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行政總裁
Chief Executive Officer

“局方不時檢視及調整資格考試的內容，從而強化入門水平，以配合市場變化、社會期望及提升行業的質素及形象。”

“ In order to keep pace with market changes and rising public expectations, and to improve the quality and image of the estate agency industry, the EAA reviews and adjusts the content of its qualifying examinations from time to time to raise the level of entrants. ”

考取牌照並不輕易 Getting a licence is not easy

監管局負責規管香港地產代理的發牌及執業，故局方十分重視作為行業把關者的角色，當中的重要工作包括舉辦資格考試，因為它是地產代理入行的一個重要門檻。

局方不時檢視及調整資格考試的內容，從而強化入門水平，以配合市場變化、社會期望及提升行業的質素及形象。因此，要在資格考試考取合格成績，一向並不容易，而事實上過去的合格率也一向不高。因此，業內會有一些所謂「精讀班」或「天書」，務求讓考生在參加考試前有充份準備。但同時間，亦有人會鋌而走險，試圖以欺騙方式取得考試合格，2017年就曾發生一宗資格考試集體作弊案，警方一舉拘捕多人。

該次作弊事件，不但令局方及社會大眾感到震驚，亦令行業形象大打折扣。到了去年，法庭對該案件作出裁決，所有被起訴的涉案人士全部被定罪，部分更被判入獄。

由於案件性質極為嚴重，局方非常重視，在案發後已即時修改資格考試的規則及報考限制，並加強在考試進行期間的監察，以防止再有類似事件發生。為了加強阻嚇力，監管局的執業及考試委員會在剛舉行的會議中決定，這些在考試中作弊被定罪的人士，不但該次考試結果無效，他們在被法庭定罪起兩年內，一律不可以再參加監管局的所有資格考試，以儆效尤。

筆者希望在此再次提醒準備參加資格考試的考生，必須守法自重，切勿在考試中作弊，除有機會被取消考試資格外，甚至有可能觸犯刑事罪行，留有案底影響前途，亦可能無法加入地產代理行業。而本身持有牌照的各位從業員，就更應好好珍惜手中的牌照，因為要重新考取牌照，一點也不輕易。

The EAA is responsible for regulating the licensing and practice of estate agents in Hong Kong. As such, it attaches great importance to its role of gatekeeper to the industry. One of its most important tasks is administering the qualifying examinations, as it is the threshold for entry into the estate agency business.

In order to keep pace with market changes and rising public expectations, and to improve the quality and image of the estate agency industry, the EAA reviews and adjusts the content of its qualifying examinations from time to time to raise the level of entrants. Hence, it is not easy to pass the qualifying examinations and, as a matter of fact, the pass rate in the past has always not been high. As a result, there are some so-called "intensive classes" or "guidebooks" in the market to help candidates fully prepare for the examinations. However, at the same time, some people may try to pass the examinations by deception. In 2017, the police arrested a number of people for cheating in the qualifying examinations.

The cheating incident not only shocked the EAA and the general public, but also greatly tarnished the image of the industry. Last year, the court ruled on the case. All the arrestees prosecuted were convicted and some were sentenced to imprisonment.

Because of the serious nature of the case, the EAA immediately revised the qualifying examination rules and registration restrictions after the incident. At the same time, the EAA also increased its monitoring during the examinations to prevent similar incidents from happening again. To strengthen the deterrent effect, the Practice and Examination Committee of the EAA decided at a recent meeting that those who were convicted of cheating in this case would be disqualified from the relevant examination, and were also barred from retaking any qualifying examinations of the EAA within two years from the date their conviction by the court.

Here, I would like to remind examination candidates once and again that they must abide by the law and not cheat. Otherwise, in addition to being disqualified from the examination, they may also be committing a criminal offence which will affect their future and bar them from joining the estate agency industry. All practitioners holding a licence should cherish it more, as it is no longer easy to obtain a new licence.