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EAA
地產代理監管局
ESTATE AGENTS AUTHORITY

監管局發出有關 一手住宅物業銷售活動及 提供物業資料的操守指引

《一手住宅物業銷售條例》(「該條例」)已於2013年4月29日生效。地產代理監管局(「監管局」)早前亦發出一份於同日生效的執業通告(編號13-04(CR))，提醒地產代理在該條例之下推銷一手住宅物業時須注意的事項。

監管局於2013年4月17日舉行新聞發布會，簡介新執業通告重點。監管局執業及考試委員會主席梁永祥先生指出，監管局一向十分注重持牌人在推銷一手樓盤時的執業手法和操守。因此，監管局發出這份新執業通告，為業界提供詳細指引，好讓業界行事時有規可循，符合該條例的規定。新執業通告除載有因應該條例內容而訂定的指引外，亦更新及取代了過去兩份有關一手住宅物業銷售活動及提供物業資料的通告內的指引。

監管局行政總裁伍華強先生表示，監管局會靈活部署人手，巡查一手樓盤銷售地點及地產代理公司發出的廣告，以確保業界遵循通告上的指引。倘若持牌人未能遵守指引，或會遭受監管局的紀律處分，最嚴重的處分是撤銷牌照。

監管局亦提醒持牌人，在推銷一手住宅物業時，不得作出任何可能誤導準買家的陳述；因為根據該條例，任何人作出具欺詐性的失實陳述或罔顧實情的失實陳述，以誘使另一人購買物業，即屬犯罪。

為協助業界了解指引的內容，監管局會對地產代理商舖進行教育性巡查，並舉辦相關的持續專業進修講座。在四至五月期間，監管局共舉辦了四場相關的持續專業進修講座，向持牌人講解執業通告的內容，並解答他們的疑問。講座以粵語及英語進行，共有約950名參加者出席。

另外，監管局也預備了一套有關執業通告的「問與答」及執行指引的工作清單，以供業界參考。持牌人及公眾人士可於監管局網站的專頁內閱覽上述資料及執業通告：

www.eaa.org.hk/Compliance/PracticeCirculars/Firstsaleofresidentialproperties/tabid/849/language/zh-HK/Default.aspx



監管局執業及考試委員會主席梁永祥先生(中)、行政總裁伍華強先生(左)與規管及法律總監劉淑榮女士(右)舉行記者會，簡介局方發出有關一手住宅物業銷售活動及提供物業資料的操守的執業通告。
Chairman of the EAA Practice & Examination Committee Mr William Leung (centre), Chief Executive Officer Mr Augustine Ng (left) and Director of Regulatory Affairs & General Counsel Ms Eva Lau (right) brief the press on the new practice circular on the conduct of promotional activities and provision of property information in the first sale of residential properties.

The EAA issued a new practice circular on the conduct of promotional activities and provision of property information in the first sale of residential properties

The Residential Properties (First-hand) Sales Ordinance ("the Ordinance") has come into operation since 29 April 2013. The Estate Agents Authority ("EAA") had also issued a new Practice Circular (No. 13-04(CR)), which was effective on the same day, to remind licensees of the points to note when handling first sale of residential properties under the Ordinance.

The EAA held a press conference on 17 April 2013 to brief the press of the key points of the new Practice Circular. According to Mr William Leung Wing-cheung, the Chairman of the EAA Practice and Examination Committee, the EAA has always been very concerned about the licensees' practices and conduct when promoting first-hand residential properties. The EAA hence issued this new practice circular to provide the trade with detailed guidelines to ensure that all licensees would comply with the requirements of the Ordinance. Apart from incorporating the guidelines in light of the Ordinance, the Practice Circular also included and updated the guidelines in two superseded Circulars relating to the conduct and provision of property information in the first sale of residential properties.

EAA Chief Executive Officer Mr Augustine Ng added that the EAA would deploy manpower for compliance inspections of the first sale sites and the advertisements issued by estate agency companies. If licensees fail to comply with the guidelines, they could be subject to disciplinary actions by the EAA, with the most severe sanction being the revocation of a licence.

Besides, the EAA would like to remind licensees that they must not make any misrepresentation that may mislead prospective purchasers when promoting first-hand residential properties. Under the Ordinance, a person who makes a fraudulent or reckless misrepresentation for the purpose of inducing another person to purchase any residential properties commits an offence.

In order to assist the trade in understanding the guidelines, the EAA would conduct educational visits to estate agency shops and organise related Continuing Professional Development (CPD) seminars. Four CPD seminars in English and Cantonese were held in April to May to explain the circular's content to licensees and answer their enquiries. The seminars attracted about 950 participants.

In addition, the EAA has also prepared a set of relevant "Questions and Answers" and a "checklist for licensees" for the trade's reference. The information and the practice circular are available to the licensees and the public on the EAA website:

www.eaa.org.hk/Compliance/Practicecirculars/Firstsaleofresidentialproperties/tabid/849/language/en-US/Default.aspx



多間傳媒機構出席監管局的新聞發布會，了解新執業通告的內容。
A number of media organizations attend the EAA press conference to better understand the new practice circular.



執業通告(編號13-04(CR)) 內容重點

1. 售樓說明書及價單

- a. 持牌人須向準買家提供由賣方發出的售樓說明書及／或價單，並確保向準買家提供的售樓說明書及價單均屬最新版本。
- b. 如持牌人未能向準買家提供售樓說明書及／或價單，則須建議準買家於賣方的銷售處索取，或往指定網站或「一手住宅物業銷售資訊網」閱讀有關資料。

2. 樓面面積資料

- a. 持牌人只可以實用面積表達物業的樓面面積和物業的每平方呎或每平方米的售價資料。
- b. 持牌人須提醒準買家留意售樓說明書內列明的單位實際面積，而非倚賴從觀看示範單位所得的單位面積的觀感。他們亦須告知準買家可於示範單位內進行量度。

3. 廣告

- a. 地產代理公司在發出任何廣告或宣傳物品之前，須事先取得賣方的書面同意，並在發出之前取得賣方就所載資料的準確性及完整性的明確書面批署，並確保已符合《一手住宅物業銷售條例》的有關規定。
- b. 地產代理公司須採取一切合理步驟核實宣傳物品所載資料的準確性，不可在廣告中就樓盤的周圍環境作出誤導性陳述。

4. 向準買家提供的物業資料

- a. 當持牌人向準買家提供物業的相關資料，須以由賣方提供的售樓說明書及文件所載的資料為準；及採取一切合理步驟及盡一切應盡的努力核實有關資料。
- b. 準買家在訂立任何買賣協議前，持牌人必須建議準買家查閱最新版本的售樓說明書、價單、銷售安排及成交紀錄冊、大廈公契(草擬本)及政府租契。
- c. 持牌人不得作出任何可能誤導準買家的陳述。

5. 銷售安排

- a. 持牌人(無論是賣方委任的銷售代理與否)，在有關物業價單可向公眾提供前或在物業開售前(視屬何情況而定)，不得索取或接受任何購樓的意向(不論是否連同付款)。
- b. 除非獲賣方指定為其獨家銷售代理，否則持牌人須告知準買家尚有其他銷售代理獲賣方委任並獲分配不同單位，而價單上會列出銷售代理的名稱。

6. 公布成交資料

- a. 如持牌人提供有關發展項目的成交資料、銷售數據或銷售業績，他們必須根據成交紀錄冊上的資料提供該等資料，並指明該等資料的時間性。
- b. 當持牌人告知準買家某層、某座或某面積的單位已售罄時，須先從成交紀錄冊核實該等資料是否準確，並且清楚述明是否該層、該座或該面積的所有單位都已售罄，抑或只是其所屬的地產代理公司獲賣方分配銷售的同類單位已售罄。

Key points of the Practice Circular (No. 13-04 (CR))

1. Sales brochures and price lists

- a. Licensees must provide prospective purchasers with copies of the sales brochures and/or price lists issued by the vendors and ensure that the copies they provide are the latest versions.
- b. If a licensee does not provide the sales brochures and/or price lists to the prospective purchasers, he must advise them to obtain the copies from the vendor's sales office or read the information at the designated websites or the Sales of First-hand Residential Properties Electronic Platform ("SRPE").

2. Floor area information

- a. Licensees must provide information concerning floor area and price per square foot or metre only by reference to the saleable area of the property.
- b. Licensees must remind prospective purchasers to pay attention to the dimensions of the units as stated in the sales brochure, and not to rely on their perception on the size of the units formed from the viewing of show flats. They must also inform prospective purchasers that they may take measurements of show flats.

3. Advertisements

- a. Estate agency companies must obtain written consent of the vendor before they issue any advertisement or promotional material. They must also obtain the vendor's express endorsement in writing of the accuracy and completeness of the particulars contained therein before issuance, and ensure that the relevant requirements in the Ordinance are complied with.
- b. Estate agency companies must take all reasonable steps to verify the accuracy of the information contained in such materials and they must not misrepresent the surroundings of a development.

4. Property information provided to prospective purchasers

- a. When licensees provide information to prospective purchasers, they must do so only on the basis of the latest information contained in the sales brochure and

documents prepared and provided by the vendor; and only after they have taken all reasonable steps and exercised all due diligence to verify the information.

- b. Licensees must advise prospective purchasers to consult the latest version of the sales brochures, price lists, sales arrangements and the register of transactions ("Register"), the (draft) deed of mutual covenant and Government Lease before they enter into any agreement for sale and purchase.
- c. Licensees must not make any representation that may mislead prospective purchasers.

5. Sales arrangements

- a. Licensees (whether they are appointed by the vendor as its sales agent or otherwise) must not solicit or accept any expression of intent (whether or not accompanied by a payment of money) before the relevant price lists of the properties are made available to the general public or the sale of the property has commenced (as the case may be).
- b. Unless appointed by the vendor as the sole sales agent for the development, licensees must inform prospective purchasers that other sales agents have also been appointed by the vendor and allotted with different flats, and their names are set out in the price list.

6. Publication of transaction information

- a. If licensees provide transaction information, sales figures or sales performance of a development, they must provide the same based on the information from the Register only; and specify the time frame of the information.
- b. When informing prospective purchasers, by whatever means, that units on a certain floor or in a certain block or of a certain size of a development are all sold out, licensees must, after verifying the accuracy of such information from the Register, also state whether all the units on that floor or in that block or of that size are sold out, or whether only the units allotted to their respective estate agency companies are sold out.



持牌人申報刑事定罪的政策

持牌人必須被監管局認為是持有牌照的適當人選，才可繼續持有牌照。監管局在決定持牌人是否適當人選時，會考慮所有有關因素，其中包括該持牌人是否曾經觸犯刑事罪行而被定罪。

監管局提醒持牌人必須如實回答牌照申請表上的相關問題。提供虛假的或是具誤導性的資料是刑事罪行（即《地產代理條例》第55(1)(c)或(d)條）。最高可被判罰款\$100,000及監禁一年。因觸犯交通條例或輕微罪行而被定罪，都一律必須申報。

持牌人須注意《罪犯自新條例》（第297章）的「自新」（俗稱「洗底」）條文並不適用於牌照申請。換言之，有關定罪無論是否屬於「洗底」類別，都必須申報。有關刑事定罪的政策詳情已上載監管局網頁：

www.eaa.org.hk/Licensing/Licensingrequirements/Fitandproperindividual/PolicyonCriminalConviction/tabid/708/language/zh-HK/Default.aspx

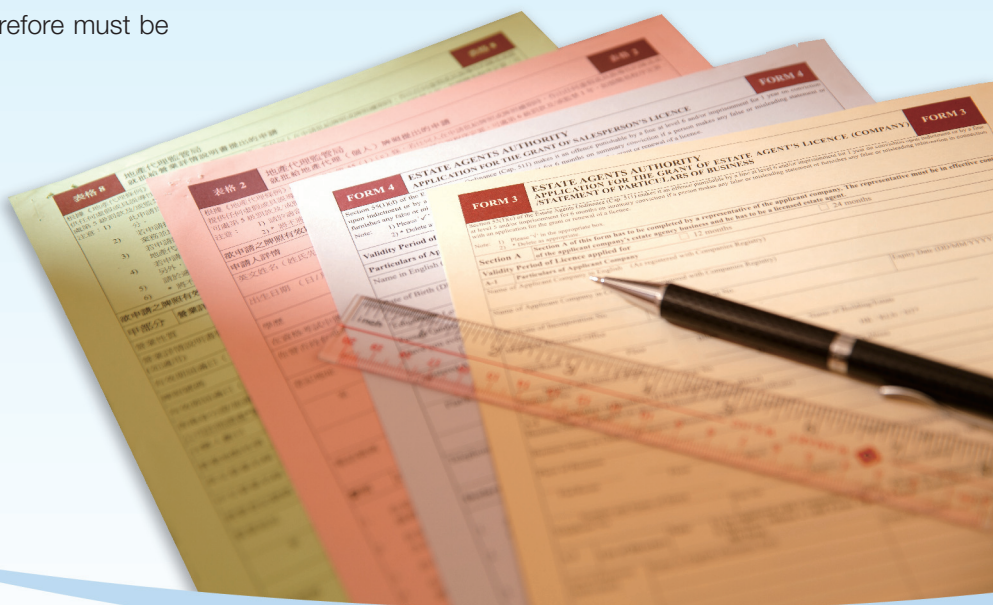
Licensees to declare criminal conviction in licence applications

In order to continue to hold a licence, a licensee must be considered a fit and proper person by the EAA. In determining whether a licensee is a fit and proper person, the EAA considers all relevant factors which include whether a licensee has been convicted of a criminal offence.

Licensees are reminded that they must answer the relevant question in the application form truthfully. Providing false or misleading information is an offence (i.e. s.55(1)(c) or (d) under the Estate Agents Ordinance) punishable by a maximum penalty of a fine of \$100,000 and imprisonment for one year. Conviction of traffic or petty offences is still a conviction and therefore must be declared.

Licensees should also know that the relevant provisions under the Rehabilitation of Offenders Ordinance (Cap. 297) are not applicable and therefore they must declare a conviction even if the conviction is regarded as “spent” under the Ordinance. EAA’s policy on the consideration of whether a person having conviction is fit and proper is set out in:

www.eaa.org.hk/Licensing/Licensingrequirementsandrequireddocuments/fitandproperindividual/PolicyonCriminalConviction/tabid/708/language/en-US/Default.aspx





差餉物業估價署為差餉及地租繳納人提供新服務

為提高估價透明度，由2013年4月起，二手住宅物業（村屋除外）的差餉及地租繳納人，可利用徵收差餉及地租通知書上的估價編號和物業資料查詢編號，透過差餉物業估價署的「物業資訊網」免費查閱其物業的實用面積和樓齡資料。

New service provided by the Rating and Valuation Department (“RVD”) to rates and Government rent payers

For the sake of valuation transparency, from April 2013 onwards, the saleable area information and age of second-hand residential properties (excluding village houses) are available free of charge to payers through RVD's Property Information Online (“PIO”) by inputting the Assessment Number and the PIO Enquiry Code printed on the Demand Note for Rates and Government Rent.



研訊程序規則已經修訂

監管局董事局近日通過修訂研訊程序規則，已修訂的研訊程序規則已於2013年6月1日生效。

獲董事局通過的研訊程序規則的修訂內容，主要為優化研訊通知書及文件的送達，讓答辯人有更充分的時間準備紀律研訊。同時，為更清楚表明任何就發出證人傳票的申請，必須在研訊前盡早提出，有關發出傳召令的規則亦作出了修改。持牌人可於監管局網頁上閱覽已修訂的研訊規則。

Revised Proceedings Rules on Inquiry Hearings

The EAA Board has recently endorsed the amendments to the Proceedings Rules for Inquiry Hearings. The amended Proceedings Rules have taken effect from 1 June 2013.

The key amendments to the Proceedings Rules endorsed by the Board mainly relate to improving the rule on the service of notice and documents to allow more time for respondents to prepare for Inquiry Hearings. In addition, amendments are also made to the rule on the issuance of summons mainly to clarify that any application for the issuance of a summons to a witness shall be made well in advance before the hearing. The amended Proceedings Rules are available on the EAA's website.



針對直接促銷的新規管機制

針對使用個人資料於直銷活動的新規管機制已經生效，持牌人應留意並遵守有關的要求。

為回應公眾日漸關注保障個人資料的議題，《2012年個人資料(私隱)(修訂)條例》(《修訂條例》)引入多項修訂，當中包括規管直接促銷新機制(第VIA部)，該新機制已於2013年4月1日生效。

由於持牌人在日常的業務過程中，經常都會收集、使用、處理客戶的個人資料，並可能使用該些個人

資料作直接促銷用途，因此，持牌人應檢視和更新其就直接促銷的做法，以確保符合《修訂條例》中的相關規定。

監管局早前曾發出電郵，提醒各位持牌人留意以上事宜。監管局現正檢視《修訂條例》的內容，並即將更新相關的執業通告。同時，如持牌人希望了解有關《修訂條例》的更多詳情，可參閱私隱專員公署的網頁(www.pcpd.org.hk)及公署製作的《直接促銷新指引》單張(www.pcpd.org.hk/chinese/publications/files/GN_DM_c.pdf)。

New regulatory regime on direct marketing

As the enhanced regulations on the use of personal data in direct marketing has already come into effect, licensees are reminded to comply with the relevant requirements when carrying out estate agency work.

In light of the growing concern about personal data protection, the Personal Data (Privacy) (Amendment) Ordinance 2012 (the "Amendment Ordinance") has introduced, among other changes, a new regulatory regime on direct marketing (Part VIA), which came into force on 1 April 2013.

Since licensees often collect, use and handle clients' personal data, in the course of carrying out estate agency work and may also use personal data of clients

for the purpose of direct marketing, licensees should review and update their practice for direct marketing to ensure compliance with the relevant enhanced regulations in the Amendment Ordinance.

The EAA has earlier issued an email to remind licensees in relation to this issue. The EAA is now reviewing the Amendment Ordinance, and will update the relevant practice circular shortly. Meanwhile, licensees may refer to the website of Privacy Commissioner for Personal Data (PCPD) (www.pcpd.org.hk) for more information on the Amendment Ordinance, and the PCPD's *New Guidance on Direct Marketing* (www.pcpd.org.hk/english/publications/files/GN_DM_e.pdf) for more details on the subject.





紀律研訊個案—— 沒有告知客戶物業內有違建工程

監管局曾經發出執業通告，提醒從業員在處理物業交易時，應留意物業存在違建工程可能會導致的問題，並採取適當措施以保障客戶利益。從業員如沒有遵守執業通告，有可能被紀律處分。

一名從業員在一宗工商物業買賣中，以雙邊代理的身分行事。該從業員在安排買賣雙方訂立有關物業的臨時買賣合約（「臨約」）之前，他知悉該物業內有一個屬於違建的閣樓，但他既沒有將此事告知買方，也沒有進行最新的土地查冊，以核實該物業的查冊紀錄中有否被註上有關該違建閣樓的記項。

雙方簽署臨約後，買方支付訂金予賣方，惟其後買方得悉該物業的閣樓屬於違建工程，遂決定終止有關交易，透過訴訟取回已支付的訂金，並向監管局投訴。

監管局紀律委員會就上述個案進行紀律研訊。委員會認為，該名從業員沒有保障和促進買方的利益，並對交易各方公平公正，因而沒有遵守《操守守則》第3.4.1段。該從業員被委員會譴責及罰款\$2,000，並在其牌照上附加條件，要求他在24個月內取得12個持續專業進修計劃核心科目的學分。

Disciplinary inquiry case — Failing to inform clients of the existence of unauthorized building works in a property

The EAA has issued practice circulars requiring practitioners to remind clients of the risks involved in transactions of properties with unauthorized building works ("UBW") and take appropriate steps to protect clients' interests. Failing to comply with the guidelines in the circulars may be subject to disciplinary actions by the EAA.

An estate agency practitioner acted for both the purchaser and the vendor in a commercial property transaction. Before arranging for both parties to sign a preliminary agreement for sale and purchase ("PASP"), the practitioner knew that the cockloft inside the property involved UBW. However, he did not inform the purchaser of such fact, nor ascertain whether there was an entry regarding UBW registered against the property by conducting an up-to-date land search.

The purchaser paid a deposit to the vendor after signing the PASP but later he learnt that the cockloft inside the property involved UBW. He decided to cancel the deal and claimed back the paid deposit through litigation. He also lodged a complaint with the EAA.

The EAA Disciplinary Committee conducted an inquiry into the case, and was of the view that the practitioner failed to comply with paragraph 3.4.1 of the *Code of Ethics*, in that he failed to protect the purchaser's interests and act in a just and impartial manner to all parties concerned. The practitioner was reprimanded and fined \$2,000, and conditions were also attached to his licence, requiring him to obtain 12 points from the core subjects under the CPD Scheme within 24 months.



紀律研訊個案—— 沒有披露業主為地產代理公司東主的身分

地產代理與客戶之間的關係應以誠實和忠誠為基礎。如有任何潛在衝突的情況出現，地產代理從業員必須向客戶全面披露所有相關的事實，讓客戶有機會自行決定是否繼續擬進行的交易，及／或繼續委託該名從業員。從業員如未能做到上述要求，可能會被監管局紀律處分。

一名從業員擔任雙邊代理，安排租客和業主簽訂臨時租約，租用一個工業大廈內的物業。在整個交易過程中，該名從業員並沒告知租客，物業的業主是僱用他的地產代理公司的獨資經營者。租客在簽訂正式租約後，始得悉業主的身分，遂向監管局投訴。

監管局紀律委員會認為，該名從業員沒有向客戶披露業主的身分，因此不符合《地產代理條例》第19(1)

(c)條內有關持有地產代理牌照適當人選的要求。紀律委員會決定譴責該名從業員，暫時吊銷其牌照一個月，並在其牌照上附加條件，要求他在24個月內取得持續專業進修計劃下核心科目的12個學分。

另外，該從業員在緊接物業的臨時租約訂立前，亦未有就物業進行土地查冊及向租客解釋土地查冊的結果，未有遵守《操守守則》第3.4.1段的要求：保障和促進客戶的利益，並對交易各方公平公正。就此，紀律委員會決定譴責該從業員，並在他的牌照上附加條件，要求他在24個月內取得持續專業進修計劃下核心科目的12個學分，其中一個科目必須是監管局舉辦的關於土地查冊的核心科目。

Disciplinary inquiry case — Failure to disclose the identity of the landlord as the proprietor of an estate agency

The relationship between the estate agent and the client should be one of trust and confidence. Where any potential conflict arises, the estate agent should make a full disclosure to the client of all relevant facts, so as to give the client an opportunity to decide whether to continue with the proposed transaction and/or the appointment of the practitioner. Failing to do so may be subject to disciplinary action by the EAA.

An estate agency practitioner acting as a dual agent arranged for a tenant to enter into a provisional tenancy agreement (“PTA”) with the landlord to rent an industrial property. Throughout the transaction, the practitioner did not tell the tenant that the landlord was the sole proprietor of the estate agency company which employed him. The tenant learnt about the identity of the landlord after entering into the formal tenancy agreement and therefore lodged a complaint with the EAA.

The EAA Disciplinary Committee was of the view that the practitioner did not comply with the “fit and proper person” requirement under section 19(1)(c) of the Estate Agents Ordinance as he failed to disclose the identity of

the landlord to his client. The Disciplinary Committee decided to reprimand the practitioner, suspend his licence for a month and attach conditions to his licence, requiring him to obtain 12 points from the core subjects under the CPD scheme in 24 months.

Besides, the practitioner did not carry out a land search of the property concerned and did not explain to the tenant the result thereof immediately before the PTA was entered into. He therefore failed to comply with paragraph 3.4.1 of the *Code of Ethics*, in that he did not protect and promote the interests of his client and did not act in an impartial and just manner to all parties involved in the transaction. The Disciplinary Committee decided to reprimand the practitioner and attach conditions to his licence, requiring him to obtain 12 points from the core subjects under the CPD scheme in 24 months, and one of the subjects must be the core subject relating to land search offered by the EAA.



活動紀要 Events and activities



2013年3月至4月
監管局於港鐵香港站、荃灣站及九龍塘站舉辦巡迴展覽，向公眾推廣有關置業的資訊，以及協助公眾適應二手住宅物業市場採用實用面積。

Mar-Apr 2013

The EAA organises roving exhibitions at MTR Hong Kong Station, Tsuen Wan Station and Kowloon Tong Station to promote consumer information and to familiarise the public with the adoption of saleable area in the second hand residential property market.



2013年5月3日

監管局接待澳門房屋局及勞工事務局的代表團。

3 May 2013

The EAA receives a delegation from Macau Housing Bureau and Labour Affairs Bureau.



統計數字 Statistic



考試 Examinations

考試及考試日期
Examination and date

參加人數
No. of candidates

合格率
Pass rate

地產代理資格考試
Estate Agents Qualifying Examination
19/3/2013

1,524

25.0%

營業員資格考試
Salespersons Qualifying Examination
25/4/2013

1,065

38.8%



牌照數目 (截至2013年5月31日) Number of licences (as at 31/5/2013)

營業員牌照 Salesperson's Licence:
地產代理 (個人) 牌照 Estate Agent's Licence (Individual):
個人牌照總和 **Total no. of individual licences:**

20,315

16,701

37,016

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

3,016



營業詳情說明書 (截至2013年5月31日) Number of statements of particulars of business (as at 31/5/2013)

合夥經營 Partnerships:
獨資經營 Sole proprietorships:
有限公司 Limited companies:
總數 **Total:**

262

1,625

4,475

6,362



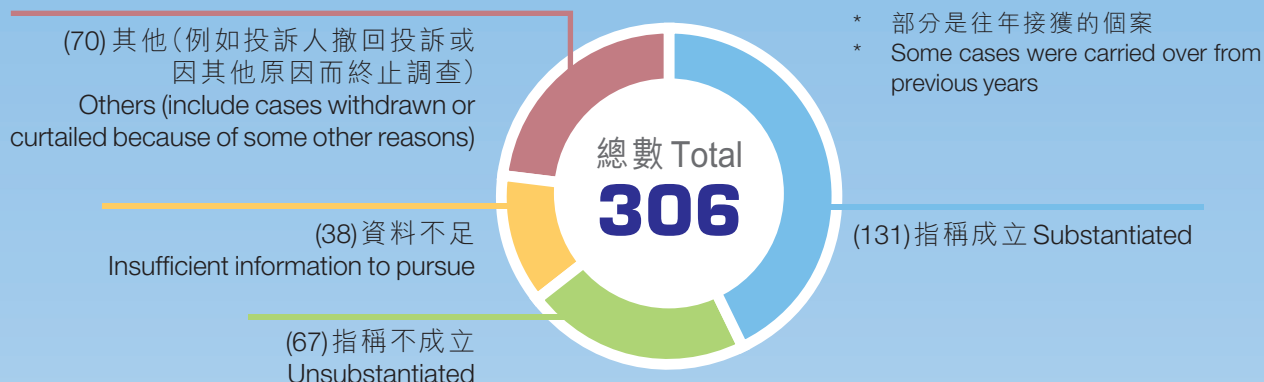
接獲的投訴 (2013年1月至5月): Number of complaint cases received (January to May 2013)

209



已處理的投訴個案結果* (2013年1月至5月)

Results of completed complaint cases* (January to May 2013)



巡查次數 (2013年1月至5月)

Number of compliance inspections (January to May 2013)

• 一手樓盤銷售處 First-sale sites:	635
• 代理商舖 Estate agency shops:	626
• 網上物業廣告 Online property advertisements:	256



巡查發現主動調查的個案 (2013年1月至5月)

Number of cases arising from self-initiated investigations during inspections (January to May 2013)

• 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*	70

* 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 (2013年1月至5月)*

Actions taken against licensees or ex-licensees (January to May 2013)*

有關的持牌人或前持牌人人數 No of licensees or ex-licensees	257
訓誡／譴責 Admonishment/reprimand	217
罰款 Fine	111
於牌照附加／更改條件 Attachment/alteration of conditions to licence	130
暫時吊銷牌照 Suspension	13
撤銷牌照 Revocation	3[#]

* 向持牌人或前持牌人作出的行動是根據《地產代理條例》而作出的判決，當中有部份可能屬於紀律性質。

* These actions were taken pursuant to powers under the EAO. Some actions may be disciplinary in nature and others not, and they include the attachment of conditions to licences whether upon issuance or otherwise.

這3宗撤銷牌照個案由牌照委員會裁定。理由是持牌人不符合適當人選要求，因而不適合繼續持有牌照。

These 3 cases were decided by the Licensing Committee on the ground that the licensees concerned were considered not fit and proper persons to continue to hold a licence.

《專業天地》由監管局寄發。如果你不希望收到此刊物，請致電2111 2777或電郵至enquiry@eaa.org.hk通知監管局。

Horizons is sent by the EAA. If you wish to stop receiving it, please call the EAA at 2111 2777 or email to enquiry@eaa.org.hk to unsubscribe.