

監管局新一屆董事局及委員會

New EAA Board and Standing Committees

特區行政長官委任／再委任監管局以下成員，任期由2010年11月至2012年10月止，為期兩年。

主席： 陳韻雲女士, BBS, JP

副主席： 梁永祥先生, BBS, JP

普通成員：

陳超國先生

鍾詠雪女士

洪小蓮女士

郭昶先生

林詩棋先生

劉振江先生

劉詩韻女士

劉燕卿女士

李景亮先生

李國麟議員, SBS, JP

梁繼昌先生

劉哲寧先生

廖玉玲女士

呂耀華先生

馬豪輝先生, SBS, JP

伍景華先生

吳麗莎女士

運輸及房屋局常任秘書長(房屋)或其代表

The Chief Executive of the Hong Kong Special Administrative Region appointed/reappointed the following individuals to the EAA for a period of two years from November 2010 to October 2012:

Chairman: Ms Vivien Chan, BBS, JP

Vice-Chairman: Mr William Leung Wing-cheung, BBS, JP

Ordinary Members:

Mr Chan Chiu-kwok

Ms Cynthia Chung Wing-suet

Ms Katherine Hung Siu-lin

Mr Anthony Kwok Chong

Mr Kevin Lam Sze-cay

Mr Lau Chun-kong

Ms Serena Lau Sze-wan

Miss Connie Lau Yin-hing

Mr Lee King-leong

Dr the Hon Joseph Lee Kok-long, SBS, JP

Mr Kenneth Leung Kai-cheong

Mr Liu Che-ning

Ms Elaine Liu Yuk-ling

Mr Alexander Lui Yiu-wah

Mr Ma Ho-fai, SBS, JP

Mr Ng King-wah

Miss Melissa Wu

Permanent Secretary for Transport and Housing (Housing) or his representative



監管局設宴歡迎新任委員，並向離任委員致謝意。

The EAA Board and Administration welcome new board members and say farewell to retiring members.

由2010年11月1日起，監管局改組轄下的常設委員會，以便更有效地履行規管地產代理的職責。常設委員會經改組後，設立了牌照委員會和執業及考試委員會。該兩個新成立的委員會取代舊有的牌照及執業委員會及考試小組，分別處理與牌照有關的事宜，以及執業和考試有關的事宜。

牌照委員會的角色和職能

牌照委員會除了處理批核新牌照及續牌的事宜，也會就牌照申請人及持牌人是否領有牌照或繼續持有牌照的適當人選作出裁定。

一般而言，該委員會處理下列類型的個案：

- 未獲解除破產個案
- 《破產條例》訂明的個人自願安排個案
- 涉及刑事罪行的個案
- 未有遵守附加於牌照上條件的個案
- 未有遵守根據《地產代理條例》（《條例》）而徵收或施加的任何費用、收費或罰款的個案

為了處理有關的個案，該委員會將根據《條例》第27條行使權力，決定是否需要暫時吊銷牌照或撤銷牌照。倘若該委員會提出暫時吊銷或撤銷某牌照的建議，監管局會通知有關的持牌人，以讓他有陳述的機會。委員會在作出裁決之前，會考慮持牌人的陳述。

牌照委員會也負責審批牌照。倘若持牌人在牌照屆滿前一個月至三個月提出續牌申請，但於牌照屆滿前有關申請仍未完成審批，委員會可根據《條例》第23條向他批出臨時牌照，而臨時牌照的有效期一般為六個月。

執業及考試委員會的角色和職能

執業及考試委員會的主要工作，包括檢視地產代理業界的執業，以及就地產代理工作各方面制訂政策和指引。該委員會也會處理前考試小組的工作，專責監督和檢視有關資格考試的行政事宜。

The EAA reorganised its Standing Committees from 1 November 2010 in order to discharge its functions more effectively and efficiently. As a result of the reorganisation, a new Licensing Committee (LC) and a new Practice and Examination Committee (PEC) were formed. The two new committees replaced the former Licensing and Practice Committee and Examination Panel to oversee licensing related matters, and practice and examination related matters, respectively.

Roles and functions of the Licensing Committee (LC)

In addition to granting and renewing licences, the LC focuses on determining whether a licence applicant or current licensee is a fit and proper person to hold or, where appropriate, continue to hold a licence.

Generally, the types of cases that are handled by the LC include the following:

- Cases of undischarged bankruptcy;
- Cases of Individual Voluntary Arrangements provided by the Bankruptcy Ordinance;
- Cases of criminal conviction;
- Cases of non-compliance with conditions attached to a licence; and
- Cases of failing to pay a fee, charge or penalty charged or imposed under the Estate Agents Ordinance (EAO).

To this end, the EAA has delegated to the LC the powers under Section 27 of the EAO to suspend or revoke a licence. If the LC proposes to revoke or suspend a licence, the licensee concerned will be notified of the proposal and given an opportunity to make representations. The LC will consider the licensee's representations, if any, in deciding whether the licence should be suspended or revoked.

The LC is also responsible for considering licence applications brought before it. Pursuant to Section 23 of the EAO, a provisional licence shall be issued to a licensee who makes a renewal application within one to three months prior to the expiration of a licence but the application is still being considered after the licence has expired. The validity period of a provisional licence is usually six months.

Roles and functions of the Practice and Examination Committee (PEC)

The PEC focuses on reviewing the practices of the trade, and formulating policies and guidelines on various aspects of estate agency work. It also assumes the work of the former Examination Panel, overseeing and reviewing various issues relating to the administration of the qualifying examinations.