



## 監管局2010年 上半年工作回顧與展望

# EAA 2010 half-year review and second-half initiatives

**監**管局於2010年7月20日舉行記者會，由主席陳韻雲女士回顧監管局上半年工作及介紹下半年的工作計劃。陳韻雲透露，就內地與香港地產代理資格互認已經達成協議，預計於下半年正式簽署。監管局於上半年整合和更新多份與一手樓銷售有關的執業通告，又因應新出現的情況，發出執業通告。

陳韻雲表示，監管局與中國房地產估價師與房地產經紀人學會（中房學）已於四月就安排的細節達成共識，預計可於下半年簽訂協議。根據安排，兩地的地產代理參與由對方舉辦的培訓課程及通過測試後，可獲批牌照成為對方的地產代理。首期培訓課程和考試可望於明年舉行。

陳韻雲又指出，監管局因應新出現的問題和從業員不斷變化的執業手法，不時發出執業通告。監管局於上半年將多份與一手樓銷售有關的執業通告重新分類及整合，並且加入新內容。新通告已於5月14日生效。通過巡查工作，監管局發現大部分地產代理都能遵守新規定，只有少部分從業員被發現違規。



The EAA held a press briefing on 20 July 2010 on its work in the first half of the year and its initiatives for the second half. EAA Chairman Ms Vivien Chan said that as far as the mutual recognition of professional qualifications for Mainland and Hong Kong estate agents was concerned, a consensus was reached on the implementation of the scheme. The EAA expects a formal agreement will be entered into in the second half of 2010. Ms Chan also revealed that in the first half of the year, the EAA consolidated and updated its practice circulars on first sales and issued a practice circular to respond to new issues.

According to Ms Chan, the EAA and the China Institute of Real Estate Appraisers and Agents (CIREA) agreed on the details of the mutual-recognition scheme in April, and it is expected that both parties will enter into an agreement in the second half of the year. Under the proposed scheme, Mainland and Hong Kong estate agents, upon attending a training course organised by the other party and passing an examination, will be granted a licence to become Hong Kong and Mainland estate agents respectively. The first training course and examination will be held in the coming year.

Ms Chan also pointed out that the EAA issues practice circulars from time to time, depending on emerging problems and practitioners' changing practices. The EAA consolidated its circulars regulating the sale of first-hand properties and

監管局也因應大眾關注舊樓的安全，發出有關處理附有違例建築工程的舊樓的執業通告，並會在下半年就有關事宜發出執業通告，闡釋進行舊樓收購活動時的注意事項。監管局會與發展商和地產代理公司加強聯繫，講解有關一手樓新指引的內容，又會在下半年增加巡查地產代理商舖，向從業員詳細講解執業通告的內容。



監管局主席陳韻雲女士（左）和行政總裁余呂杏茜女士舉行記者會，回顧監管局上半年的工作，以及簡介下半年的措施。  
EAA Chairman Ms Vivien Chan (left) and Chief Executive Officer Mrs Rosanna Ure hold a press briefing to review the EAA's work in the first half of the year and introduce its initiatives for the second half.

陳韻雲女士又回顧了上半年的投訴情況。她指出，今年上半年每月平均接獲的投訴數字較去年同期減少13%。監管局接獲的投訴指稱，包括未有與客戶訂立或解釋地產代理協議、欠缺土地查冊、不當處理涉及大廈維修或屋宇改建的資訊等。

雖然一手樓盤的巡查次數（645次）較去年同期（638次）略多，監管局於今年1月至6日發出的口頭勸喻次數（146次）卻較去年同期（660次）大幅減少，主要是由於監管局加強執法，例如自2008年下半年起，監管局每遇到有地產代理截車追客，不會再發出口頭勸喻，而會即時立案跟進。

incorporated new information into them. The set of consolidated circulars took effect on 14 May. During its inspections, the EAA found that most estate agents were following the new guidelines. Only a handful of practitioners were found to have breached the rules.

In view of public concern about the safety of old buildings, the EAA issued a practice circular in the first half of the year on old properties with unauthorised building works. The EAA also plans to issue a practice circular on the acquisition of old properties to highlight the points to note for estate agents involved in acquisition activities. The EAA will also strengthen its liaison with developers and estate agencies and brief them on the EAA's new circulars on first sales. In addition, the EAA will increase its inspections at estate agency shops to further explain the content of the circulars to practitioners.

Ms Chan also reviewed the number of complaints received in the first half of the year. The average monthly number of complaints received in the first half of 2010 decreased by 13% compared with that of the same period last year. The allegations involved in the complaint cases included failure to sign an estate agency agreement with clients or to explain the agreement to clients, failure to conduct a land search, improper handling of information on building maintenance or alterations, etc.

Although the number of inspections at first-sale sites (645) was slightly higher than that of the same period in 2009 (638), the number of instances of giving verbal advice decreased from 660 in the first half of 2009 to 146 in the same period of 2010, mainly as a result of the EAA's stepping up its enforcement efforts. For instance, starting in the second half of 2008, if practitioners were found to have intercepted vehicles on the road to solicit business, the EAA took a video record of the incidents and initiated investigations instead of giving verbal advice.