

監管局回顧 2025 年上半年工作及簡介下半年工作重點

The EAA reviews its work in the first half of 2025 and introduces its initiatives for the second half

監管局早前發表今年上半年的統計數字，回顧局方在2025年上半年的工作概況，並簡介下半年的工作重點。

2025年上半年共有2,560名考生參加資格考試，較去年同期下跌2%。截至2025年6月30日，個人牌照數目為37,792個，較2024年6月30日減少2.9%，亦較2024年12月31日減少1.8%，反映持牌人數穩定但略有下降。

監管局共開立128宗投訴個案，較去年同期上升逾六成，當中有17宗涉及一手住宅物業。整體投訴錄得較大升幅的主因是涉及「發出違規廣告」的投訴數字上升，大多涉及提供不正確資訊，例如錯誤的樓盤照片、售價或樓面面積。

監管局今年上半年共巡查一手樓盤銷售點共347次、抽查網上物業廣告862次，分別較去年同期增加39%及21%。另外，局方亦巡查了地產代理商舖450次，及抽查有關遵守反洗錢及打擊恐怖份子資金籌集規定580次。

此外，監管局於2025年上半年合共對138名持牌人或前持牌人採取行動或作出處分，包括暫時吊銷了3個牌照及撤銷了33個個人或公司牌照。

展望未來，監管局將就《簡樸房條例草案》通過後的事宜與政府及業界保持緊密溝通，以完善現行指引，並加強業界的教育和宣傳，確保條例草案通過後，地產代理能夠遵守。

The EAA released its half year figures, reviewed its work in the first half of 2025 and introduced its initiatives for the second half of the year.

In the first half of 2025, there were 2,560 candidates participating in the qualifying examinations, representing a drop of 2% when compared to the same period of the last year. As at 30 June 2025, the number of individual licences was 37,792, which is 2.9% lower than that of 30 June 2024 and a decrease of 1.8% compared to 31 December 2024, reflecting a stable but also slight decrease in the licensee population.

The EAA opened 128 complaint cases, which is over 60% more than the same period of the last year, among which 17 cases involve first-hand residential properties. The overall increase in complaints was mainly due to the increase in complaints involving “issuing non-compliant advertisements”, most of which involved providing incorrect information such as inaccurate property photos, selling prices or floor area.

The EAA conducted a total of 347 inspections at the sale-sites of first-hand residential properties and conducted 862 spot checks on online property advertisements, representing an increase of 39% and 21% respectively when compared to the same period last year. In addition, the EAA conducted 450 inspections at the estate agency shops and 580 spot checks on compliance with anti-money laundering/counter-terrorist financing requirements.

On the other hand, the EAA has taken actions or imposed sanctions against a total of 138 licensees or former licensees in the first half of 2025, including suspending three licences and revoking 33 individual or company licences.

Looking forward, the EAA will keep close communication with the Government and the estate agency trade regarding on the passage of the Basic Housing Units Bill, enhance the existing guidelines and step up education and publicity for the trade to ensure compliance by estate agents upon passage of the Bill.

