

監管局回顧2017年上半年工作 EAA HALF YEAR REVIEW 2017

監管局於2017年7月19日舉行新聞發布會，回顧2017年上半年的工作及簡介下半年的工作重點。

監管局於2017年上半年共接獲184宗投訴個案，按年下跌26%。監管局主席梁永祥SBS太平紳士指出，雖然大部份常見的投訴均錄得改善，但涉及有關一手住宅物業銷售活動時「作出失實及誤導性陳述」的投訴，則由2016年上半年的1宗上升至2017年上半年的6宗，錄得五倍升幅。錄得如此升幅的部份原因，主要涉及誤導信用咭付款的運作及其他個別因素。

此外，於2017年上半年，監管局共對175位持牌人採取行動或作出處分，並撤銷了15個牌照及吊銷了8個牌照。

另一方面，參與營業員資格考試的考生人數按年上升65.4%，參與地產代理資格考試的考生人數按年亦有37.6%的升幅。至於個人牌照及公司牌照數字，更分別錄得新高至37,814及3,445個。

踏入2017年下半年，監管局會繼續關注地產代理在銷售一手住宅物業及其他類型的物業，包括非住宅物業及境外物業的操守。而監管局近期發出關於「非住宅物業的買賣或租賃」的執業通告，將於2017年10月1日生效。

另外，監管局將於2017年下半年，發出有關境外物業交易的執業通告，為業界提供相關的指引及守則，讓持牌人在處理此類物業交易時有所依循。

The EAA held a press conference on 19 July 2017 to review its work in the first half of 2017 and introduce initiatives for the second half.

The EAA received a total of 184 complaints in the first half of 2017, which represents a year-on-year decrease of 26%. The EAA Chairman Mr William Leung Wing-cheung, SBS, JP said that while most types of common complaints saw an improvement, the issue of providing inaccurate or misleading information in first-sale activities recorded an increase of five times, from one case in the first half of 2016 to six cases in the first half of 2017. Such a big increase was partly attributable to misrepresentations on the operation of the credit card payment mechanism and other isolated matters.

The EAA has taken action or imposed sanctions on a total of 175 licensees in the first half of 2017. A total of 15 licences were revoked and eight licences were suspended.

Separately, there was a year-on-year rise of 65.4% in the number of candidates sitting the Salespersons Qualifying Examination, and a year-on-year rise of 37.6% in the number of candidates sitting the Estate Agents Qualifying Examination; while the number of individual licences and company licences both recorded record highs of 37,814 and 3,445 respectively.

Stepping into the second half of 2017, the EAA will continue to monitor closely estate agents' conduct and practice in the sale of first-hand residential properties as well as other types of properties, including non-residential properties and overseas properties. The recently issued practice circular on the sale and purchase or leasing of non-residential properties will become effective on 1 October 2017.

In addition, to provide the trade with proper guidelines and practice standards to follow when handling transactions of overseas properties, the EAA will issue a related practice circular in the latter half of 2017.

