

監管局董事局委任常設委員會及專責小組主席及成員

監管局董事局轄下設有五個常設委員會和一個專責小組，負責處理不同範疇的工作。新一屆董事局於2014年11月25日舉行的首次會議上，委任了該五個委員會和專責小組的主席和成員。

新一屆董事局共有18名成員，由主席梁永祥先生，BBS，JP及副主席廖玉玲女士，JP領導。董事局轄下的常設委員會和一個專責小組，分別為財務及策略發展委員會、紀律委員會、牌照委員會、執業及考試委員會、

專業發展委員會及第28條調查小組。董事局可不時就處理特別事宜，成立其他專責小組，也可以委任非監管局的成員（即委任成員）參與委員會、專責小組或工作小組的工作。

另外，監管局董事局於2014年12月12日舉行午餐聚會，歡迎新任成員及向離任成員頒發紀念座，以答謝他們過去對監管局的貢獻。

監管局常設委員會／專責小組* EAA Committees and Panel*

常設委員會／專責小組

Standing Committee/Panel

財務及策略發展委員會

Finance and Strategic Development Committee

紀律委員會

Disciplinary Committee

牌照委員會

Licensing Committee

執業及考試委員會

Practice and Examination Committee

專業發展委員會

Professional Development Committee

第28條調查小組

Section 28 Investigation Panel

主席

Chairman

梁永祥先生，BBS，JP

Mr William Leung Wing-cheung, BBS, JP

廖玉玲女士，JP

Ms Elaine Liu Yuk-ling, JP

劉振江先生

Mr Lau Chun-kong

張國鈞先生，JP

Mr Horace Cheung Kwok-kwan, JP

余惠偉先生，JP

Mr Yu Wai-wai, JP

陳超國先生

Mr Charles Chan Chiu-kwok

* 有關常設委員會／專責小組的全部成員名單，請瀏覽監管局網頁。

* Please visit the EAA's website for the full list of membership of the committees and panel.



監管局董事局新任成員與離任成員及行政部門管理人員合照留念。

A group photo of the EAA Board's new members and retiring members with the management of Administration.

The EAA Board Appoints the Chairmen and Membership of Standing Committees and Panel

There are five standing committees and one panel under the EAA Board to oversee the various aspects of work. The new EAA Board held its first meeting on 25 November 2014 and appointed the chairmen and membership of these committees and panel.

The new EAA Board, led by Chairman Mr William Leung Wing-cheung, BBS, JP, and Vice-chairman Ms Elaine Liu Yuk-ling, JP has a total of 18 members. The committees and panel under the Board include Finance and Strategic Development Committee, Disciplinary Committee, Licensing Committee, Practice and Examination Committee,

Professional Development Committee and Section 28 Investigation Panel. The Board may also from time to time set up other working parties or groups to deal with specific issues and may appoint to the committees, panels or working groups, other persons (Board-appointed Members) who are not members of the EAA Board.

Separately, the EAA Board held a luncheon on 12 December 2014 to welcome its new members and bid farewell to its retiring members. Souvenirs were also presented to the retiring members as a token of appreciation to their past contribution to the EAA.



新任服務總監張秀成先生 New Director of Services, Mr Cavan Cheung

監管局的新任服務總監張秀成先生已於2015年1月2日上任。張先生擁有超過25年會計及財務、企業事務、企業管治及公司秘書事務等經驗，加入監管局前曾於香港數碼港管理有限公司擔任財務總監及公司秘書。張先生現為香港會計師公會及英國特許公認會計師公會資深會員，以及香港特許秘書公會與英國特許秘書及行政人員公會會員，並持有行政人員工商管理碩士及文學士榮譽學位。

The new Director of Services of the EAA, Mr Cavan Cheung, has been on board since 2 January 2015. Mr Cheung has over 25 years of extensive experience in accounting and finance, corporate affairs, corporate governance and company secretarial functions. Before joining the EAA, Mr Cheung was previously the Chief Financial Officer and Company Secretary of Hong Kong Cyberport Management Company Limited. He is a Fellow of the Hong Kong Institute of Certified Public Accountants (HKICPA) and a Fellow of the Association of Chartered Certified Accountants (ACCA). Mr Cheung is also a member of the Hong Kong Institute of Chartered Secretaries (HKICS) and the Institute of Chartered Secretaries and Administrators (ICSA). He holds an Executive Master of Business Administration degree and a Bachelor of Arts with Honours degree.

監管局回顧2014年工作及簡介2015年工作重點

監管局於2015年1月28日舉行新聞發布會，由主席梁永祥先生及行政總裁韓婉萍女士回顧監管局在2014年的工作，及簡介2015年的工作重點。

梁永祥主席指出，監管局非常重視持牌人在推銷一手住宅時的操守，過去曾發出多份相關的執業通告，要求業界遵守指引。監管局去年合共接獲56宗有關一手住宅買賣的投訴，比前年為多；個案主要涉及未有履行有關回贈的承諾、誤導按揭申請資料及「代客墊支」等。去年，監管局共巡查一手住宅樓盤銷售處1,141次，發現12宗違規個案，較前一年的3宗大幅增加。另外，監管局去年共巡查地產代理商舖1,676次，並抽查網上物業廣告610次。其他工作方面，2014年資格考試的整體考生人數按年下跌約19%，持牌人數則全年保持於3萬5千多人的水平。

踏入2015年，監管局會加強巡查一手樓盤及舉辦有關一手住宅物業銷售的持續專業進修講座，確保持牌人在參與一手樓銷售時的秩序及操守都合乎指引。此外，監管局正研究要求有份入票參與一手樓銷售的持牌人作出申報，但相關細節仍有待討論。此外，監管局會優化網上學習平台，讓持牌人更靈活進修。新的消費者教育短片也會於稍後時間在巴士上播放，向市民推廣實用資訊。

另外，監管局將會研究資格考試的難度是否需要提高及檢討去年實施的「紀律處分新計劃」的成效。監管局也會在現行地產代理條例的框架下，研究紀律研訊中常見的個案及罰則，以檢討其阻嚇力。如有需要，會就一些較嚴重的違規情況，向紀律委員會提議施行較重的罰則。



監管局主席梁永祥先生(左)及行政總裁韓婉萍女士於新聞發布會上回顧局方2014年工作，並簡介2015年的工作重點。

At the press conference, EAA's Chairman Mr William Leung (left) and Chief Executive Officer Ms Ruby Hon review the EAA's work in 2014 and introduce its initiatives for 2015.

EAA reviews its work in 2014 and introduces its initiatives for 2015

The Estate Agents Authority (EAA) held a press conference on 28 January 2015 at which EAA Chairman, Mr William Leung Wing-cheung, and Chief Executive Officer, Ms Ruby Hon, reviewed the EAA's work in 2014 and introduced the key initiatives for 2015.

Mr William Leung pointed out that the EAA is very concerned about the conduct of estate agents in promoting first-hand residential properties and has issued relevant practice circulars in the past for the trade to comply with. The EAA received 56 complaint cases about the sale of first-hand residential properties last year, more than the year before. Most cases were about the failure to honour the promise of a rebate, providing misleading information on a mortgage loan and making loans to prospective purchasers. Last year, the EAA conducted 1,141 checks at first sale sites and discovered 12 suspected non-compliant cases, which is a sharp increase from the three cases in 2013. The EAA also conducted 1,676 visits to estate agency shops last year and screened online property advertisements 610 times. Regarding the EAA's other work, the overall number of qualifying examinations candidates in 2014 showed a year-on-year decrease of about 19%, while the number of licensees maintained at a level of about 35,000 throughout last year.

Stepping into 2015, the EAA will strengthen compliance checks at first sale sites and organise seminars on first-hand sales under the Continuing Professional Development Scheme, in a bid to ensure the order and conduct of estate agents in first sales are compliant with the guidelines. Meanwhile, the EAA is currently studying on requiring licensees who are involved in the sales of first-hand residential properties and who at the same time submit a registration of intent for purchasing such properties themselves, to make a declaration. Details are pending for discussion. Moreover, the EAA will optimise the e-learning platform to allow more flexibility for licensees in continuous learning. New consumer videos will also be launched soon on buses to promote useful information to the public.

The EAA will study on whether there is a need to raise the level of difficulty of the qualifying examinations and review the effectiveness of the New Scheme for Disciplinary Cases which took effect last year. Also, under the existing framework of the Estate Agents Ordinance, the EAA will review the level of sanctions and their effectiveness by studying the common breaches and sanctions of inquiry hearings, and will propose heavier sanctions on serious breaches to the Disciplinary Committee, if necessary.

監管局新增三個「網上學習活動」

為進一步配合從業員的學習需要及鼓勵持牌人參加持續專業進修活動，監管局剛於2015年1月就「網上學習活動」新增三個課程。參加者完成觀看課程影片後，需進行相關的課後測驗，若取得合格分數（即答對一半或以上的題目），將可獲取一個核心學分。

新推出的「網上學習活動」：

課程名稱	課程概要
標準文件 — 如何填寫物業資料表格	<ul style="list-style-type: none"> 簡介相關法例及規例 如何填寫物業資料表格 — 表格1 如何填寫出租資料表格 — 表格2
有關《一手住宅物業銷售 — 進行推廣活動及提供物業資料的操守》的執業指引	<ul style="list-style-type: none"> 簡介《一手住宅物業銷售條例》中與地產代理實務有關的部分主要條文 簡介執業通告《一手住宅物業銷售 — 進行推廣活動及提供物業資料的操守》的內容 闡述從業員在執業上或會遇到的提問及解答
勞工法例簡介	<ul style="list-style-type: none"> 《僱傭條例》 強制性公積金 《最低工資條例》 在僱傭範疇提供平等機會的法例

優越嘉許獎章

另外，為表揚持牌人不斷透過參與進修活動提升自己的專業知識，自**2013年10月1日至2014年9月30日**的進修時段開始計算，若持牌人**連續**在三個進修時段達到學分要求，將會獲頒發優越嘉許獎章「銀章」，而在**連續**五個進修時段達到學分要求則獲頒「金章」。此等優越嘉許獎章有別於在每個進修時段達到學分要求而頒發的嘉許獎章，詳情請參閱《持續專業進修計劃指引》第9章。

Three new e-Learning programmes

To meet the learning needs of practitioners and encourage licensees to participate in CPD activities, the EAA has recently launched three new e-Learning programmes in January 2015. After watching the video-taped course, participants will be asked to do a course-end exercise. One CPD (core) point will be awarded to licensees who attain the pass mark (i.e. scored 50% or above) of that particular e-Learning programme.

The three new e-Learning programmes:

Programme name	Programme Highlights
Standard Form – How to complete property information form	<ul style="list-style-type: none"> Briefly introduce the relevant ordinances and regulations How to complete Property Information Form – Form 1 How to complete Leasing Information Form – Form 2
Guidelines on the conduct of promotional activities and the provision of property information for the first sale of residential properties	<ul style="list-style-type: none"> Briefly introduce the key provisions in the Residential Properties (First-hand Sales) Ordinance relating to the estate agency practice Briefly introduce the Practice Circular – First Sale of Residential Properties – Conduct in Promotional Activities and Provision of Property Information Illustration to practice related Q&A
A brief on employment laws	<ul style="list-style-type: none"> Employment Ordinance Mandatory Provident Fund Schemes Minimum Wage Ordinance Laws relating to equal opportunities

Premium CPD Attainment Symbols

To recognise licensees' continuous effort in enhancing professional knowledge through participation in CPD activities, **with effect from the CPD period commencing 1 October 2013 and ending 30 September 2014**, a Silver Symbol will be presented to licensees achieving the CPD attainment target in three **consecutive** CPD periods, and a Gold Symbol for five **consecutive** CPD periods.

These premium Symbols are different from the standard Symbol for one CPD period. Please refer to Section 9 of the CPD Guidelines for details.