

主席序言

FOREWORD BY THE CHAIRMAN, ESTATE AGENTS AUTHORITY

地產代理監管局主席
張建東太平紳士，SBS

Mr Marvin Cheung Kin-tung, SBS, JP
Chairman, Estate Agents Authority



本人很高興第五次為地產代理監管局撰寫年報序言。是份年報扼要交代監管局2001/02年度的工作。

2001/02年度對監管局來說可算是充滿挑戰的一年。發牌制度三年過渡期在2001年底屆滿，如何協助數以千計尚未符合過渡資格的持牌人，趕及在過渡期結束前完成有關要求實非容易。猶幸經過監管局的一番努力，並得到香港考試局、各大專院校及培訓機構的大力支持，在去年年底時，祇有一千五百多名持牌人未符合要求不能續牌，或因其他理由沒有續牌。

地產市道近年一直持續不景，為求能舒緩業界困難，與從業員共渡市艱，監管局在衡量過本身的財政狀況後，決定由2002年1月1日起將各類牌照費減低30%。持牌人數近期已漸趨穩定，按現時收支水平，除非持牌人數會大幅增加，否則監管局未來數年都會有營運赤字。不過，由於監管局的財政一向穩健，而監管局亦會在各方面努力樽節，務求令收支平衡，相信短期內對監管局不會造成太大的財政壓力。監管局亦會考慮自置物業作辦公室，希望藉此可每年節省300萬元經常開支。

在過去的一年，《牌照規例》亦經過重大的修訂，為持牌人在領牌及計劃事業上提供更大的靈活性。另一方面，檢討《執業規例》的工作，亦已在去年底開展。此外，監管局透過條例執行、投訴處理及舉辦講座等工作，致力提升從業員的專業知識和服務質素；更在宣傳及公眾教育等方面作出配合，協助市民認識法例，提高消費權益意識。

在此，本人謹向局內同寅致意。他們不辭勞苦，各憑真知灼見，對局內的各項事務決策，提供了不少寶貴意見，推動監管局的成長。同時，本人代表局內同寅向各有關政府部門、公私機構、培訓院校，特別是房屋局各同事致謝，感謝他們一直對監管局的大力支持和在各項工作提供協助。

地產代理監管局主席

張建東太平紳士，SBS

It gives me great pleasure in presenting the fifth Annual Report of the EAA in respect of its operations for the year ended 31st March 2002.

The past year was full of special challenges to the Authority. The three-year transition period in the licensing regime concluded at the end of 2001, and it was indeed a formidable task to help thousands of unsubstantiated licensees achieve the qualifications required before transition came to a close. It took nothing less than strenuous efforts on the part of the EAA and significant support from the Hong Kong Examinations Authority and the tertiary and vocational training institutions for these licensees to be assisted, and our efforts bore fruit as, by the end of 2001, there were only about 1,500 individuals who were unable to meet the requirements for licence renewal, or who chose not to renew the licence for other reasons.

In recent years the property market has been in a state of doldrums and, in order to help practitioners tide over a time of hardship, the EAA, having considered its own financial viability, decided to lower licence fees by 30% as from 1st January 2002. As the number of licensees has gradually stabilised, the EAA is likely to incur recurring deficits in the coming years unless the number of licensees increases substantially. However, with the general soundness of the Authority's finance and efforts to scale down expenses on all fronts, the deficit is unlikely to impose immediate pressure on the Authority's financial viability. The EAA will also consider the acquisition of office premises which will have the effect of saving \$3 million per annum approximately.

During the past year the Licensing Regulation was subject to substantial amendments, providing licensees with greater flexibility in licence renewal and career planning. On the other hand, the review of the Practice Regulation has also begun. The Authority further sought to raise the standard of professional knowledge and practice within the trade through the enforcement of regulations, the management of complaints and the provision of training programmes. Complementary efforts in publicity and community education were made to help the general public learn about the protection they enjoy under the licensing and regulatory regime.

I would like to register here my sincere thanks to my colleagues in the Authority for their tireless efforts and judicious opinions which have greatly facilitated the growth and development of the EAA. On behalf of the Authority, I would also like to convey our appreciation to government agencies, public and private organisations, institutions providing training programmes, and in particular the Housing Bureau, for their stalwart support and assistance in connection with our various undertakings.

Marvin Cheung Kin-tung, SBS, JP
Chairman, Estate Agents Authority