

紀律處分 Disciplinary actions (1/7/2008–30/9/2008)

監管局紀律委員會根據《地產代理條例》第30(1)條對下述持牌人行使了紀律制裁權：

The Disciplinary Committee of the EAA has exercised its disciplinary powers under section 30(1) of the Estate Agents Ordinance against the following licensees:

持牌人 (牌照號碼) Licensee (Licence no.)	所判處分 Disciplinary actions	有關事項 Matters concerned
區淑芬 ⁽¹⁾ Au Suk Fan S-200132	譴責，罰款及在牌照上附加條件 Reprimand, fine and attachment of a condition to licence	違反《常規規例》第13(4)條 Breach of section 13(4) of the Practice Regulation
忠誠拍賣行有限公司 C S Auctioneers Limited C-012527	譴責 Reprimand	違反《常規規例》第6(2)條 Breach of section 6(2) of the Practice Regulation
中原地產代理有限公司 Centaline Property Agency Limited C-000227	譴責 Reprimand	違反《常規規例》第6(2)條 Breach of section 6(2) of the Practice Regulation
中原地產代理有限公司 Centaline Property Agency Limited C-000227	譴責及罰款 Reprimand and fine	違反《常規規例》第9(2)條 Breach of section 9(2) of the Practice Regulation
陳瑞玲 ⁽¹⁾ Chan Sui Ling Bonnie E-134616	譴責及在牌照上附加條件 Reprimand and attachment of a condition to licence	沒有遵守《操守守則》第3.2.1段 Failure to comply with paragraph 3.2.1 of the Code of Ethics
周頌邦 ⁽¹⁾ Chau Chung Pong Charles E-246447	譴責及在牌照上附加條件 Reprimand and attachment of a condition to licence	違反《常規規例》第13(4)條 Breach of section 13(4) of the Practice Regulation
鄭琇名以禾富物業代理經營 ⁽¹⁾ Cheng Sau Ming Claudia trading as Wealth Property Agency E-144974	譴責，罰款及在牌照上附加條件 Reprimand, fine and attachment of a condition to licence	違反《條例》第36(1)(a)(i)條 Breach of section 36(1)(a)(i) of the EAO
招志豪 ⁽¹⁾ Chiu Chi Ho E-149931	暫時吊銷牌照 (25/10/2008 – 24/1/2009) Suspension of licence (25/10/2008 – 24/1/2009)	被法庭裁定違反《盜竊罪條例》第16A(1)條，罪名成立 Convicted of an offence under section 16A(1) of the Theft Ordinance
蔡倩婷 Choi Sin Ting S-261278	譴責 Reprimand	違反《常規規例》第6(1)(b)條 Breach of section 6(1)(b) of the Practice Regulation
莊玉龍以利豐物業經營 Chong Yuk Lung Raymond trading as Le Fung Realty E-014130	譴責 Reprimand	違反《常規規例》第8(2)(a)條 Breach of section 8(2)(a) of the Practice Regulation
周至詳以至翔物業代理公司經營 Chow Chi Cheung trading as Chi Cheung Properties Agency Co. E-148774	譴責 Reprimand	違反《發牌規例》第14(1)(b)(iv)條 Breach of section 14(1)(b)(iv) of the Licensing Regulation
周燕芬 ⁽¹⁾ Chow Yin Fan S-182307	暫時吊銷牌照 (2/8/2008 – 8/8/2008) Suspension of licence (2/8/2008 – 8/8/2008)	被法庭裁定違反《條例》第15(1)(b)，55(1)(a)及55(3)(a)條，罪名成立 Convicted of an offence under sections 15(1)(b), 55(1)(a) and 55(3)(a) of the EAO

持牌人 (牌照號碼) Licensee (Licence no.)	所判處分 Disciplinary actions	有關事項 Matters concerned
徐美華 ⁽¹⁾ Chui Mei Wah May S-050124	訓誡及在牌照上附加條件 Admonishment and attachment of a condition to licence	沒有遵守《操守守則》第3.2.1段 Failure to comply with paragraph 3.2.1 of the Code of Ethics
中華物業代理有限公司 Chung Wah Property Agency Company Limited C-007585	譴責及罰款 Reprimand and fine	違反《條例》第36(1)(a)(i)和《常規規例》第6(2)(a)條 Breach of section 36(1)(a)(i) of the EAO and section 6(2)(a) of the Practice Regulation
馮偉琛 ⁽¹⁾ Fung Wai Sum S-047667	在牌照上附加條件 Attachment of conditions to licence	不符合《條例》第21(2)(c)條的規定 Failure to comply with the requirement under section 21(2)(c) of the EAO
金寶置業集團有限公司以瑋澤置業經營 Gold Power Properties Company Limited trading as Wai Chak Property C-023913	譴責 Reprimand	違反《常規規例》第6(2)(b)條 Breach of section 6(2)(b) of the Practice Regulation
何志立 ⁽¹⁾ Ho Chi Lap S-229538	暫時吊銷牌照 (23/8/2008 – 22/12/2008) Suspension of licence (23/8/2008 – 22/12/2008)	沒有遵守《操守守則》第3.7.2段 Failure to comply with paragraph 3.7.2 of the Code of Ethics
何嘉信 ⁽¹⁾ Ho Ka Shun James S-034575	譴責、罰款及 在牌照上附加條件 Reprimand, fine and attachment of a condition to licence	違反《常規規例》第13(4)條 Breach of section 13(4) of the Practice Regulation
香港置業(地產代理)有限公司以香港置業經營 Hong Kong Property Services (Agency) Limited trading as Hong Kong Property C-018893	譴責及罰款 Reprimand and fine	違反《常規規例》第9(1)條 Breach of section 9(1) of the Practice Regulation
Julie Carol King E-137495	譴責及罰款 Reprimand and fine	違反《發牌規例》第10(1)條 Breach of section 10(1) of the Licensing Regulation
錦興物業代理有限公司 Kam Hing Property Agency Company Limited C-014378	譴責 Reprimand	違反《常規規例》第6(1)(c) 條和第6(2)(b)條 Breach of section 6(1)(c) and 6(2)(b) of the Practice Regulation
甘有 ⁽¹⁾ Kam Yau E-181160	譴責、在牌照上附加條件及 暫時吊銷牌照 (20/9/2008 – 26/9/2008) Reprimand, attachment of conditions to licence and suspension of licence (20/9/2008 – 26/9/2008)	被法庭裁定違反《條例》第15(1)(b)條，罪名成立 和不符合《條例》第19(1)(c)條的規定 Convicted of an offence under section 15(1)(b) of the EAO and failure to comply with the requirement under section 19(1)(c) of the EAO
簡俊文 Kan Chun Man Mandy S-056331	譴責 Reprimand	被法庭裁定違反《入境條例》第42(1)(c)條，罪名成立 Convicted of an offence under section 42(1)(c) of the Immigration Ordinance
景峰物業有限公司以景峰物業經營 ⁽²⁾ Kingsford (Discovery Bay) Limited trading as Kingsford Property Agency C-019690	譴責及罰款 Reprimand and fine	違反《常規規例》第9(1)條 Breach of section 9(1) of the Practice Regulation

持牌人 (牌照號碼) Licensee (<i>Licence no.</i>)	所判處分 Disciplinary actions	有關事項 Matters concerned
京士活物業代理有限公司以京士活物業代理經營 Kingswood Property Agency Limited trading as Kingswood Property Agency C-019027	譴責及罰款 Reprimand and fine	違反《常規規例》第9(2)條 Breach of section 9(2) of the Practice Regulation
辜偉烈 ⁽¹⁾ Koh Wai Lit E-078859	譴責及在牌照上附加條件 Reprimand and attachment of conditions to licence	沒有遵守《操守守則》第3.4.1段 Failure to comply with paragraph 3.4.1 of the Code of Ethics
港達物業代理(集團)有限公司 Kong Tat Property Agency (Group) Company Limited C-016937	譴責及罰款 Reprimand and fine	違反《常規規例》第9(2)條 Breach of section 9(2) of the Practice Regulation
顧麗娟以佳信地產代理公司經營 ⁽¹⁾ Koo Lai Kuen trading as Kai Shun Realty Agency E-160172	譴責及在牌照上附加條件 Reprimand and attachment of conditions to licence	沒有遵守《操守守則》第3.2.1段 Failure to comply with paragraph 3.2.1 of the Code of Ethics
葛偉麟 ⁽¹⁾ Kot Wai Lun William E-052958	譴責及在牌照上附加條件 Reprimand and attachment of a condition to licence	沒有遵守《操守守則》第3.5.1段 Failure to comply with paragraph 3.5.1 of the Code of Ethics
林泉以福聯行物業代理公司經營 Lam Chuen trading as Fortland Property Agency E-062025	譴責及罰款 Reprimand and fine	違反《常規規例》第9(1)條 Breach of section 9(1) of the Practice Regulation
林桂蘭 ⁽¹⁾⁽²⁾ Lam Kwai Lan E-083235	譴責及在牌照上附加條件 Reprimand and attachment of a condition to licence	違反《常規規例》第13(4)條 Breach of section 13(4) of the Practice Regulation
林妹 Lam Mui E-131462	譴責 Reprimand	違反《常規規例》第6(1)條和第3(2)條 Breach of sections 6(1) and 3(2) of the Practice Regulation
劉之偉 ⁽¹⁾ Lau Chi Wai E-010811	在牌照上附加條件 Attachment of conditions to licence	不符合《條例》第19(1)(c)條的規定 Failure to comply with the requirement under section 19(1)(c) of the EAO
劉建華 ⁽¹⁾ Lau Kin Wa S-054788	譴責及在牌照上附加條件 Reprimand and attachment of conditions to licence	沒有遵守《操守守則》第3.7.2段 Failure to comply with paragraph 3.7.2 of the Code of Ethics
劉光華 Lau Kwong Wah E-187032	譴責 Reprimand	違反《常規規例》第6(2)條 Breach of section 6(2) of the Practice Regulation
劉惠清 ⁽¹⁾ Lau Wai Tsing E-172427	訓誡、在牌照上附加條件及暫時吊銷牌照 (30/8/2008 – 12/9/2008) Admonishment, attachment of conditions to licence and suspension of licence (30/8/2008 – 12/9/2008)	違反《常規規例》第15條和沒有遵守《操守守則》第3.5.1段 Breach of section 15 of the Practice Regulation and failure to comply with paragraph 3.5.1 of the Code of Ethics
羅德明 ⁽¹⁾ Law Tak Ming S-239242	暫時吊銷牌照 (11/10/2008 – 10/1/2009) Suspension of licence (11/10/2008 – 10/1/2009)	沒有遵守《操守守則》第3.5.1段和第3.4.1段 Failure to comply with paragraphs 3.5.1 and 3.4.1 of the Code of Ethics

持牌人 (牌照號碼) Licensee (Licence no.)	所判處分 Disciplinary actions	有關事項 Matters concerned
李智勤 Lee Chi Kan S-011590	罰款 Fine	被法庭裁定違反《條例》第16(1)(a)條，罪名成立 Convicted of an offence under section 16(1)(a) of the EAO
梁志偉 ⁽¹⁾ Leung Chi Wai S-177412	暫時吊銷牌照 (27/9/2008 – 26/10/2008) Suspension of licence (27/9/2008 – 26/10/2008)	沒有遵守《操守守則》第3.4.1段 Failure to comply with paragraph 3.4.1 of the Code of Ethics
梁金蘭以世紀地產公司經營 Leung Kam Lan trading as Century Property Company E-158537	譴責 Reprimand	違反《常規規例》第6(2)條 Breach of section 6(2) of the Practice Regulation
老俊傑 ⁽¹⁾ Lo Chun Kit S-135412	暫時吊銷牌照 (27/9/2008 – 26/10/2008) Suspension of licence (27/9/2008 – 26/10/2008)	沒有遵守《操守守則》第3.4.1段 Failure to comply with paragraph 3.4.1 of the Code of Ethics
美聯物業代理有限公司以美聯物業 經營 Midland Realty International Limited trading as Midland Realty C-000982	譴責 Reprimand	違反《常規規例》第3(2)(c)條 Breach of section 3(2)(c) of the Practice Regulation
美聯物業代理有限公司以美聯物業 經營 Midland Realty International Limited trading as Midland Realty C-000982	譴責及罰款 Reprimand and fine	違反《常規規例》第9(1)條 Breach of section 9(1) of the Practice Regulation
美聯物業代理有限公司以美聯物業 經營 Midland Realty International Limited trading as Midland Realty C-000982	譴責及罰款 Reprimand and fine	違反《常規規例》第9(1)條 Breach of section 9(1) of the Practice Regulation
伍瑞樑 Ng Sui Leung S-113329	譴責及罰款 Reprimand and fine	被法庭裁定違反《條例》第15(1)(b)條，罪名成立 Convicted of an offence under section 15(1)(b) of the EAO
吳淑儀 ⁽¹⁾ Ng Suk Yee S-181424	譴責，罰款及在牌照上附加條件 Reprimand, fine and attachment of a condition to licence	違反《常規規例》第13(4)條 Breach of section 13(4) of the Practice Regulation
吳淑儀以富華地產經營 ⁽¹⁾ Ng Suk Yee trading as Fu Wah Property Company E-096419	譴責，罰款及在牌照上附加條件 Reprimand, fine and attachment of a condition to licence	違反《條例》第36(1)(a)(i)條 Breach of section 36(1)(a)(i) of the EAO
王永康以大同地產物業代理公司經營 Ong Wing Hong trading as Tai Tung Estate Property Agency Co. E-123368	譴責 Reprimand	違反《發牌規例》第14(1)(b)條 Breach of section 14(1)(b) of the Licensing Regulation
東方置業(控股)有限公司以東方置 業經營 Oriental Property (Holdings) Limited trading as Oriental Property Agency C-026266	譴責 Reprimand	違反《常規規例》第6(2)(a)條和《發牌規例》 第14(1)(b)條 Breach of section 6(2)(a) of the Practice Regulation and section 14(1)(b) of the Licensing Regulation
皇室發展有限公司以永生行物業代 理經營 Palace Development Limited trading as Eternity Property Agency C-024127	譴責 Reprimand	違反《發牌規例》第14(1)(b)(i)條 Breach of section 14(1)(b)(i) of the Licensing Regulation

持牌人 (牌照號碼) Licensee (<i>Licence no.</i>)	所判處分 Disciplinary actions	有關事項 Matters concerned
利嘉閣地產有限公司 Ricaprop Properties Limited C-002504	譴責及罰款 Reprimand and fine	違反《常規規例》第9(1)條 Breach of section 9(1) of the Practice Regulation
利嘉閣測量師行有限公司 Ricaprop Surveyors Limited C-018303	譴責 Reprimand	沒有遵守《操守守則》第3.5.1段 Failure to comply with paragraph 3.5.1 of the Code of Ethics
天下物業有限公司 Skyworld Realty Consultancy Limited C-024964	譴責及罰款 Reprimand and fine	違反《常規規例》第9(1)條 Breach of section 9(1) of the Practice Regulation
鴻基地產有限公司 Splendour Property Company Limited C-001040	譴責及罰款 Reprimand and fine	違反《條例》第36(1)(a)(i)條 Breach of section 36(1)(a)(i) of the EAO
施健彬 ⁽¹⁾ Sze Kin Bun Dennis S-061908	暫時吊銷牌照 (11/10/2008 – 10/11/2008)及在牌照上附加條件 Suspension of licence (11/10/2008 – 10/11/2008) and attachment of conditions to licence	被法庭裁定違反《版權條例》第118(1)(d)和119(1)條以及第118(8)和119(2)條，罪名成立 Convicted of the offences under sections 118(1)(d) and 119(1), sections 118(8) and 119(2) of the Copyright Ordinance
陳佩珊 ⁽¹⁾ Tan Puay San E-202582	譴責及在牌照上附加條件 Reprimand and attachment of a condition to licence	違反《條例》第43(2)條 Breach of section 43(2) of the EAO
鄧觀容 ⁽¹⁾ Tang Koon Yung E-094521	譴責及在牌照上附加條件 Reprimand and attachment of conditions to licence	被法庭裁定違反《條例》第15(2)(c)和第42條，罪名成立 Convicted of an offence under sections 15(2)(c) and 42 of the EAO
鄧蘊蘭 ^{(1) (2)} Tang Wan Lan Winnie E-125744	譴責，罰款及在牌照上附加條件 Reprimand, fine and attachment of a condition to licence	違反《常規規例》第13(4)條 Breach of section 13(4) of the Practice Regulation
杜潤勝 ⁽¹⁾ To Yun Sing E-134791	譴責，罰款及在牌照上附加條件 Reprimand, fine and attachment of a condition to licence	違反《常規規例》第13(4)條 Breach of section 13(4) of the Practice Regulation
湯惠珠以景成地產公司經營 Tong Wai Chu trading as King Shing Property Agency Co. E-150777	譴責及罰款 Reprimand and fine	違反《條例》第36(1)(a)(i)條和沒有遵守《操守守則》第3.2.1段 Breach of section 36(1)(a)(i) of the EAO and failure to comply with paragraph 3.2.1 of the Code of Ethics
好運來物業顧問有限公司 Tri-Luck Property Consultants Co Limited C-013272	譴責 Reprimand	違反《常規規例》第6(2)(b)條 Breach of section 6(2)(b) of the Practice Regulation
徐香蘭 ⁽¹⁾ Tsui Heung Lan E-143342	譴責，罰款及在牌照上附加條件 Reprimand, fine and attachment of a condition to licence	違反《常規規例》第13(4)條 Breach of section 13(4) of the Practice Regulation
徐健華 ⁽¹⁾ Tsui Kin Wa E-250877	譴責，罰款及在牌照上附加條件 Reprimand, fine and attachment of a condition to licence	違反《常規規例》第13(4)條 Breach of section 13(4) of the Practice Regulation
宏昌地產有限公司 Wang Cheong Property Agency Limited C-010677	譴責 Reprimand	違反《常規規例》第6(2)條 Breach of section 6(2) of the Practice Regulation

持牌人 (牌照號碼) Licensee (Licence no.)	所判處分 Disciplinary actions	有關事項 Matters concerned
富裕地產顧問有限公司以富裕地產經營 Wealth Property Consultant Company Limited trading as Wealth Property C-025365	譴責 Reprimand	違反《常規規例》第6(1)(c)條和第6(2)(b)條 Breach of section 6(1)(c) and 6(2)(b) of the Practice Regulation
富達投資有限公司以建富物業經營 Wealthy Century Investment Limited trading as Kin Fu Realty C-025601	訓誡 Admonishment	違反《發牌規例》第14(1)(b)條 Breach of section 14(1)(b) of the Licensing Regulation
盈富物業有限公司 Wealthy Realty Limited C-024257	訓誡及罰款 Admonishment and fine	違反《常規規例》第15條 Breach of section 15 of the Practice Regulation
翁榮佳 Weng Jung Chia E-073786	訓誡 Admonishment	違反《常規規例》第6(2)條 Breach of section 6(2) of the Practice Regulation
黃茲龍 Wong Chi Lung S-077014	譴責 Reprimand	被法庭裁定違反《危險藥物條例》第8(1)(a)及(2)條，罪名成立 Convicted of an offence under section 8(1)(a) and (2) of the Dangerous Drugs Ordinance
黃富 ⁽¹⁾ Wong Fu E-063770	譴責及在牌照上附加條件 Reprimand and attachment of conditions to licence	沒有遵守《操守守則》第3.2.1段 Failure to comply with paragraph 3.2.1 of the Code of Ethics
王柳嫦 ⁽¹⁾ Wong Lau Seung E-207092	譴責及在牌照上附加條件 Reprimand and attachment of conditions to licence	沒有遵守《操守守則》第3.4.1段 Failure to comply with paragraph 3.4.1 of the Code of Ethics
黃賢發 ⁽¹⁾⁽²⁾ Wong Yin Fat S-218542	譴責，在牌照上附加條件及暫時吊銷牌照 (11/10/2008 – 13/10/2008) Reprimand, attachment of a condition to licence and suspension of licence (11/10/2008 – 13/10/2008)	沒有遵守《操守守則》第3.5.1段 Failure to comply with paragraph 3.5.1 of the Code of Ethics
胡彥麟 ⁽¹⁾ Wu Yin Lun S-234650	譴責及在牌照上附加條件 Reprimand and attachment of a condition to licence	被法庭裁定違反《條例》第16(1)(a)條和《盜竊罪條例》第9條，罪名成立 Convicted of offences under section 16(1)(a) of the EAO and section 9 of the Theft Ordinance
溫淑文 ⁽¹⁾ Wun Suk Man E-024856	譴責及在牌照上附加條件 Reprimand and attachment of conditions to licence	沒有遵守《操守守則》第3.5.1段和違反《常規規例》第13(4)條 Failure to comply with paragraph 3.5.1 of the Code of Ethics and breach of section 13(4) of the Practice Regulation
余建生 ⁽¹⁾ Yu Kin Sang S-231873	暫時吊銷牌照(9/8/2008 – 8/9/2008)及在牌照上附加條件 Suspension of licence (9/8/2008 – 8/9/2008) and attachment of conditions to licence	被法庭裁定違反普通法及可根據《刑事罪行條例》第159C(6)處罰的罪行，罪名成立 Convicted of an offence under Common Law and punishable under section 159C(6) of the Crimes Ordinance
余美容 ⁽¹⁾ Yu Mei Yung E-040221	譴責，罰款及在牌照上附加條件 Reprimand, fine and attachment of a condition to licence	違反《常規規例》第13(4)條 Breach of section 13(4) of the Practice Regulation
余若君 ⁽¹⁾ Yu Yeuk Kwan Jenefer E-182686	譴責及在牌照上附加條件 Reprimand and attachment of conditions to licence	違反《常規規例》第10(a)條 Breach of section 10(a) of the Practice Regulation

持牌人 (牌照號碼) Licensee (Licence no.)	所判處分 Disciplinary actions	有關事項 Matters concerned
徐錫娥以富華地產經營 ⁽¹⁾ Zee Sek Nog trading as Fu Wah Property Company E-096402	譴責，罰款及在牌照上附加條件 Reprimand, fine and attachment of a condition to licence	違反《條例》第36(1)(a)(i)條 Breach of section 36(1)(a)(i) of the EAO

註 Notes

- (1) 有關個案已刊於政府憲報（2008年第32期至2008年第46期），詳情可登入政府憲報網頁 (www.gld.gov.hk/egazette) 參閱。
These cases were also published in the Gazette (nos. 32/2008 to 46/2008). For details, please refer to the Gazette (website: www.gld.gov.hk/egazette).
- (2) 有關持牌人已向上訴審裁小組提出上訴。
These licensees have appealed against the decisions of the Disciplinary Committee.

上訴結果 Appeal results (1/9/2008 – 31/12/2008)

下述持牌人就有關監管局紀律委員會根據《地產代理條例》第30(1)條對他們行使紀律制裁權的決定而上訴。以下為有關的上訴結果：

The following licensees have appealed against the decisions of the Disciplinary Committee of the EAA to exercise its disciplinary powers under section 30(1) of the Estate Agents Ordinance against them. The appeal results are as follows:

持牌人 (牌照號碼) Licensee (Licence no.)	有關事項 Matters concerned	紀律委員會所判處分 Disciplinary actions taken by Disciplinary Committee	上訴結果 Appeal result
林桂蘭 Lam Kwai Lan E-083235	違反《常規規例》第13(4)條 Breach of section 13(4) of the Practice Regulation	譴責及在牌照上附加條件 Reprimand and attachment of a condition to licence	上訴駁回 Appeal dismissed 譴責及在牌照上附加條件 Reprimand and attachment of a condition to licence
鄧蘊蘭 Tang Wan Lan Winnie E-125744	違反《常規規例》第13(4)條 Breach of section 13(4) of the Practice Regulation	譴責，罰款及在牌照上附加條件 Reprimand, fine and attachment of a condition to licence	上訴駁回 Appeal dismissed 譴責，罰款及在牌照上附加 條件 Reprimand, fine and attachment of a condition to licence
黃賢發 Wong Yin Fat S-218542	沒有遵守《操守守則》 第3.5.1段 Failure to comply with paragraph 3.5.1 of the Code of Ethics	譴責，在牌照上附加條件及暫時 吊銷牌照 Reprimand, attachment of a condition to licence and suspension of licence	上訴撤銷 Appeal cancelled 譴責，在牌照上附加條件及 暫時吊銷牌照 (24/1/2009 – 26/1/2009) Reprimand, attachment of a condition to licence and suspension of licence (24/1/2009 – 26/1/2009)

凡例

- 《條例》－《地產代理條例》
《常規規例》－《地產代理常規（一般責任及香港住宅物業）規例》
《發牌規例》－《地產代理（發牌）規例》

Legend

- EAO – Estate Agents Ordinance
Practice Regulation – Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation
Licensing Regulation – Estate Agents (Licensing) Regulation