

# 從業員切勿擅自取用樓盤資料

## Practitioners must not copy listings information without permission

**樓**盤和客戶資料是地產代理公司的重要財產，因此監管局提醒從業員，在未經僱主同意的情况下，切勿擅自取用這些屬於僱主的資料，否則有可能違反《操守守則》而被紀律處分。

最近有兩名從業員未得僱主同意，抄錄在電腦內的樓盤資料。監管局紀律委員會就此個案舉行紀律研訊，裁定指稱成立，並認為從業員的行為不但嚴重破壞僱主與員工之間的互信關係，而且破壞地產代理的專業形象，令行業的信譽或名聲受損，因而沒有遵守《操守守則》第3.7.2段。結果，該兩名從業員被暫時吊銷牌照14天，而其牌照上也被附加條件，分別要求他們取得12和6個持續專業進修計劃核心科目的學分。

此外，監管局也十分關注有從業員未得僱主允許，把屬於僱主的客戶或放盤資料轉移至另一家地產代理公司。監管局提醒從業員，這些俗稱「偷盤射單」行為除了違規之外，可能因違反對僱主的忠誠而被僱主追討賠償，甚至會觸犯刑事罪行。 ■



Information about clients and listings is regarded as an asset of estate agency firms. Without their employers' permission, practitioners should not copy such information. If they do, they may breach the Code of Ethics and be subject to disciplinary sanctions.

Two practitioners copied listings information from the computers of an agency without their employer's permission. The Disciplinary Committee conducted an inquiry hearing and found the allegations substantiated. The Committee also found that the conduct of the practitioners had not only damaged the trust between their employer and them, but also harmed the professional image of the trade, bringing disrepute to the trade as a whole, thus failing to comply with paragraph 3.7.2 of the Code of Ethics. The practitioners' licences were suspended for 14 days and conditions were also attached to them, requiring them to obtain 12 and six CPD points respectively in cores subjects of the CPD Scheme.

The EAA is also concerned about practitioners' engaging in the transfer of clientele or listings without their employers' permission. If practitioners engage in such acts, they may be sued for damages by their employers or even be guilty of a criminal offence, in addition to facing disciplinary action by the EAA. ■

