

監管局於中國內地的公眾教育工作

EAA's public education in the Chinese Mainland

為提高公眾意識，特別是計劃來港租賃物業的中國內地學生，監管局於2025年11月23日參加於深圳會展中心舉辦的「香港高等教育及升學博覽會2025」，向學生及其家長提供有用資訊。

這是監管局首次於中國內地參與實地公眾教育活動，體現了局方致力教育新來港人士，讓他們在港租賃物業時獲得更好保障。為期一天的博覽會旨在吸引計劃來港留學的學生及其家長，並吸引約8,000名訪客參觀。

監管局於博覽會上設置展位，與訪客直接交流。在場的監管局人員不僅解答訪客的疑問，還派發局方印製的《香港非本地學生租賃指南》小冊子，以協助他們了解在港租賃物業時需注意的事項。監管局人員同時亦向他們強調委託持牌地產代理的重要性，以減低物業交易的潛在風險。

監管局人員同時向訪客介紹局方的角色和職能，並透過場刊及網上文章宣傳，好讓更多人士可以獲得相關訊息。

To enhance public awareness, particularly among Chinese Mainland students planning to rent properties after they come to Hong Kong, the EAA participated in the "GBA Higher Education Expo 2025" on 23 November 2025 at the Shenzhen Convention and Exhibition Center to reach out to the students and their parents.

This marked the EAA's first-time participation in an on-site public education activity in the Chinese Mainland, underscoring its commitment to educating newcomers from the Chinese Mainland for better protection when renting properties in Hong Kong. The one-day Expo aimed to attract potential students that plan to come to Hong Kong to study and their parents, and it attracted about 8,000 visitors.

At the Expo, the EAA set up a booth to reach out directly to the visitors. The attending EAA staff not only answered questions from the visitors but also distributed the EAA booklet titled "Tenancy Guide for Non-local Students in Hong Kong", a practical reference designed to help students navigate key considerations when renting accommodation in Hong Kong. Through face-to-face interactions, EAA staff also emphasised the importance of appointing licensed estate agents to mitigate potential risks in property transactions.

In addition, EAA staff also introduced the roles and functions of the EAA. The initiative was further promoted through an on-site supplement and an online article published after the event, so that more members of the public will be informed of the relevant information.



監管局人員解答訪客的疑問。
EAA staff answered the queries of the visitors.



監管局於博覽會的展位。
EAA booth in the "GBA Higher Education Expo 2025".

監管局出席「簡樸房」規管制度簡介會

The EAA attended the "Basic Housing Units" regulatory regime briefing

監管局及地產代理業界代表於2025年11月8日出席有關「簡樸房」規管制度的簡介會。

房屋局副局長戴尚誠先生，JP及其他房屋局代表在簡介會中向公眾講解「簡樸房」規管制度，監管局行政總裁梁松泰先生亦藉此機會提醒持牌人遵守新的規管制度，並建議業主盡快登記其分間單位。

政府已於2025年10月3日於憲報刊登《簡樸房條例》，並將於2026年3月1日生效。監管局稍後將發出有關處理簡樸房租賃事宜的新執業通告，以供業界遵從。

The EAA and estate agency trade representatives attended a public briefing regarding the Basic Housing Unit ("BHU") regulatory regime on 8 November 2025.

In the seminar, the Under Secretary for Housing, Mr Victor TAI Sheung-shing, JP and other Housing Bureau representatives explained the BHU regulatory regime to the public. Mr Gordon LEUNG Chung-tai, the EAA Chief Executive Officer, also seized this opportunity to remind licensees to comply with the new regulatory regime and advised landlords to register their subdivided units as early as possible.

As the Government published the Basic Housing Unit Ordinance ("Ordinance") in the Gazette on 3 October 2025, the Ordinance will come into effect on 1 March 2026. The EAA will later issue a new practice circular on the subject for the trade to follow when handling the tenancy of BHU.



個人資料私隱專員公署出版防騙單張及海報

Office of the Privacy Commissioner for Personal Data publishes anti-fraud leaflet and poster

個人資料私隱專員公署出版最新防騙宣傳單張及海報，以加強市民對防騙及個人資料保障的意識。

監管局建議持牌人閱讀並在處理樓宇交易時提升防騙意識。

The Office of the Privacy Commissioner for Personal Data has published a new anti-fraud leaflet and poster to enhance public awareness of fraud prevention and personal data protection.

The EAA encourages licensees to read it to raise their awareness of fraud prevention when handling property transactions.



地產代理監管局灣仔辦事處新繳費安排

New payment arrangement for EAA office in Wanchai

監管局為其灣仔辦事處推出一項新的繳費安排。自2025年12月8日起，繳費安排調整如下：

The EAA has introduced a new payment arrangement for its Wanchai office. From 8 December 2025 onwards, the payment arrangement is adjusted as follows:

繳費地點 Payment Point	繳費方式 Payment Method	詳情 Details
OK便利店	現金或易辦事(EPS)	申請人於監管局辦事處提交有關申請表格及/或文件後，將獲發一張「繳費單」。請攜同該繳費單前往任何一間OK便利店繳費。
Circle K Convenience Store	Cash or EPS	After submitting the relevant application forms and/or documents at the EAA Wanchai Office, a "Payment Slip" will be given to the relevant applicant who may then bring it to any Circle K convenience store to make the payment.
監管局灣仔辦事處	只接納支票／本票 不接納現金或EPS付款	申請人請將繳款支票／本票連同相關申請表格及／或文件一併遞交至監管局辦事處。
EAA Wanchai Office	Cheque/Cashier's Order only No Cash or EPS payment will be accepted	Applicant may submit the application forms and/or documents together with the cheque/cashier's order at the EAA Office.

如有查詢，請致電監管局熱線2111 2777。

For enquiries, please call the EAA hotline 2111 2777.

紀律研訊案件的罰款制裁寬減機制

Monetary sanction reduction mechanism for disciplinary cases

由2026年1月1日起，為鼓勵持牌人於紀律研訊程序的最早階段承擔其行為的責任及承認其違規行為，紀律委員會可考慮對未曾因同類違規行為受過紀律處分，並在面晤研訊開始前承認對其指稱及同意有關案情的違規持牌人，提供罰款制裁寬減（「寬減機制」）（如適用）。

為免生疑問，寬減機制不適用於重複的違規行為，亦不適用於非罰款的制裁。

有關寬減機制的詳情，請參閱監管局網頁：www.eaa.org.hk/zh-hk/Inquiry-Hearing/Monetary-Sanction-Reduction-Mechanism-for-Disciplinary-Cases

With effect from 1 January 2026, to encourage licensees to take responsibility for their conduct and to admit their allegation(s) at the earliest stage of the disciplinary proceedings, the Disciplinary Committee may consider granting a reduction in monetary sanctions ("Reduction Mechanism") to non-compliant licensees who have not previously been disciplined for a similar breach, admit the allegation(s) against them, and agree to the summary of facts before the commencement of the full inquiry hearing, where applicable.

For the avoidance of doubt, the Reduction Mechanism does not apply to repeated breaches, nor to non-monetary sanctions.

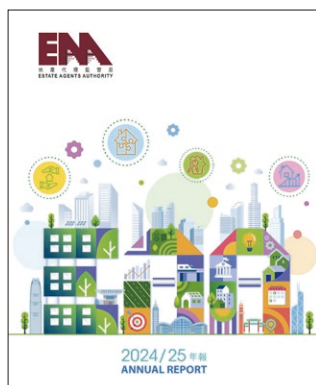
For the details of the Reduction Mechanism, please visit the EAA's web page at: www.eaa.org.hk/en-us/Inquiry-Hearing/Monetary-Sanction-Reduction-Mechanism-for-Disciplinary-Cases

監管局2024/25年報已經出版

EAA's Annual Report 2024/25 published

監管局2024/25年報已經出版。年報於每屆財政年度發布，是與公眾溝通的主要渠道，並概述了監管局規管地產代理業界執業的主要工作，以及截至2025年3月31日財政年度的財務回顧。

該年報亦記錄了監管局於2024/25年度的工作，包括把關、執法、推動業界提升專業水平及加強消費者教育。2024/25年度年報的電子書版本已上載至監管局網站：
www.eaa.org.hk/EAA-AR2425/Chi/index.html



The EAA's Annual Report 2024/25 has been published. It is published every fiscal year as a major tool to communicate with the public and summarises the EAA's work in regulating the practice of the industry and includes its financial statement for the fiscal year ended 31 March 2025.

The Annual Report also records the EAA's work in 2024/25, including gatekeeping, enforcement, enhancing the professional standard of the trade and strengthening consumer education. The e-book version of the Annual Report 2024/25 is now available at the EAA's website:
www.eaa.org.hk/EAA-AR2425/Eng/index.html

監管局職員榮獲「2025申訴專員嘉許獎」

EAA staff honoured with "The Ombudsman's Awards 2025"

監管局兩名職員榮獲「2025申訴專員嘉許獎」的「公職人員獎」，以表揚他們在處理市民大眾的查詢時展現的專業表現和積極態度。

申訴專員嘉許獎頒獎典禮於2025年11月18日舉行，紀律研訊部張淑賢女士及牌照部陳潔蓉女士在處理查詢方面表現出色均獲頒發個人獎項，她們以積極的態度服務市民，贏得了肯定和讚賞。

Two EAA staff members were honoured with "The Ombudsman's Awards 2025" in the category of "Officers of Public Organisations" in recognition of their professionalism and positive attitude in handling enquiries from the general public.

The Ombudsman's Awards Presentation Ceremony was held on 18 November 2025. Ms Rita Cheung from the Disciplinary Proceedings Section and Ms Giselle Chan from the Licensing Section, both received an individual award for their outstanding performance in handling enquiries. They earned the recognition and commendation by adopting a positive attitude to serve the public.



張淑賢女士(右)從申訴專員陳積志先生手中接過獎項。
Ms Rita Cheung (right) receives the award from The Ombudsman, Mr Jack Chan.



陳潔蓉女士(右)從申訴專員陳積志先生手中接過獎項。
Ms Giselle Chan (right) receives the award from The Ombudsman, Mr Jack Chan.

就適當人選相關事項的變更通知監管局

Notify EAA of any change to matters related to fit and proper person

如個人或公司牌照的申請人／持牌人就牌照申請的補充表格中刑事定罪紀錄部份（個人牌照適用）及／或訂明表格「聲明」部份的事項有任何改變，須於31天內書面通知監管局，以考慮其適當人選資格；否則，有關申請人／持牌人可能不會被視為適當人選。

上述要求亦涵蓋公司牌照的非持牌個人／公司董事及營業詳情說明書（合夥經營）的非持牌合夥人。詳情已載於相關牌照或營業詳情說明書申請的補充表格。

Applicants/Holders of individual or company licence are required to notify the EAA in writing of any change to the criminal records declared in the supplementary form (applicable to individual licence) and/or matters in the Declaration part of the prescribed form for licence application within 31 days for EAA's consideration of their fitness and properness. Failing which, the relevant applicant/licensee may not be considered a fit and proper person.

The above requirement also covers individual or company directors without holding a licence of company licence, and partners without holding a licence of statement of particulars of business ("SPOB") held by a partnership. Details have been stated in the supplementary form for application of respective licences/SPOBs.

監管局支持2025年立法會換屆選舉

The EAA supported the 2025 Legislative Council General Election

監管局支持並向地產代理業界宣傳2025年立法會換屆選舉，並呼籲持牌人投票，共同建設美好將來。

為表達對2025年立法會換屆選舉的支持，監管局主席蕭澤宇教授，BBS，JP及行政總裁梁松泰先生出席了10月23日舉行的2025年立法會換屆選舉啟動禮。蕭主席其後向所有持牌人發出函件，呼籲持牌人前往投票。監管局亦委託社企聖雅各福群會協助包裝及向全港超過6,500多間地產代理商舖寄出立法會選舉宣傳海報。

The EAA supported and promoted the 2025 Legislative Council General Election to the estate agency trade and called on licensees to cast their votes to build a better future together.

To show their support for the 2025 Legislative Council General Election, the EAA Chairman Professor Simon SIU, BBS, JP and CEO Mr Gordon LEUNG attended the Legislative Council General Election Kick-off Ceremony on 23 October 2025. Professor SIU then issued a letter to all licensees to encourage them to vote. The EAA had also engaged the social enterprise St. James' Settlement to assist with packaging and mailing the election promotional posters to some 6,500 estate agency shops across the territory.



監管局主席蕭澤宇教授，BBS，JP（右）及行政總裁梁松泰先生出席2025年立法會換屆選舉啟動禮。

The EAA Chairman Professor Simon SIU, BBS, JP (right) and CEO Mr Gordon LEUNG attended the Legislative Council General Election Kickoff Ceremony.



監管局委託社企聖雅各福群會協助包裝及向所有地產代理商舖寄出立法會選舉宣傳海報。

The EAA has engaged the social enterprise St. James' Settlement to assist with packaging and mailing the Legislative Council election posters to all estate agency shops.