



### **Educational qualifications for licensees**

(22 August 2006) The Estate Agents Authority (EAA) receives enquiries from time to time about the educational qualifications required for obtaining a licence. EAA would like to remind those who are interested in taking the qualifying examination that under the Estate Agents (Licensing) Regulation (the Licensing Regulation), one of the licensing requirements is completion of an educational level of Form 5 of secondary education or its equivalent.

For the protection of consumers, EAA must act according to the law and ensure all new entrants to the estate agency trade have attained certain academic qualifications. Section 7 of the Licensing Regulation states that no licence shall be granted or renewed unless the applicant has completed an educational level of Form 5 of secondary education or its equivalent. This requirement is clearly stated under the “Important Notice” in the entry forms for the Estate Agents and Salespersons Qualifying Examinations. The “Important Notice” also reminds applicants to check if they satisfy all licensing requirements before paying the examination fee. Details of the licensing requirements (including the educational requirement) are also available on the EAA website ([www.eaa.org.hk](http://www.eaa.org.hk)).

As to the proof of completion of the required educational level, applicants are expected to submit the original certificate of completion of Form 5 (or levels above) issued by a local school/educational institution registered with the Education Department. EAA considers a Form 5 curriculum to include languages, mathematics and other subjects. In other words, EAA will not accept a certificate issued by English tutorial schools showing only one subject passed as proof of attainment of the required educational qualification.

The applicant may also provide the original of one of the following documents to certify the attainment of a Form 5 equivalent or higher level of educational qualification:

- Hong Kong Certificate of Education Examination (with passes in 5 different subjects);
- Certificate of Hong Kong Higher Level Examination;



Certificate of Hong Kong Advanced Level Examination; or  
Certificate showing the completion of an undergraduate or  
postgraduate programme issued by a local tertiary educational  
institution.

If an educational qualification cannot be supported by any of the  
above documents, one may submit an application for qualification  
assessment to the Hong Kong Council for Academic Accreditation, whose  
assessment will be accepted by EAA as proof of educational qualification.

Anyone who has passed the qualifying examination can apply for a  
licence within the following 12 months. Those who initially do not have the  
required educational qualification may also take the examination and (if  
they subsequently obtain the required educational qualification) apply for a  
licence within 12 months after passing.

As at the end of July 2006, there were 21,685 individual licensees, of  
which 9,562 were licensed estate agents and 12,123 were licensed  
salespersons.

EAA would also like to remind those who are interested in applying  
for a licence or taking the qualifying examination, that completion of an  
education level of Form 5 of secondary education or its equivalent is only  
one of the licensing requirements. Licence applicants must also pass the  
qualifying examination, be aged 18 or above and considered “fit and  
proper” to hold a licence.

Before registering for the qualifying examination, prospective  
candidates can call the EAA hotline at 2111-2777 for enquiries regarding  
the licensing requirements, including requirements on educational  
qualification.

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