

監管局回顧2024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 2024 and introduces its initiatives for the second half

監管局早前發表今年上半年的統計數字，回顧局方在2024年上半年的工作概況，並簡介下半年的工作重點。

監管局主席蕭澤宇先生BBS，JP表示：「在2024年上半年，我們很高興看到政府適時地撤銷樓市『辣招』，為樓市締造更正面及有活力的環境。然而，樓市仍受多項因素影響，例如整體供求、利率走向、經濟情況和展望、外圍因素等，地產代理業界仍然面對挑戰。」

2024年上半年共有2,611名考生參加資格考試，較去年同期下跌29%。另外，截至2024年6月30日，個人牌照數目為38,918個，較2023年同日減少4.6%，亦較2023年12月31日減少1.7%，反映持牌人數出現輕微流失情況。

監管局於2024年上半年共開立77宗投訴個案，較去年同期輕微上升8%，當中有15宗涉及一手住宅物業。整體投訴中最常見的性質類別為「不妥善地處理臨時買賣合約（或臨時租約）」（26宗）。同時，局方於2024年上半年並沒有接獲有關香港境外物業的投訴個案，而去年同期則接獲一宗相關個案。

局方今年上半年巡查地產代理商舖526次，比去年同期增加13%，另外，局方期內共抽查網上物業廣告712次，及抽查有關遵守反洗錢及打擊恐怖份子資金籌集規定614次。此外，局方期內共巡查一手樓盤銷售點共249次，較去年同期減少49%。

另一方面，監管局於2024年上半年合共對160名持牌人或前持牌人採取行動或作出處分，包括暫時吊銷10個牌照及撤銷18個牌照。

踏入2024年下半年，監管局將繼續密切留意樓市最新發展及政府推出的新措施，並適時向地產代理發出新指引及推出相關教育工作。

The EAA released its half year figures, reviewed its work in the first half of 2024 and introduced its initiatives for the second half of the year.

The EAA Chairman, Mr Simon SIU Chak-yu, BBS, JP, said, "In the first half of 2024, we were pleased to see the Government's timely decision to end the "harsh measures" for the property market which has resulted in a more favourable and dynamic market environment. That said, the property market is still affected by an array of factors, such as the overall demand and supply, interest rate trends, the economic situation and outlook and external factors, hence the estate agency trade is still facing challenges."

In the first half of 2024, there were 2,611 candidates participating in the qualifying examinations, representing a drop of 29% compared to the same period of last year. At the same time, the number of individual licences as of 30 June 2024 was 38,918, which is 4.6% less than the same day in 2023 and 1.7% less than 31 December 2023, reflecting a slight runoff of the licensee population.

The EAA opened 77 complaint cases, a slight increase of 8% compared to the same period of last year, with 15 cases involving first-hand residential properties in the first half of 2024. The most common category of complaint is the "mishandling provisional agreement for sale and purchase (or provisional tenancy agreement)" (26 cases). At the same time, there was no cases relating to properties situated outside Hong Kong, while there was one case in the same period of last year.

The EAA conducted 526 inspections at estate agency shops, representing a year-on-year increase of 13%. The EAA also conducted 712 spot checks on online property advertisements and 614 spot checks on the compliance of anti-money laundering / counter-terrorist financing requirements in the first half of this year. Separately, the EAA conducted 249 inspections at the sale-sites of first-hand residential properties in this period, which was 49% less than the same period of last year.

On the other hand, the EAA has taken actions or imposed sanctions against a total of 160 licensees or former licensees in the first half of 2024. Ten licences were suspended, and 18 licences were revoked.

Stepping into the second half of 2024, the EAA will keep abreast of the latest trends of the property market and the new policies from the Government, and issue guidelines for estate agents to follow and educate the trade when necessary.