



無牌從事地產代理工作 影響前途

Doing estate agency work without a licence may *ruin your life*

監管局提醒地產代理公司管理層，切勿要求無牌人士從事地產代理工作，因為這可令他們留有刑事罪行紀錄，影響一生。

監管局執行總監黃維豐先生說：「地產代理工作的定義廣泛。帶客視察物業或在街頭『兜客』參觀一手樓盤也可能被視為在業務過程中進行地產代理工作。不少地產代理公司都僱用所謂的『營業員見習生』。這些公司的管理層有責任確保這些見習生沒有從事地產代理工作。」

黃維豐表示，監管局不時巡查各區的商舖，包括在鄉村和離島的商舖，查看有否聘用無牌人士從事地產代理工作。

無牌從事地產代理工作乃刑事罪行，最高可判處罰款50萬元和監禁兩年。

監管局絕不容忍無牌執業的行為，並鼓勵舉報。局方會就有關涉嫌違法行為展開調查，有需要時更會「放蛇」。若有表面證據，監管局會將個案轉交警方處理。

The EAA warns the management of estate agencies not to engage unlicensed persons to carry out estate agency work, as these persons may end up with a criminal record as a result and have their lives ruined.

EAA Director of Operations Mr Anthony Wong said, "Estate agency work has a wide meaning. Bringing clients to view flats or enticing passers-by to view first-hand properties may amount to work done in the course of carrying out estate agency work. Quite a number of agencies employ so-called 'salesperson-trainees'. The management or employer of such agencies must make sure these trainees are not doing estate agency work."

Mr Wong said the EAA conducted regular compliance checks on estate agency shops of all districts, including those in villages and on outlying islands, to see if any unlicensed persons had been engaged to carry out estate agency work.

Conducting unlicensed estate agency work is an offence and is liable to a maximum fine of \$500,000 and two years' imprisonment.

The EAA has zero tolerance for unlicensed estate agency work and encourages the public to report such cases. It will investigate any case in connection with unlicensed estate agency work and carry out covert operations if necessary. If there is prima facie evidence, the EAA will refer such cases to the police for further action.