



牌照委員會主席劉振江測量師

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牌照委員會主席 劉振江先生

本期《專業天地》專訪了監管局牌照委員會主席劉振江先生，了解一下牌照委員會的工作及他對地產代理業界質素的看法。

問：你自2014年11月起出任牌照委員會主席，可否和《專業天地》的讀者分享一下委員會的工作及你對其印象如何？

答：我很榮幸去年底獲委任為牌照委員會主席。審批牌照申請是監管局的主要職能之一，而牌照委員會的其中一項重任，就是審閱、批准或拒絕由監管局行政部門提交予委員會之牌照申請。至為重要的是，委員會必須確保只有那些符合「適當人選」及所有發牌要求的申請者才可加入或繼續在行內執業。我們在審批每宗個案時都十分嚴謹，而我很幸運能與一班極為專業的委員會成員及監管局行政部門同事一同工作。

MR LAU CHUN-KONG, CHAIRMAN OF THE LICENSING COMMITTEE

In this issue of *Horizons*, we interviewed Mr Lau Chun-kong, Chairman of the EAA Licensing Committee, about the work of the Committee and his views on the professional standard of the estate agency trade.

Q: You have been the Chairman of the Licensing Committee since November 2014. Could you share with the readers of *Horizons* the work of the Committee and your impressions about it?

A: It was my honour to be appointed as the Chairman of the Licensing Committee late last year. Scrutinising licence applications is one of the EAA's major functions. The Licensing Committee, amongst its other functions, has been tasked with the responsibility to consider, and to approve or refuse licence applications brought before the Committee by the EAA Administration. It is vital for the Committee to ensure that only those applicants who are "fit and proper" and who meet all the licensing requirements could enter or continue to practise in the trade. We are very serious in processing each case and I have the fortune to work with a group of highly professional fellow Committee members and colleagues of the EAA Administration.

問：2014年有53個牌照被撤銷，是歷來最多，全部都是基於它們不再是「適當人選」而被牌照委員會所撤銷，當中有些個案與曾被刑事定罪或使用虛假學歷證明文件有關。現在情況是否仍然嚴重？

答：我們只可容許那些被認為是「適當人選」的人士繼續持有牌照。在決定一名人士是否「適當人選」時，監管局會考慮所有相關因素，包括該人士是否曾因任何罪行而被定罪。監管局行政部門自2014年引入了一些簡化措施以加快審視持牌人資料，這可能是其中一個原因令撤銷牌照的數字上升。至於使用虛假/偽造文件作學歷證明的情況，我知道監管局行政部門已致力向牌照申請人強調，這是一項可被判監的嚴重刑事罪行。我衷心希望這些個案的數字在未來會減少。

問：你對現時地產代理業界的專業水準有何看法？撤銷牌照數目之高，是否反映從業員的專業水準下降了？

答：我不認為地產代理業界的專業水準有所下降。去年撤銷牌照的數字上升有早前提到之成因。自從我於2010年被委任為監管局董事局成員至今，我留意到業界一直穩步邁向專業化，亦很高興見到越來越多持牌人具備大專或以上學歷，由1999年佔整體持牌人數的21%增至2015年3月底的31.5%。作為牌照委員會主席，我期望能見到持牌人數繼續上升，儘管市場交投情況充滿變數。地產代理資格在市場上越來越受歡迎。符合發牌條件只是滿足了入行的基本要求，我鼓勵所有持牌人繼續專業發展，提升專業技能，更好地服務香港。

Q: There were 53 licences revoked by the EAA in 2014, which was a record high. All of them were revoked by the Licensing Committee because those licensees were no longer “fit and proper” persons. Some were related to criminal convictions or the use of false documents for educational attainment. Is the situation still serious now?

A: We could only allow those who are considered as “fit and proper” to continue to hold their licences. In deciding whether an individual is a “fit and proper” person, the EAA considers all relevant factors including whether the individual has any criminal conviction for any offence. The EAA Administration has introduced certain streamlining measures to speed up the process of reviewing licensees’ information since 2014 and that may be one of the reasons for the increase in number of licence revocation. As to the use of false/forged documents for proof of educational attainment in licence applications, I understand that the EAA Administration has been stressing to licence applicants that forgery is a serious criminal offence. I sincerely hope that the number of such cases will decrease in the future.

Q: What do you think of the professional standard of the estate agency trade nowadays? Does the high number of revocations reflect a decline in the professional standard of practitioners?

A: I do not think there is a decline in the professional standard of practitioners. The increase in number of licence revocations last year has its reason as mentioned above. Since I was appointed as an EAA Member in 2010, I have observed that the trade has been growing steadily towards professionalism. I am glad to see that the percentage of licensees with tertiary educational level or above has been raised from 21% in year 1999 to 31.5% as of end of March 2015. As the Chairman of the Licensing Committee, I would like to see further increase in number of licensees despite fluctuations in the market trading conditions. Estate agent qualification has become more sought after in the market. Meeting the licensing requirements is only fulfilling the basic criteria for entering the estate agency profession. I encourage all licensees to continue their professional development and enhance their professional skills so as to serve Hong Kong better.