



**Estate Agents Authority steps up inspection action against
unlicensed estate agency work**

(3 June 2026) During a recent operation combatting unlicensed estate agency work, the Estate Agents Authority (“EAA”) identified a man suspected of conducting estate agency work without a licence. The case was immediately referred to the Police, and the Police has arrested that person.

As the case is being investigated by the Police, it is inappropriate for the EAA to disclose the details of the case. Nevertheless, the EAA wishes to issue a stern reminder that under the Estate Agents Ordinance (“EAO”), anyone carrying out estate agency work in the course of business in Hong Kong without holding a valid licence issued by the EAA is committing an offence and is liable on conviction to a maximum penalty of a fine of \$500,000 and imprisonment for two years, except in prescribed exempted circumstances. Moreover, employing or continuing to employ a person who for the time being is not the holder of an estate agent’s licence or salesperson’s licence as a salesperson is also an offence; with a maximum penalty upon conviction being a fine of \$100,000 and imprisonment for six months.

With the school summer holidays approaching, many fresh graduates and students will be seeking employment. The EAA reminds those intending to work in estate agency companies that they must not engage in estate agency work without a licence. According to the EAO, the definition of estate agency work has a wide meaning. If the work in an estate agency company involves introducing property information, promoting properties, or accompanying in inspection of properties, etc., such acts may be regarded as carrying out estate agency work. Anyone



who wishes to participate in estate agency work should sit for the relevant qualifying examinations, obtain a passing result and apply for a licence.

Simultaneously, estate agency companies must ensure that only holders of a valid estate agent's licence or a salesperson's licence can carry out estate agency work. If it is proven that an estate agency company has committed the offence of employing or continuing to employ unlicensed persons to carry out estate agency work with the consent or connivance of a director or an officer, such director or officer shall be liable of the same offence.

EAA once again reminds the public not to engage unlicensed agents for property transactions. Licensed estate agents have the professional knowledge in property transaction and their practice and conduct are regulated by the EAA. To verify whether a person holds a valid licence issued by the EAA, members of the public may request to see his/her business card (which must bear his/her licence number), or inspect his/her Estate Agent Card issued by the EAA to obtain his/her name and estate agent (or salesperson) licence number, and check against the Licence List on the EAA website (<https://www.eaa.org.hk/en-us/Licence-list>).

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