩個「不會」及六個「必會」。The signatories of the Charter adhere to the two "wont's" and six "wills".

解釋《條例》第IVA 部下的主要規定，也向持牌人解釋了《約章》的主要內容，同時亦聆聽了持牌人在處理劏房租賃工作時所遇到的困難，並解答了他們的不少疑問。

出席會議的持牌人反應正面，局方未來會繼續在其他地區舉辦同類型的聚焦小組會議。



監管局於5月底在深水埗區舉辦有關處理劏房租賃的聚焦小組會議。

The EAA held a focus group meeting on issues concerning the handling of SDU tenancies in Sham Shui Po District at the end of May.

join our SDU Charter simply by completing our e-enrolment form from the EAA's website: www.eaa.org.hk/en-us/SDU-Charter

In addition, to enhance the estate agents' understanding of the relevant guidelines and the Charter, and to improve the communication between the EAA staff and frontline estate agents, the EAA held a focus group meeting particularly on this issue in Sham Shui Po District at the end of May.

About 30 frontline licensees and trade associations' representatives attended the meeting, most of them had experience in handling SDU tenancies. During the meeting, representatives of the EAA reminded the licensees to explain to their clients about the major requirements under Part IVA of the Ordinance before arranging them to enter into tenancy agreements relating to SDU. EAA representatives also explained the key points of the Charter to the licensees and listened to the licensees' difficulties they had encountered in handling SDU tenancies and answered their queries.

The feedback from licensees was positive. The EAA will continue to organise similar focus group meetings in other districts in the future.

監管局應邀為業界舉辦的講座演講

The EAA was invited to give a seminar organised by the trade

就着有關銷售香港境外未建成物業（「境外未建成物業」）的新執業通告（編號23-02(CR)），香港地產代理商總會於2024年5月23日舉辦一個相關的講座，並邀請了監管局向其會員詳細講解通告指引。監管局執行總監陳汝傲先生為是次講座的主講嘉賓，席間，他向持牌人講解新通告的重點，並提醒他們在處理境外未建成物業銷售時必須遵守指引。講座結束後設有問答環節，逾50名參加者踴躍參與。



監管局執行總監陳汝傲先生為是次講座的主講嘉賓。

The EAA Director of Operations Mr CHAN U Keng speaks at the seminar.

In light of the Practice Circular (No. 23-02 (CR)) concerning the sale of uncompleted properties situated outside Hong Kong ("UPOH"), the Hong Kong Real Estate Agencies General Association organised a seminar on 23 May 2024 and invited the EAA to introduce the guidelines in detail to its members. The EAA Director of Operations Mr CHAN U Keng was the speaker at the seminar. Mr Chan highlighted the salient points of the Circular and emphasised the importance of compliance with the guidelines when licensees handle the sale of UPOH. The seminar was followed by a highly engaging Q&A session, with more than 50 participants actively participating in the seminar.

香港地產代理商總會向陳汝傲先生（中）頒贈感謝狀。

Mr CHAN (middle) receives a letter of appreciation from the Hong Kong Real Estate Agencies General Association.



《2024年水務設施（修訂）條例》 Waterworks (Amendment) Ordinance 2024

地產代理監管局提醒所有持牌人，留意《2024年水務設施（修訂）條例》（「修訂條例」）已於2024年4月19日生效。修訂條例的目的是提升執法效能，從而加強對濫收水費違例人士的阻嚇作用。修訂條例賦權水務監督可向相關人士要求提供資料或文件，若未能提供或任何人如在調查懷疑濫收水費個案期間向水務監督提供虛假或具誤導性資料或文件，將構成犯罪，可被處以罰款及甚至監禁。修訂條例亦加入新條文要求除水務監督以外收取水費的人士須在收到有關款額支付當日之後的7天內發出包含指定內容的收據，及備存收據副本2年（有關提供收據及保存收據副本的責任，將於2024年7月19日生效）。持牌人應提醒其業主客戶有關收取水費付還時的新規定及相關罪行的罰則。有關修訂條例的詳情，可透過下列連結參閱詳細資訊：www.wsd.gov.hk/tc/prosecution-pilot-scheme-sdu/index.html



The Estate Agents Authority would like to draw all licensees' attention to the Waterworks (Amendment) Ordinance 2024 ("Amendment Ordinance"), which has come into effect on 19 April 2024. The objective of the Amendment Ordinance is to enhance the enforcement efficiency, thus strengthening the deterrent effect against those conducting the illegal act of overcharging for water. The Amendment Ordinance empowers the Water Authority ("WA") to request information or document from relevant persons. According to the Amendment Ordinance, failure to provide or provision of false or misleading information or document during investigation of suspected cases of overcharging of water to the WA by any person will constitute an offence subject to fine and even imprisonment. There are also new provisions under the Amendment Ordinance requiring a person (other than the WA) who receives charges for water must issue a receipt containing specified content within 7 days after the date of payment of the relevant amount, and keep a copy of the receipt for 2 years (the duty of giving receipts and keeping copy of the same will come into effect on 19 July 2024). Licensees should remind their landlord clients about the new requirements under the Amendment Ordinance when collecting the reimbursement for water charge and the corresponding penalties for relevant offences. Details of the Amendment Ordinance can be found in the following webpage: www.wsd.gov.hk/en/prosecution-pilot-scheme-sdu/index.html



差餉物業估價署發出的提醒

Reminder from the Rating and Valuation Department

差餉物業估價署（「估價署」）發文建議持牌人在處理物業轉易時，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。

估價署亦介紹「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，既方便又環保，並提醒納稅人自2025年1月至3月的季度，住宅物業的應繳差餉會採用累進差餉徵收率計算。

監管局鼓勵各持牌人閱覽該篇文章。如需進一步資料或查詢，請致電估價署查詢熱線2152 0111或瀏覽該署網頁：www.rvd.gov.hk/tc

The Rating and Valuation Department ("RVD") has issued an article to advise licensees to remind 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 while handling property conveyance.

The RVD also introduces the eRVD Bill service for registered users to retrieve the electronic demand which is convenient and environmentally friendly and would like to remind tax payers on the implementation of progressive rating system for domestic tenements, with effect from the quarter of January to March 2025.

The EAA encourages licensees to refer to the RVD's article. For any further information or enquiries, please contact the RVD's hotline at 2152 0111 or visit its website: www.rvd.gov.hk/en

監管局年報榮獲國際設計獎項 EAA's Annual Report Won an International Design Award



監管局2022/23年度的年報榮獲享譽國際的ASTRID Awards 2024銅獎（「非牟利機構組別：政府」）。

國際ASTRID Awards每年均對傳訊媒體之設計優越作品作出嘉許。監管局很榮幸能夠在全球最優秀的設計師中脫穎而出。監管局日後將繼續提升年報的質素，以便更有效向公眾傳達監管局的信念、使命和工作。

監管局2022/23年度年報榮獲國際ASTRID Awards 2024銅獎。
The EAA's Annual Report 2022/23 was awarded the "Bronze" award in the ASTRID Awards 2024.

The EAA's Annual Report 2022/23 was awarded the "Bronze" award in the ASTRID Awards 2024, a renowned international design award, under the Category of "Annual Report – Not-for-Profit Organizations: Government".

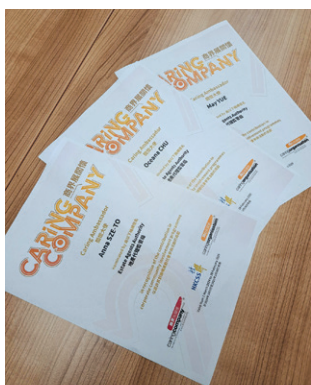
The ASTRID Award is an international award which honours outstanding achievement in design communications every year. The EAA is honoured to receive such an award among the world's best design specialists. The EAA will continue to enhance the quality of its future annual reports in order to convey the EAA's belief, mission and work to the public more effectively.

監管局連續九年獲嘉許為「同心展關懷」機構 EAA awarded the Caring Organisation for the ninth consecutive year

監管局於香港社會服務聯會（「社聯」）舉辦的「同心展關懷」計劃2023/24中獲嘉許為「同心展關懷」機構，此乃監管局連續第九年獲得此項殊榮。

同時，監管局本年度有三名員工獲社聯嘉許為「關懷大使」，以表揚他們積極支持及參與監管局舉辦之義工活動。

監管局致力透過多項措施，為社區、員工及環境帶來正面影響，例如支持員工參與義工服務、服務社區、提高環保意識及為員工提供安全健康的工作環境等。監管局未來將繼續支持員工積極回饋社會並履行企業社會責任。



The EAA was awarded as one of the Caring Organisations under the Caring Organisation Scheme 2023/24, launched by The Hong Kong Council of Social Service ("HKCSS"). It is the ninth consecutive year that the EAA has received this Award.

In addition, three EAA staff have been awarded as "Caring Ambassadors" by the HKCSS this year, as a token of appreciating their continuous support and participation in the EAA's volunteering services.

The EAA is always committed to making a positive impact on community, employees and the environment through various initiatives such as supporting staff in volunteering and serving the community, promoting awareness in environmental protection and providing a safe and healthy working environment to employees. The EAA will continue to support employees to reciprocate to the community and fulfil its corporate social responsibility in the future.

三名監管局員工獲香港社會服務聯會嘉許為「關懷大使」。
Three staff have been awarded as "Caring Ambassadors" by the HKCSS.

持續專業進修講座 — 小型工程監管制度 簡介及在私人樓宇豎設支承太陽能光伏系統 構築物的規定

CPD Seminar - Responsibilities of Owners – Minor Works Control System & Photovoltaic Panel

為提高持牌人對小型工程監管制度的認識，監管局於2024年4月19日邀請了屋宇署協辦一場題為「小型工程監管制度簡介及在私人樓宇豎設支承太陽能光伏系統構築物的規定」的持續專業進修講座。

席間，屋宇署代表向參加者詳細講解小型工程監管制度的法定要求、小型工程文件呈交程序須注意的事項以及簡介與支承太陽能光伏系統構築物相關的小型工程項目。是次講座共有103名持牌人出席，參加者均對是次講座給予正面的評價和支持。

為讓持牌人能夠更加認識樓宇維修、住宅室內改動及加建工程以及滲水問題等事宜，監管局將會繼續與屋宇署舉辦更多的相關講座。持牌人可定期留意監管局「監管局即將舉行的持續專業進修活動」網頁：www.eaa.org.hk/zh-hk/cpd-events以取得最新課程資訊。

To foster a better understanding of the statutory requirements of the Minor Works Control System among licensees, the EAA collaborated with the Buildings Department to organize a seminar titled “Responsibilities of Owners – Minor Works Control System & Photovoltaic Panel” on 19 April 2024.

During the seminar, representative from the Buildings Department explained to the participants the statutory requirements of the Minor Works Control System, points to note in the minor works document submission procedures, as well as introducing the installation of solar photovoltaic systems. A total of 103 licensees attended the seminar and positive feedback was received.

In order to enhance licensees’ understanding of building maintenance, alteration and addition works in domestic premises and water seepage issues, the EAA will continue its collaboration with the Buildings Department to organise more seminars on those topics. Licensees are encouraged to stay tuned for the new courses by regularly visiting the EAA website: www.eaa.org.hk/en-us/cpd-events



在《專業天地》內，我們會分享近期常見的投訴個案或違規情況，作為對持牌人的提醒。

In *Horizons*, we will share some recent common complaints or malpractice as a reminder to licensees.

監管局不時巡查持牌地產代理舉辦的香港境外未建成物業展銷活動，期間發現部分持牌人未有依循監管局發出的指引行事。因此，監管局希望透過近期一宗違規個案，向持牌人作出相關提醒。該個案中，涉事的持牌地產代理公司因沒有遵守相關銷售香港境外未建成物業的執業通告指引而被監管局重罰165,000港元。

個案中，該地產代理公司在樓盤展銷會中展示了一個馬來西亞未建成物業的宣傳資料。然而，監管局調查後發現，該地產代理公司在進行上述銷售或推廣活動前，並沒有對該境外物業的賣方及/或該境外物業進行盡職審查；同時，在發出該等宣傳資料前，該公司並沒有取得該境外物業所在地的執業律師就該境外物業所在地的法律和法規對境外買家於購買、轉售、出租或按揭該境外物業是否有任何形式的限制發出的書面意見。

此外，該地產代理公司在發出該等宣傳資料前，並沒有取得該境外物業的賣方就該等宣傳資料所載資料的準確性及完整性的明確書面批署；及該等宣傳資料內沒有載有清楚及顯眼的警告聲明等指明事項。

監管局紀律委員會認為該地產代理公司沒有遵守相關執業通告的指引，違反了監管局發出的《操守守則》第3.2.1段，決定向該公司罰款合共165,000港元。

局方提醒持牌人，有關銷售香港境外未建成物業的指引已推出多時，而相關的新執業通告（編號23-02(CR)）亦已於去年12月發出，並已於今年7月1日生效。持牌人應仔細閱讀新執業通告的內容及就其相關工作作出修訂，以符合通告要求。違反新執業通告的持牌人有機會被監管局紀律處分。

The EAA conducts inspections from time to time on property expos for the sale of uncompleted properties situated outside Hong Kong ("UPOH") organised by licensed estate agents. During inspections, the EAA discovered that some licensees did not comply with the guidelines issued by the EAA. The EAA would like to share a recent non-compliant case as a reminder for licensees. In this case, the licensed estate agent involved failed to comply with the guidelines of the relevant practice circular on the sale of UPOH and was fined HK\$165,000 by the EAA.

In the case, the estate agency company displayed some promotional materials of an uncompleted property in Malaysia at a property expo. However, upon investigation, the EAA found that the estate agency company did not conduct due diligence on the vendor and/or the uncompleted property prior to the sale or promotional activities. At the same time, before issuing the promotional materials, the company failed to obtain any written legal opinion from a lawyer practising in the location where the uncompleted property is situated, on whether there is any form of restriction(s) for foreign purchasers to purchase, resell, lease or mortgage the uncompleted property according to the laws and regulations of the place where the uncompleted property is situated.

In addition, the estate agency company failed to obtain the vendor's express endorsement in writing of the accuracy and completeness of the information contained in the promotional materials of the uncompleted property before issuing the materials; the promotional materials also failed to contain a clear and prominent caution statement and other specified information.

The EAA Disciplinary Committee was of the view that the estate agency company failed to comply with the guidelines in the relevant Practice Circular and had breached section 3.2.1 of the *Code of Ethics* issued by the EAA and decided to impose a total fine of HK\$165,000 on the company.

The EAA would like to remind licensees that the guidelines on the sale of UPOH had been issued for a long time and the relevant new Practice Circular (No. 23-02(CR)) was also issued in December last year and came into effect on 1 July this year. Licensees should read the new Circular in detail and make proper adjustments to their relevant work to ensure compliance with the new requirements. Licensees who fail to comply with the new Circular may be disciplined by the EAA.



紀律研訊個案 Disciplinary hearing case

發出住宅物業廣告前未取得賣方的書面同意 Failed to obtain the vendor's written consent prior to the issuance of residential property advertisements

引言

地產代理公司在未有取得賣方的書面同意前，不得發出住宅物業廣告，否則有可能被監管局紀律處分。

Introduction

Estate agency companies must not issue any residential property advertisements before obtaining the vendor's written consent. Otherwise, they may be subject to disciplinary action by the EAA.

事件經過

監管局接獲投訴，指兩間地產代理公司於網上物業平台發布住宅物業廣告前，未有取得賣方書面同意。

監管局調查後發現，該兩間地產代理公司在同一個網上廣告平台分別為同一個住宅物業發布廣告。其中A公司在該平台曾刊登兩則廣告，而B公司則刊登了一則廣告，而兩間公司在刊登這些廣告前，均未有取得賣方的書面同意。有關個案遂交由監管局紀律委員會審理。

Incident

The EAA received a complaint that two estate agency companies failed to obtain written consent from vendors before issuing advertisements of a residential property on an online property platform.

Upon investigation, the EAA found that the two concerned estate agency companies published advertisements for the same residential property on the same online property platform respectively. Company A published two advertisements while Company B published one advertisement. However, both companies did not obtain any written consent from the vendor before issuing those three advertisements. Hence, the case was referred to the EAA Disciplinary Committee for a hearing.

結果

紀律委員會認為，所涉的廣告清楚列出答辯人的公司名稱及其地產代理牌照號碼，縱使沒有證據證明該網站是屬於答辯人或是由答

Result

The EAA Disciplinary Committee was of the view that the company name and licence number of the respective estate agency companies were clearly stated on the advertisements, even though there was no

辯人管理的，相關廣告自然和合理地讓公眾人士理解為是由答辯人發出、或同意發出的。事實上該兩間地產代理公司在發出該些住宅物業廣告前，並未取得賣方的書面同意，違反了《地產代理常規（一般責任及香港住宅物業）規例》第9(2)條的規定。

考慮到個案的性質及兩間地產代理公司的違規紀錄，紀律委員會決定譴責該兩間地產代理公司，並分別罰款125,000港元及20,500港元。

該兩間地產代理公司不服判決作出上訴。上訴審裁小組經詳細研究文件及聆訊中雙方觀點後同意監管局作為規管持牌地產代理及營業員的唯一法定機構，保障公眾利益是必然及必須的，故以一般合乎公眾人士的認知作為違規情況的考量基礎之一亦屬合理，最終維持監管局紀律委員會之判決，駁回兩間地產代理公司的上訴。

evidence to prove that the online property platform was managed by the estate agency companies concerned, those advertisements naturally and reasonably led members of the public to believe that they were issued by or with the consent of the estate agency companies. In fact, both estate agency companies failed to obtain the vendor's written consent prior to the issuance of those residential property advertisements and were in breach of section 9(2) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation.

Having considered the nature of the case and the disciplinary record of the estate agency companies, the Committee decided to reprimand the two estate agency companies and imposed a fine of HK\$125,000 and HK\$20,500 respectively.

Both estate agency companies lodged an appeal against the decision of the EAA Disciplinary Committee. After detailed examination of the submissions and the points raised by both parties at the hearing, the Appeal Tribunal opined that, being the sole regulator of the licenced estate agents and salespersons, it is imperative and necessary for the EAA to protect the public interest. Therefore, it is justifiable for the EAA to consider the public's perception and use it as one of the basis to determine whether there had been any non-compliance, and thus the decision of the EAA Disciplinary Committee was upheld.



潘達恒先生
香港地產代理商總會主席
Mr Jacob POON Tat-hang
Chairman of Hong Kong Real Estate
Agencies General Association

■ 業界意見 Comment from trade

地產代理公司應要提升內部的監管質素，更密切地監察員工在網上平台發布的廣告內容，為發布網上廣告訂立更明確的守則，例如規定員工在發布廣告前，須取得廣告部負責人的同意。地產代理在發布一手住宅物業廣告前，應了解發展商的具體銷售安排，取得相關資料及書面同意後，才發布廣告。

Estate agency companies should enhance the quality of their internal monitoring mechanisms. They should closely monitor the content of advertisements issued by their staff and establish clearer guidelines on issuing advertisements on online platforms, such as requiring their staff to seek prior approval from the head of the advertising department. Estate agents should understand the sales arrangements of the developer, obtain relevant information and written consent prior to issuing any advertisements for first-hand residential properties.

刑事個案 Criminal case

使用虛假文書以申請地產代理牌照 Using forged document in connection with an application of an estate agent's licence

引言

根據《地產代理(發牌)規例》7(1)(a)，只有符合已完成中學五年級教育或同等程度的教

Introduction

Under Section 7(1)(a) of the Estate Agents (Licensing) Regulation, no licence shall be granted to an individual unless he has completed an

育條件的個人方可獲批給牌照。《地產代理條例》（《條例》）55(1)(d)訂明，若任何人在申請批給牌照或牌照續期時，作出任何虛假或具誤導性的陳述或提供任何虛假或具誤導性的資料，即屬違法。有關罪行，一經循公訴程序定罪，可處第6級罰款及/或監禁1年；如循簡易程序定罪，可處第5級罰款及/或監禁6個月。

education level of Form 5 of secondary or its equivalent. Section 55(1)(d) of the Estate Agents Ordinance (“EAO”) makes it an offence punishable by a fine at level 6 and/or imprisonment for 1 year on conviction upon indictment or by a fine at level 5 and/or imprisonment for 6 months on summary conviction if a person makes any false or misleading statement or furnishes any false or misleading information in connection with an application for the grant or renewal of a licence.

事件經過

監管局收到一宗營業員牌照的申請，申請人向監管局遞交了一份內地中學的畢業證書。監管局核實該申請人的學歷時，發現在該校的畢業生紀錄中找不到該申請人的姓名，證書上的校長姓名亦與當時的紀錄不符，而該校提供的資料亦指申請人並非該校的學生。監管局懷疑該張畢業證書為虛假文件，由於表面證據顯示申請人的學歷證書涉嫌屬虛假文書，違反《條例》第55(1)(d)的規定，遂將個案轉介警方處理。

Incident

The EAA received an application for the grant of a salesperson’s licence and the applicant submitted a graduation certificate of a middle school in Mainland. The EAA conducted verification on the applicant’s educational attainment and found that the applicant’s name could not be found in the school’s record of graduates and the name of the school principal printed on the certificate did not match the record at the material time. The EAA also received information from the school that the applicant was not one of the school students. The EAA suspected the graduation certificate is a false document and referred the case to the Police on the basis that there was prima facie evidence showing that the applicant was in breach of Section 55(1)(d) of the EAO that her educational qualification document is suspected to be a false instrument.

結果

警方完成調查後，涉案人被法庭裁定「使用虛假文書」的罪名成立，判處200小時社會服務令及留有刑事紀錄。涉案人不但未能成功申請牌照，同時在一般而言，局方在五年內都將不會批出其牌照申請。

Result

Upon the completion of investigation by the Police, the subject person was convicted of “using forged document” and was sentenced to a community service order of 200 hours with a criminal record by the court. The subject not only failed her licence application in this case but her licence application will normally be refused within a period of five years.



郭昶先生
香港地產代理專業協會會長
Mr Anthony KWOK
President of Society of Hong Kong
Real Estate Agents

■ 業界意見 Comment from trade

誠信是作為地產代理的基本素質，申請地產代理牌照時必須如實及準確地申報自己的個人資料（包括學歷），希望當事人可以深切反省這次事件的教訓。任何有意申請地產代理或營業員牌照的人士，都須緊記要遵守《地產代理條例》的規定，切勿在申請牌照的過程中提供虛假資料。

Integrity is one of the basic qualities of being an estate agent. One must truthfully and accurately declare one’s personal information (including academic qualifications) when applying for an estate agent’s licence. I hope the subject person can learn his lessons from this incident. Anyone who intends to apply for an estate agent’s or a salesperson’s licence should comply with the requirements of the Estate Agents Ordinance and refrain from providing false information in the process of applying for a licence.

反洗錢

為加深持牌人對反洗錢及反恐怖分子資金籌集（「反洗錢」）議題的認知，我們會在《專業天地》這個「反洗錢專區」為大家提供有關反洗錢的不同資訊及最新消息。

To enhance licensees' knowledge on the subject of anti-money laundering ("AML") and counter-terrorist financing ("CTF"), we will provide various information and updates about AML in the "AML Corner".



根據2018年3月開始實施的《打擊洗錢及恐怖分子資金籌集條例》（第615章）（「《打擊洗錢條例》」），持牌人在涉及為客戶購買或出售地產的交易之前，必須進行客戶盡職審查（「盡職審查」），及保存所有相關紀錄，包括在進行盡職審查過程中獲取的紀錄。

為遵守《打擊洗錢條例》，地產代理在安排客戶訂立買賣協議前，必須識別該客戶及/或其代理人以及實益擁有人的身份。就個人客戶而言，地產代理必須透過客戶的身份證明文件（例如香港身份證、護照或旅遊證件）核實客戶的身份，並取得其身份證明文件的副本以備存紀錄。

由於有一些持牌人曾表示，他們在索取客戶身份證明文件副本以符合《打擊洗錢條例》的要求方面仍面對困難，故監管局最近與保安局及個人資料私隱專員公署（「私隱公署」）更新了一份電子單張，以協助持牌人更好地向客戶解釋《打擊洗錢條例》有關索取客戶身份證明文件及保存副本作紀錄的規定。

已更新的電子單張確定了私隱公署的立場，即地產代理可根據《打擊洗錢條例》的要求收集客戶的香港身份證號碼，亦可收集客戶的香港身份證或其他身份證明文件副本，以證明地產代理有遵守《打擊洗錢條例》的法定要求。

已更新的電子單張已上載於監管局網頁：www.eaa.org.hk/Portals/0/Sections/CC/AML_tc.pdf

持牌人可在有需要時使用此更新版的電子單張。

Under the Anti-Money Laundering and Counter-Terrorist Financing Ordinance (Cap. 615) ("AMLO"), which commenced operation in March 2018, licensees are required to conduct customer due diligence ("CDD") and keep all relevant documents, including those obtained during CDD, before being involved in a transaction concerning the buying or selling of real estate for a client.

To comply with the AMLO, an estate agent must, before arranging for a client to enter into an agreement for sale and purchase, identify the client and/or the client's representative, as well as the beneficial owner(s). For a client who is an individual, the estate agent must verify the client's identity against his/her identification document (e.g. Hong Kong identity ("HKID") card, passport, or travel document), and obtain a copy thereof for record-keeping.

As some licensees have indicated that they still have difficulty in obtaining copy of their clients' identification document in compliance with the record-keeping requirement under the AMLO, the EAA together with the Security Bureau and the Office of the Privacy Commission for Personal Data ("PCPD") have recently updated an e-leaflet to help licensees to better explain to their clients about the AMLO requirement of obtaining their clients' identity document and keeping a copy thereof for record.

The updated e-leaflet confirms the PCPD's position that estate agents can collect the HKID number of their clients under the obligation pursuant to the AMLO and they can also collect a copy of their clients' HKID card or other identification document in order to provide proof of compliance with the statutory requirement under the AMLO on the part of the estate agent.

The updated e-leaflet has been uploaded to the EAA website: www.eaa.org.hk/Portals/0/Sections/CC/AML_en.pdf

Licensees are advised to make use of the updated e-leaflet where necessary.

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.



? 倘若持牌人在處理受《業主與租客（綜合）條例》（第7章）（下稱「《條例》」）第IVA部租務管制制度規管的分間單位（俗稱「劏房」）住宅租賃事宜時，協助業主干犯《條例》下的罪行（例如：向租戶濫收水費及電費），他們會否需要承擔法律責任？

? When handling domestic tenancies in respect of subdivided units (“SDU”) that are subject to the tenancy control regime under Part IVA of the Landlord and Tenant (Consolidation) Ordinance (Cap. 7) (“Ordinance”), if licensees assist the landlord in the commission of an offence under Part IVA of the Ordinance (e.g. overcharging the tenant for water and electricity), will the licensees be legally liable?

... 會。

任何人協助，教唆，慫使或促致另一人犯《條例》第IVA部下的任何罪行，即屬就同一罪行有罪。

因此，如持牌人協助，教唆，慫使或促致「規管租賃」的業主違反《條例》第IVA部下的罪行，他亦可因相關罪行而受審訊及懲處。

鑑於持牌人可能會就《條例》第IVA部面臨法律後果，他們不應協助，鼓勵，慫使或促致其業主客戶干犯《條例》第IVA部下的罪行。

... Yes.

Any person who aids, abets, counsels or procures the commission by another person of any offence under Part IVA of the Ordinance shall be guilty of the like offence.

Accordingly, if a licensee aids, abets, counsels or procures a landlord of a “regulated tenancy” to commit an offence under Part IVA of the Ordinance, he may be tried and punished under the relevant offence.

In view of the possible legal consequence that licensees may face under Part IVA of the Ordinance, they should not assist, encourage, counsel or procure their landlord clients in the commission of an offence under Part IVA of the Ordinance.



監管局即將推出的持續專業進修計劃活動 Upcoming CPD activities offered by EAA

詳情請瀏覽《持續專業進修計劃》的網頁：

Please visit the webpage of the CPD Scheme for details:



講座

日期 (月/年) Date (Month/Year)	課程名稱 Course title	學分 CPD Points	語言 Language	類別 Category
7/2024	認識綠色建築與理解售樓書上的 強制性綠建資訊	2	廣東話	合規及有效管理
8/2024	設施管理科技的新發展趨勢	2		全面提升發展

網絡研討會

日期 (月/年) Date (Month/Year)	課程名稱 Course title	學分 CPD Points	語言	類別 Category
7/2024	打擊清洗黑錢及恐怖分子 資金籌集講座 (指定非金融企業及行業)	1.75	廣東話	合規及有效管理 Compliance and Effective Management
8/2024	種族平等與地產代理工作	2		
8/2024	Learn about the Latest Trend of Green Building in Hong Kong and How to Interpret Green Building Information on Sale Brochures of First-hand Residential Properties	2	English	
9/2024	Racial Equality and Estate Agency Work			

其他活動

個人資料私隱專員公署主辦活動

條例簡介講座（以視像形式進行）

日期	時間	語言	課程費用
09/07/2024	15:00-16:30	廣東話	免費
15/08/2024			
17/09/2024			



請瀏覽個人資料私隱專員公署網頁了解詳情及登記。

查詢電郵：training@pcpd.org.hk 查詢電話：3423 6654（汪小姐）

23/3/2024



監管局與業界主要代表舉行聯絡會議，討論多個議題。商務及經濟發展局和通訊事務管理局辦公室代表亦有出席會議，向業界介紹「人對人促銷電話的自行規管計劃」。

The EAA holds a liaison meeting with the representatives of major trade associations and various issues are discussed. Representatives of the Commerce and Economic Development Bureau and the Office of the Communications Authority also attend the meeting and introduce the self-regulatory scheme for person-to-person marketing calls to trade.

26/3/2024

監管局主席蕭澤宇先生，BBS, JP（右）接受網上媒體《橙新聞》訪問，談及監管局近期的工作。

The EAA Chairman Mr Simon SIU, BBS, JP (right) is interviewed by an online media *Orange News* and talks about the recent work of the EAA.



24/5/2024

監管局主席蕭澤宇先生，BBS, JP及行政總裁韓婉萍女士出席明報創刊65周年酒會。

The EAA Chairman Mr Simon SIU, BBS, JP and Chief Executive Officer Ms Ruby HON attend the cocktail reception in celebration of the 65th anniversary of Ming Pao.



19/6/2024

監管局主席蕭澤宇先生，BBS, JP及行政總裁韓婉萍女士出席香港地產代理商總會舉辦的慶祝晚會。

The EAA Chairman Mr Simon SIU, BBS, JP and Chief Executive Officer Ms Ruby HON attend a Celebration Dinner organised by the Hong Kong Real Estate Agencies General Association.





11/2016

來自迪拜的地產代理業界代表團到訪監管局。

A delegation from the Dubai estate agency sector visits the EAA.

6/2019

監管局舉辦「家在香港—地產代理清潔海岸日」活動，不少業界代表參加。

EAA organises "My Home Hong Kong – Estate Agents Coastal Cleanup Day" with the trade's participation.



9/2019

監管局舉辦「改建有風險 租買要留神」公開講座。

The EAA holds a public seminar titled "Be alert when renting or purchasing properties with alteration works".



考試 Examination

營業員資格考試（電腦應考模式） Salespersons Qualifying Examination (Computer-based)



參加人數 No. of candidates 合格率 Pass rate

考試日期 Examination date 3/2024

170 **32.9%**

考試日期 Examination date 4/2024

175 **45.1%**

考試日期 Examination date 5/2024

181 **31.5%**

營業員資格考試（筆試應考模式） Salespersons Qualifying Examination (Paper-based)



參加人數 No. of candidates 合格率 Pass rate

考試日期 Examination date 3/2024

131 **38.2%**

地產代理資格考試（筆試應考模式） Estate Agents Qualifying Examination (Paper-based)



參加人數 No. of candidates 合格率 Pass rate

考試日期 Examination date 5/2024

994 **33.1%**

牌照數目 (截至2024年5月31日) Number of licences (As at 31/5/2024)

營業員牌照
Salesperson's Licence



20,963

地產代理(個人)牌照
Estate Agent's
Licence (Individual)



18,080

個人牌照總和
Total no. of
Individual Licences



39,043

地產代理(公司)牌照
Estate Agent's Licence
(Company)



4,018

營業詳情說明書 (截至2024年5月31日) Number of statements of particulars of business (As at 31/5/2024)

合夥經營
Partnerships



163

獨資經營
Sole proprietorships



1,435

有限公司
Limited companies



5,235

總數 Total



6,833

已處理的投訴個案結果* (2024年1月至5月) Results of completed complaint cases* (January to May 2024)

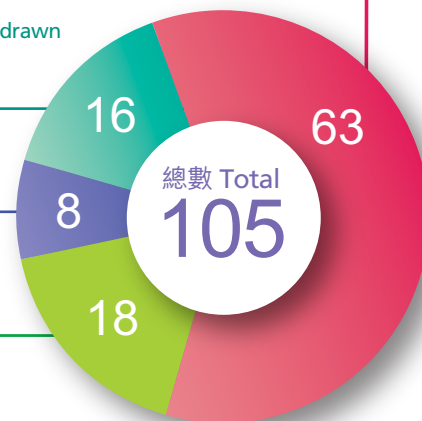


其他(例如投訴人撤回投訴或
因其他原因而終止調查)
Others (include cases withdrawn
or closed because of
other reasons)

資料不足
Insufficient information
to pursue

指稱不成立
Unsubstantiated

指稱成立
Substantiated



* 部分是往年接獲的個案
Some cases were carried over from previous years

開立的投訴個案宗數 (2024年1月至5月)
Number of complaint cases opened
(January to May 2024)

66



巡查次數 (2024年1月至5月)
Number of compliance inspections
(January to May 2024)



一手樓盤銷售點
First-sale sites

229

地產代理商舖
Estate agency shops

315

網上物業廣告
Online property advertisements

608

巡查發現主動調查的個案 (2024年1月至5月)
Number of cases arising from self-initiated investigations during inspections
(January to May 2024)

主動調查的個案
Cases arising from self-initiated investigations

41

主動調查而指稱成立的個案*
Cases completed from self-initiated investigations and were substantiated*

42

* 部分是往年展開調查的個案
Some cases were carried over from previous years



向持牌人或前持牌人採取的行動*

(2024年1月至5月)

Actions taken against licensees or ex-licensees* (January to May 2024)

有關的持牌人或前持牌人人數
No of licensees or ex-licensees



147

行動
Actions Taken



訓誡/譴責
Admonishment/ reprimand

117

罰款
Fine

87

於牌照附加/更改條件
Attachment/ alteration of conditions to licence

60

暫時吊銷牌照
Suspension

10

撤銷牌照
Revocation

18[#]

* 以上行動是根據《地產代理條例》所賦予的權力而採取的。當中部分行動屬紀律性質，其他則是由牌照委員會裁定的，包括在批出牌照時在牌照上附加條件。部分是往年接獲的個案。


These actions were taken pursuant to powers under the Estate Agents Ordinance. Some actions were disciplinary in nature whereas others were decided by the Licensing Committee which actions included the attachment of conditions to licences upon issuance. Some cases were carried over from previous years.


這些個案由牌照委員會裁定。理由是持牌人不再符合相關發牌條件。

These cases were decided by the Licensing Committee on the ground that the licensees concerned no longer met the relevant licensing requirements.



EAA 地產代理監管局
ESTATE AGENTS AUTHORITY

 (852) 2111 2777

 www.eaa.org.hk

