

監管局董事局歡迎新任成員

The EAA Board welcomes new members

香港特區政府委任五位新任監管局董事局成員，任期由2024年11月1日起生效。五位監管局董事局新成員包括：何應富先生、葉文祺先生、樂晗寧女士、吳恩沛女士及鄧寶善教授MH。

新成員由香港特別行政區行政長官委任，任期由2024年11月1日至2026年10月31日。

監管局董事局現有正、副主席各一名及18名來自社會上不同界別的一般成員。

自2024年11月1日起生效的監管局成員名單如下：

The HKSAR Government has announced the appointment of five new EAA Board members effective from 1 November 2024. The five new EAA Board members include Mr Francis HO Ying-foo, Mr Ryan IP Man-ki, Miss LOK Hom-ning, Miss Amber NG Yan-pui and Professor TANG Bo-sin, MH.

The new members have been appointed by the Chief Executive of the Hong Kong Special Administrative Region and their term of office is from 1 November 2024 to 31 October 2026.

The EAA Board now consists of a Chairman, a Vice-chairman and 18 ordinary members from various sectors in the community.

Members of the EAA with effect from 1 November 2024 are as follows:

主席：	Chairman:
蕭澤宇先生BBS，JP	Mr Simon SIU Chak-yu, BBS, JP
副主席：	Vice-Chairman:
羅孔君女士BBS，JP	Ms Jane Curzon LO, BBS, JP
普通成員：	Ordinary Members:
張天任資深大律師	Mr Jonathan CHANG Tien-yin, SC
鄭定寧工程師	Ir Albert CHENG Ting-ning
趙錦權先生	Mr CHIU Kam-kuen
周偉信教授	Professor CHOW Wai-shun
朱雅儀女士	Ms Irene CHU Ngar-yee
何超平先生	Mr Dennis HO Chiu-ping
何應富先生	Mr Francis HO Ying-foo
葉文祺先生	Mr Ryan IP Man-ki
樂晗寧女士	Miss LOK Hom-ning
吳恩沛女士	Miss Amber NG Yan-pui
潘達恒先生	Mr Jacob POON Tat-hang
鄧寶善教授MH	Professor TANG Bo-sin, MH
蔡志忠先生	Mr Raymond TSOI Chi-chung
黃河先生	Mr Kevin WONG Ho
黃奕鑑先生SBS，MH，JP	Mr Michael WONG Yick-kam, SBS, MH, JP
胡慶業先生	Mr Eric WOO Hing-yip
余智榮先生MH	Mr YU Chi-wing, MH
房屋局常任秘書長或其代表	Permanent Secretary for Housing or her representative



蕭澤宇先生BBS，JP（右）與戴敏娜女士（左）。

Mr Simon SIU Chak-yu, BBS, JP (right) and Ms Meena DATWANI (left).

The new EAA Board held its first meeting on 26 November 2024 and appointed the chairmen of its five standing committees to oversee various aspects of the EAA's work.

A lunch was also held on the same day to welcome the new Board members and to bid farewell to the retiring members; Ms Meena DATWANI, Professor Eddie HUI Chi-man, MH, JP, Mr Daryl NG Win-kong, SBS, JP and Ms Gilly WONG Fung-han.

監管局新一屆董事局於2024年11月26日舉行首次會議，並委任五個常設委員會的主席，以監督監管局不同範疇的工作。

監管局並於同日舉辦午宴，以歡迎新任成員以及歡送卸任成員：戴敏娜女士、許智文教授MH，JP、黃永光先生SBS，JP以及黃鳳嫻女士。



蕭澤宇先生BBS，JP（左）與許智文教授MH，JP（右）。

Mr Simon SIU Chak-yu, BBS, JP (left) and Professor Eddie HUI Chi-man, MH, JP (right).

監管局歡迎新任行政總裁

The EAA welcomes the new CEO

監管局歡迎梁松泰先生於2025年1月1日起，接替韓婉萍女士出任監管局新任行政總裁一職。

梁先生於1985年加入政府政務職系，曾在不同政策局及部門工作，直至2022年退休時為社會福利署署長。梁先生透過公開招聘程序獲聘。

在梁先生的帶領下，監管局將繼續推動業界行事持正、具備專業能力，以及鼓勵行業培訓，提升從業員的水平和地位。

監管局新任行政總裁梁松泰先生已於2025年1月1日上任。

Mr Gordon LEUNG Chung-tai, the new CEO of the EAA, has been on board since 1 January 2025.



The EAA welcomes Mr Gordon LEUNG Chung-tai, to succeed Ms Ruby HON, as the new Chief Executive Officer ("CEO") of the EAA, effective from 1 January 2025.

Mr LEUNG joined the Administrative Service of the Government in 1985 and worked in various Bureaux and Departments before retiring from the civil service in 2022 as Director of Social Welfare. Mr LEUNG was selected through an open recruitment exercise.

The EAA, under Mr LEUNG's leadership, will continue to promote integrity and competence within the industry, and facilitate training for estate agency practitioners to enhance their standards and status.

有關「委託持牌地產代理購買境外樓花」的新宣傳片

New API about appointing licensed estate agents when purchasing uncompleted properties situated outside Hong Kong

近年對於購買香港境外樓花的關注持續，特別是因為有些境外樓花是經由未有領牌人士銷售。有鑒於此，監管局繼續致力提醒公眾購買境外樓花的風險，並鼓勵消費者委託持牌地產代理以加強保障。

In recent years, concerns over purchasing uncompleted properties outside Hong Kong (“UPOH”) continues, especially as some UPOH offered for sale in Hong Kong are handled by unlicensed persons. Hence, the EAA remains dedicated to reminding the public of the risks associated with purchasing UPOH, as well as encouraging consumers to appoint licensed estate agents for enhanced protection.



在2024年12月，監管局推出了一段新的相關宣傳短片，在本地免費及收費的電視和電台播放，為期一年。

此外，這段宣傳片還透過不同戶外廣告渠道進行推廣，例如在港鐵車廂電視及其流動應用程式

In December 2024, the EAA launched a related new public interest announcement (“API”) which airs on local free and paid TV and radio channels for a year.

Moreover, the TV API was also promoted through different outdoor advertising channels. For example, it was promoted on the MTR in-train

式宣傳，也在商業及住宅樓宇的升降機大堂電視屏幕上播放。同時，監管局亦在西區海底隧道入口附近的兩個大型廣告牌上作出宣傳。此外，局方亦在Youtube、MyTV Super 流動應用程式及谷歌多媒體聯播網投放廣告，進行了相關宣傳。

TV network and via the MTR mobile app, shown on lift lobby TV screens in commercial and residential buildings. Two billboard advertisements were also placed at the entrance of the Western Harbour Crossing. In addition, the TV API was also promoted on YouTube, MyTV Super, and via Google Display Network in December 2024.



即上<http://outsideHK.eaa.org.hk>，瞭解更多與新宣傳片及境外樓花有關的資訊。

For more information about the new API and UPOH, please visit: <http://outsideHK.eaa.org.hk>

監管局職員獲頒「2024申訴專員嘉許獎」 EAA staff received "The Ombudsman's Awards 2024"

監管局兩位職員獲頒發「2024申訴專員嘉許獎—公職人員獎」，以表揚他們在處理市民大眾的查詢時展現的專業表現和積極態度。

申訴專員嘉許獎頒獎典禮於2024年10月31日舉行，牌照部劉麗媚女士及專業發展部吳燕兒女士分別獲頒發「公職人員獎」。她們以積極的態度服務市民，贏得了肯定和讚賞。

Two EAA staff members received "The Ombudsman's Awards 2024" for "Officers of Public Organisations" in recognition of their professionalism and positive attitude in handling enquiries from the general public.

The Ombudsman's Awards Presentation Ceremony was held on 31 October 2024. Ms May LAU from the Licensing Section and Ms Joanne NG from the Professional Development Section received an individual award respectively. They earned the recognition and commendation by adopting a positive attitude to serve the public.



劉麗媚女士（左）、服務及專業發展總監王頌恩先生（中）及吳燕兒女士（右）出席申訴專員嘉許獎頒獎典禮。

Ms May LAU (left), Director of Services and Professional Development Mr Ivan WONG (middle) and Ms Joanne NG (right) attend the Presentation Ceremony of The Ombudsman's Awards.

監管局2023/24年報經已出版 EAA published Annual Report 2023/24



監管局2023/24年報經已出版。監管局於每一個財政年度均製作年報作為與公眾溝通的主要渠道之一。2023/24年報概述了監管局規管地產代理業界執業的主要工作，及截至2024年3月31日財政年度的財務回顧。

該年報亦記錄了監管局於2023/24年度的工作，包括把關、執法、推動業界提升專業水平及加強消費者教育。電子書版本已上載至監管局網站。



The EAA Annual Report 2023/24 has been published. The EAA produces the Annual Report every fiscal year as one of the major tools to communicate with the general public. The Annual Report 2023/24 summarises the EAA's work in regulating the practice of the industry and its financial statement for the fiscal year ended 31 March 2024.

The Annual Report also records the EAA's work in 2023/24, including gatekeeping, enforcement, enhancing the professional standard of the trade and strengthening the consumer education towards the public. The e-book version is now available at the EAA's website.

成都市房地產經紀協會及廣州市廣房中協 房地產發展研究中心代表團

Delegation of Chengdu Real Estate Broker Trade Association and Guangzhou Association of Real Estate Agents

監管局簡介了局方的工作，及有關香港地產代理發牌和監管制度的詳細資訊。The EAA shared an overview of the EAA's work, and the licensing and regulatory regime for estate agents in Hong Kong at the briefing.



監管局於2024年11月7日和8日接待了來自成都市房地產經紀協會和廣州市廣房中協房地產發展研究中心的代表團。

代表團訪港期間，團員旁聽了一場紀律研訊，並出席了監管局安排的簡報會。簡報會上，代表團得以深入了解監管局的工作，及有關香港地產代理發牌和監管制度的詳細資訊。

此外，代表團還拜訪了數間地產代理公司和一個一手樓盤銷售處，以了解地產代理的日常運作。

The EAA received a delegation from the Chengdu Real Estate Broker Trade Association and the Guangzhou Association of Real Estate Agents on 7 and 8 November 2024.

During their visit, the delegates observed an inquiry hearing and attended a briefing session arranged by the EAA. At the briefing, they received an insightful overview of the EAA's work, along with detailed information on the licensing and regulatory regime for estate agents in Hong Kong.

In addition, the delegation visited several estate agency companies and a first-sale site to learn more about the daily operations of estate agents.