



打擊無牌

**STAMP OUT
UNLICENSED**

地產代理

ESTATE AGENTS

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打擊無牌地產代理

Stamp out unlicensed estate agents

監管局留意到有懷疑無牌人士向準買家、尤其是來自中國內地、不熟識香港物業交易流程及地產代理持牌要求的，於香港推廣及銷售一手住宅物業。今期《專業天地》中，監管局會講述監管局最近的相關執法行動，並提醒地產代理公司切勿聘用無牌人士從事地產代理工作。

The EAA has noticed that some suspected unlicensed individuals are promoting the sale of first-hand residential properties in Hong Kong to potential purchasers, particularly those from the Chinese Mainland, who are not familiar with the transaction process and licensing requirement of estate agents in Hong Kong. In this issue of *Horizons*, the EAA would like to talk about its latest related enforcement action and remind estate agency companies that they must not hire unlicensed individuals to carry out estate agency work.



監管局的行動與提醒

監管局重申，除了已訂明的豁免情況外，任何人在香港從事地產代理工作，均須持有由監管局發出的有效牌照。無牌從事地產代理工作，屬於刑事罪行，一經定罪，最高刑罰為罰款50萬元及監禁兩年。

在今年五月一次打擊無牌地產代理工作的行動中，監管局在一手樓盤銷售處發現一名涉嫌在無牌情況下從事地產代理工作的男子。該個案已即時轉交警方跟進，警方隨後已拘捕該名人士。

根據《條例》，「地產代理工作」的定義廣泛。本質上，「地產代理工作」是指在業務過程中為客戶：

- (一) 介紹意欲出售、購買或租賃物業的第三者而進行的活動或工作，及相關的商議；或
- (二) 於介紹工作和商議工作完成後，就物業達成買賣或租賃協議而進行的工作。

派發宣傳單張及／或向準買家提供物業資料，及或帶客視察物業或在街頭招攬途人參觀物業，均有可能構成無牌從事地產代理工作，屬《條例》下嚴格禁止的行為。地產代理公司的管理層或僱主必須確保只有持有有效地產代理牌照或營業員牌照的員工方可從事地產代理工作。他們不可聘用無牌人士推廣物業，更應積極監管中層管理人員，確保他們不會聘用或派駐無牌員工進行任何形式的宣傳活動。

The EAA's action and reminder

The EAA reiterates that, unless otherwise exempted, anyone engaging in estate agency work in Hong Kong must hold a valid licence issued by the EAA. Failure to do so is an offence and the maximum penalty is a fine of \$500,000 and imprisonment for two years.

During an operation combatting unlicensed estate agency work in May this year, the EAA identified a man suspected of conducting estate agency work without a licence at a first-hand sales site. The case was immediately referred to the Police, and the Police have arrested that person.

The definition of "estate agency work" in Estate Agents Ordinance ("EAO") has a wide meaning. In essence, the term "estate agency work" refers to any work done in the course of business for a client:

- (a) being work done in relation to the introduction to the client of a third person who wishes to buy, sell or lease a property or the subsequent negotiations for the purchase, sale or leasing of the property, or
- (b) being work done, after the introduction or the negotiations, to effect the purchase, sale or leasing of the property.

Distributing leaflets and/or providing property information to prospective purchasers and/or accompanying them to inspect show flats with a view to soliciting business may amount to unlicensed estate agency work, which is strictly prohibited under the EAO. The management or employer of estate agency companies must make sure that only employees with a valid estate agent's licence or salesperson's licence can carry out estate agency work. They must refrain from hiring unlicensed persons to promote properties, and must also actively supervise middle management to ensure they do not hire or deploy unlicensed staff for any form of promotional activities.

地產代理監管局
ESTATE AGENTS AUTHORITY



池牌人
CHI PAI YAN

地產代理（個人）牌照
ESTATE AGENT'S LICENCE (INDIVIDUAL)
E-123456

牌期屆滿日期 LICENCE EXPIRY DATE
11-10-2027

地產代理公司及其管理層的法律責任

持牌地產代理公司及其董事須設立妥善的程序及制度，以監督和管制其地產代理業務及確保無牌人士沒有進行地產代理工作。僱用或繼續僱用當其時並非地產代理牌照或營業員牌照持有人的人士作為營業員，亦屬於刑事罪行。一經定罪，最高刑罰為罰款10萬元及監禁六個月。

根據監管局發出的執業通告(編號15-01(CR))所述，《地產代理常規(一般責任及香港住宅物業)規例》第15條的要求不只適用於經營地產代理業務的僱主和董事，亦延伸至由地產代理聘用或委任的持牌地產代理(例如：為符合《條例》就有效和獨立地控制地產代理公司的辦事處的業務而委任的經理，以至其上司及高層管理人員)，而其職責或為設立及／或維持程序或制度，以監督及管理其僱員或其轄下工作的人。

因此，負責聘請地產代理的經理，須查核將獲聘從事地產代理工作的人士，是持有有效的地產代理或營業員牌照；並向員工清晰闡明未持有牌照的僱員(如代理見習生)可以及不可以從事的工作，並僅指派持牌人士進行地產代理工作。

Liability of licensed estate agency companies and their management

Licensed estate agency companies and their directors are responsible for establishing proper procedures or systems to supervise and manage their estate agency business and they must ensure that their unlicensed employees do not practice estate agency work. Employing or continuing to employ a person as a salesperson who for the time being is not the holder of an estate agent's licence or salesperson's licence is an offence; the maximum penalty upon conviction is a fine of \$100,000 and imprisonment for six months.

As stated in the Practice Circular (No. 15-01(CR)) issued by the EAA, the requirement of section 15 of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation is not restricted to owners and directors of an estate agency business, it extends to licensed estate agents (e.g., managers appointed for the effective and separate control of the business of an office of the estate agency company in compliance with the EAO, and their supervisors on the reporting line to the senior management) employed or appointed by an estate agent, who are responsible for establishing and/or maintaining the procedures or systems to supervise and manage the work of employees or persons under their control.

Therefore, hiring managers of estate agency companies must ensure that the person to be employed for conducting estate agency work possesses a valid estate agent's or salesperson's licence; and the work that non-licensed employees (e.g., agent trainees) can and cannot undertake is clearly set out for staff, and only licensees would be assigned to perform estate agency work.



捍衛行業專業水平

物業交易涉及複雜的程序與專業知識，例如進行土地查冊、確認產權負擔及協助各方簽訂協議等。持牌地產代理／營業員具備物業交易所需的專業知識處理物業交易，其執業及行為均受監管局規管。相反，無牌人士並非受監管局規管，消費者權益將無法獲得保障。

監管局將繼續採取巡查行動，對無牌從事地產代理工作的行為實施零容忍政策。凡有表面證據支持的個案，均會轉交警方作進一步行動。

Safeguard the trade's professionalism

Property transactions involve complicated procedures and specific knowledge such as conducting land searches, identifying encumbrances, and assisting the parties in entering into agreements. Licensed estate agents and salespersons possess the required professional knowledge to handle property transactions and their practice and conduct are regulated by the EAA. On the contrary, unlicensed persons are not regulated by the EAA and hence consumers' interests would not be protected.

The EAA will continue to conduct inspections and take a zero tolerance approach to unlicensed estate agency work. Any cases supported by prima facie evidence will be referred to the Police for further action.



監管局回顧2026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 2026 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2026年上半年的工作概況，並簡介下半年的工作重點。

截至2026年6月30日，個人牌照數目為38,152個，較去年同期增加1.0%，反映持牌人數保持穩定。2026年上半年共有4,710名考生參加資格考試，較去年同期增加84%。

監管局於2026年上半年共開立114宗投訴個案，按年減少11%。2026年上半年整體投訴中最常見的三個類別為「發出違規廣告」、「不妥善處理臨時買賣合約或臨時租約」及「提供不準確或具誤導性的物業資料」。

監管局於2026年上半年共巡查一手樓盤銷售點共368次、抽查網上物業廣告877次，分別按年增加6%及1.7%。

另一方面，監管局於2026年上半年合共對189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5個牌照及撤銷了18個個人或公司牌照。

展望未來，隨着監管局剛於2026年7月推出革新後的消費者教育網站(<https://smart.eaa.org.hk>)，監管局將繼續向包括中國內地的公眾推廣此網站。此外，監管局將繼續不遺餘力打擊無牌從事地產代理工作的行為。

The EAA earlier released its half year figures, reviewed its work in the first half of 2026 and introduced its initiatives for the second half of the year.

As at 30 June 2026, the number of individual licences was 38,152, which is 1.0% higher than a year ago, reflecting a steady licensee population. In the first half of 2026, there were 4,710 candidates participating in the qualifying examinations, representing an increase of 84% when compared to the same period of the last year.

In the first half of 2026, the EAA opened 114 complaint cases, which is an 11% year-on-year decrease. The three most common categories of complaints in the first half of 2026 were "Issuing non-compliant advertisements", "Mishandling the provisional agreement for sale and purchase or provisional tenancy agreement" and "Providing inaccurate or misleading property information".

During the first half of 2026, the EAA conducted a total of 368 inspections at the sale-sites of first-hand residential properties and conducted 877 spot checks on online property advertisements, representing a year-on-year increase of 6% and 1.7% respectively.

On the other hand, the EAA has taken actions or imposed sanctions against a total of 189 licensees or former licensees in the first half of 2026, including suspending five licences and revoking 18 individual or company licences.

Looking forward, the EAA has just launched the revamped consumer education website (<https://smart.eaa.org.hk>) in July 2026 and will continue to promote this website to the public, including the public in the Chinese Mainland. Also, the EAA will continue to combat unlicensed estate agency work.



監管局提醒持牌人謹慎陳述及宣傳分間單位

EAA reminds licensees to be prudent when describing or promoting subdivided units

監管局提醒持牌人，切勿在宣傳分間單位時作出任何失實的陳述。最近監管局發現的違規個案中，有地產代理在廣告中將一些分間單位陳述或宣傳為「簡樸房」，但事實上該些單位並未獲得簡樸房認證。發佈此類誤導性資訊，有機會被監管局紀律處分。

持牌人應先瀏覽房屋局簡樸房專題網站 (www.bhu.gov.hk) 以確認有關單位是否已獲批有效簡樸房認證，方可將該分間單位描述或宣傳為「簡樸房」。

此外，持牌人應留意，在宣傳任何非住宅分間單位時，應留意該些單位在相關政府租契下所容許的用途。如不容許居住用途，絕不可向客戶明示或暗示該等單位可供居住。如有客戶向代理查詢單位是否可當作住宅時，代理應向客戶清楚說明物業的許可用途，絕不可以誤導客戶。最好更應在臨時買賣合約或租約上清楚註明有關物業的准許用途。

最近有傳媒報道，有業主在工廈涉嫌非法分間不同單位作劏房分租予人居住，有地產代理拒絕放租並向傳媒舉報。監管局感謝該地產代理秉持行業專業，保障客戶的權益。持牌人如發現違規分間單位，請通知屋宇署或地政總署跟進。

The EAA reminds licensees not to make any misrepresentation when promoting subdivided units ("SDUs"). In non-compliant cases recently discovered by the EAA, some estate agents described or promoted some SDUs as "Basic Housing Units" ("BHUs") in their advertisements, when in fact those units had not yet been recognised as BHUs. Publishing such misleading information may result in disciplinary action by the EAA.

Licensees should visit the Housing Bureau's BHU thematic website (www.bhu.gov.hk) to ascertain whether a unit has been granted a valid BHU recognition before describing or promoting the SDU as a BHU.

In addition, licensees should note that when promoting subdivided units in any non-residential buildings, they must pay attention to the permitted uses of such units under the relevant government leases. If residential use is not allowed, licensees must not explicitly or implicitly convey to clients that these units can be used for residential purposes. If a client asks whether a unit can be used as a residence, the agent should clearly state the property's permitted use to the client and must never mislead them. It would be even better if the permitted use of the subdivided unit concerned is clearly stated in the provisional agreement for sale and purchase or tenancy agreement.

According to a recent media report, an owner was suspected of illegally letting subdivided units in an industrial building under domestic tenancies, and an estate agent refused the listing and reported it to the media. The EAA commends the estate agent for upholding industry professionalism and protecting the interests of their clients. If licensees discover non-compliant subdivided units, please notify the Buildings Department or the Lands Department for their follow-up.

《土地業權條例》附屬法例草案的進展

Progress of the draft subsidiary legislation under the Land Titles Ordinance

土地註冊處就《土地業權條例》(第585章)附屬法例的主要建議向其《土地業權條例》督導委員會成員發出諮詢文件。監管局作為該會成員之一，已收集主要地產代理業界團體的書面意見，並於2026年6月將有關意見連同監管局的意見一併提交予土地註冊處考慮。

土地註冊處已於2026年8月就監管局及業界的意見向監管局作出回覆。土地註冊處留意到業界的意見，並表示在敲定附屬法例草案及規劃未來運作時，會視乎情況，考慮納入相關的意見。八條相關附屬法例(2026年第130至137號法律公告)已於2026年10月16日刊憲並於2026年10月21日提交立法會進行先訂立後審議的程序。待相關附屬法例通過後，《2026年土地註冊(修訂)規例》中有關以電子方式遞交申請的若干條文，以及《2026年土地註冊費用(修訂)規例》，將於2027年10月4日電子遞交系統推出時生效。而其他相關附屬法例將於2027年上半年內由發展局局長另行指定日期開始實施。

為準備在新土地實施業權註冊制度，土地註冊處將聯同主要持份者，在新規例實施前後，針對公眾及業界人士展開宣傳活動及專業教育計劃。

The Land Registry ("LR") issued a consultation paper on the key proposals of the subsidiary legislation under the Land Titles Ordinance (Cap. 585) to consult members of its Land Titles Ordinance Steering Committee ("Committee"). As a member of the Committee, the EAA gathered written views from major estate agency trade associations and submitted them, together with the EAA's own comments, to the LR for consideration in June 2026.

The LR responded to the EAA with respect to the EAA's and the trade's comments in August 2026. The LR noted the views and indicated that it would take the trade's comments in relation to the proposed subsidiary legislation into consideration (where appropriate) when finalizing the draft subsidiary legislation and formulating their future operations. Eight pieces of relevant subsidiary legislation (Legal Notices 130-137/2026) were published in the Gazette on 16 October 2026 and laid before the LegCo on 21 October 2026 for negative vetting. Upon passage of the relevant subsidiary legislation, certain provisions relating to e-lodgement under the Land Registration (Amendment) Regulation 2026 and the Land Registration Fees (Amendment) Regulation 2026 will commence upon the launch of the e-lodgement system on October 2027 and the other relevant subsidiary legislation will come into operation on a date to be specified separately by the Secretary for Development in the first half of 2027.

To prepare for the implementation of the title registration system on new land, the LR will work in conjunction with key stakeholders to launch publicity campaign and professional education programmes before and after the implementation of the new regulations.

推介監管局革新版消費者教育網站

Showcasing the EAA's revamped consumer education website

為進一步保障參與物業交易的消費者，監管局革新了其消費者教育網站(<https://smart.eaa.org.hk>)。該網站以淺白易明的方式，為在香港購買、出售、租住及出租物業的市民提供實用指引。

為擴大覆蓋面，監管局於不同地區展開跨平台的宣傳推廣活動。由2026年7月底至2027年3月，共15個具顯眼設計的香港郵政郵筒展示精簡訊息，向途經的市民宣傳這個網站。此外，是次宣傳活動亦善用公共交通工具，於2026年7月至8月期間，在地鐵車廂內及公共巴士車身及車廂椅背貼紙刊登顯眼的宣傳資訊。

此外，隨著愈來愈多內地人才及學生來港，監管局亦向中國內地公眾推廣此網站。監管局於中國內地發佈了一篇新聞稿及一條短片，鼓勵赴港人士可在此網站獲取在香港買賣及租賃物業的實用資訊，並在香港進行物業租售時委託持牌地產代理，以保障自身安全。

To further safeguard consumers involved in property transactions, the EAA has revamped its consumer education website (<https://smart.eaa.org.hk>). The website provides down-to-earth guidance on purchasing, selling, renting, and letting properties throughout Hong Kong.

To broaden its reach, the EAA has launched a wide-ranging, multi-platform publicity drive in various neighbourhoods. From late July 2026 to March 2027, a total of 15 eye-catching Hongkong Post postal boxes will feature concise messages promoting the new website for people on the go. In addition, the campaign also made use of public transport vehicles between July and August 2026. Prominent promotional messages were posted inside the MTR cabin, on the side of public buses and on the seat-back stickers.

In addition, with an increasing number of Chinese Mainland talents and students coming to Hong Kong, the EAA has also promoted this website to the public in the Chinese Mainland. The EAA issued a press release and a short video in the Chinese Mainland, to encourage the individuals coming to Hong Kong to obtain practical information on purchasing, selling and renting properties in Hong Kong through this website, and to engage licensed estate agents when conducting property transactions to protect their own interests.



監管局獲頒「ERB人才企業嘉許計劃」 「企業大獎」

The EAA receives the Grand Prize Award of the
ERB Manpower Developer Award Scheme



監管局第三度榮獲僱員再培訓局頒發「ERB人才企業嘉許計劃」下的「企業大獎」，以表揚監管局在推動人才培訓及發展方面的成果。

監管局為員工提供各種內部培訓工作坊、成長課程以及持續進修資助。除了提升專業發展外，監管局亦致力透過提升員工的健康和福祉，營造優質的工作環境。

This is the third time the EAA has received the “Grand Prize Award” from the Employees Retraining Board, under the “ERB Manpower Developer Award Scheme”, in recognition of the EAA’s achievements in manpower training and development.

The EAA provides staff with a variety of internal training workshops, development programmes, and subsidies for continuous education. Alongside professional growth, the EAA is committed to fostering a high-quality work environment by enhancing staff wellness and well-being.

「長者業主樓換樓計劃」及「未補價資助出售房屋一出租計劃(白表)」

“Flat for Flat Scheme for Elderly Owners” and “Letting Scheme for Subsidised Sale Developments with Premium Unpaid (White Form)”

「長者業主樓換樓計劃」及「未補價資助出售房屋一出租計劃(白表)」自2026年9月28日起接受申請。

請點擊以下連結查閱計劃詳情：

「長者業主樓換樓計劃」：

- 香港房屋委員會網站：
<https://www.housingauthority.gov.hk/tc/home-ownership/hos-secondary-market/flat-scheme-for-elderly-owners/index.html>
- 香港房屋協會網站：
<https://www.hkhs.com/tc/application/flat-for-flat-scheme-for-elderly-owners>

「未補價資助出售房屋一出租計劃(白表)」：

- 香港房屋委員會網站：
<https://www.housingauthority.gov.hk/tc/home-ownership/information-for-home-owners/letting-scheme/index.html>
- 香港房屋協會網站：
<https://lettingscheme.hkhs.com/tc/>

Application for the “Flat for Flat Scheme for Elderly Owners” and “Letting Scheme for Subsidised Sale Developments with Premium Unpaid (White Form)” have been opened since 28 September 2026.

For information, please click the links below:

Flat for Flat Scheme for Elderly Owners:

- Website of Hong Kong Housing Authority:
<https://www.housingauthority.gov.hk/en/home-ownership/hos-secondary-market/flat-scheme-for-elderly-owners/index.html>
- Website of Hong Kong Housing Society:
<http://www.hkhs.com/en/application/flat-for-flat-scheme-for-elderly-owners>

Letting Scheme for Subsidised Sale Developments with Premium Unpaid (White Form):

- Website of Hong Kong Housing Authority:
<https://www.housingauthority.gov.hk/en/home-ownership/information-for-home-owners/letting-scheme/index.html>
- Website of Hong Kong Housing Society:
<https://lettingscheme.hkhs.com/en/>

監管局於灣仔購置新辦公室

EAA acquires new office in Wanchai



監管局繼於2018年及2021年在柴灣購入辦公室後，於2026年9月購入位於灣仔的另一個辦公室。監管局將會遷離位於灣仔合和中心、於2027年中租約到期的辦公室。是次購入新辦公室後，能為局方節省租金支出及降低未來租金上升所帶來的壓力。

The EAA acquired another office in Wanchai in September 2026, following the acquisition of offices in Chai Wan in 2018 and 2021. The EAA will move out from the office located in Hopewell Centre in Wanchai of which the lease will expire in mid-2027. The acquisition of a permanent office will help reduce the EAA's rental expenses and the pressure of any future rental increase.

全新網上學習活動－「土地查冊實務系列」

New e-Learning programmes – Land Search Practice Series

監管局推出全新土地查冊網上學習活動系列，以淺白易明及循序漸進的方式介紹香港土地註冊制度及相關法律概念，並透過實例分析及互動小測試，協助持牌人掌握閱讀土地查冊的實用技巧、辨識常見的產權負擔，以及了解不同產權負擔對物業業權及交易可能帶來的影響，讓持牌人輕鬆掌握土地查冊的基本知識，提升日常執業的信心！

The EAA has launched a new series of e-Learning programmes, offering a comprehensive introduction to Hong Kong's land registration system and related legal concepts using a user-friendly and progressive approach. Through practical examples and interactive quizzes, the series helps licensees develop practical skills in interpreting land search records, identifying common encumbrances, and understanding how different encumbrances may affect property ownership and transactions. It enables licensees to build a solid foundation in land searches and apply their knowledge with greater confidence in their day-to-day practice.

本系列共三集課程，現已全數推出，詳情如下：

The three e-Learning programmes in the series are now all available. Details are as follows:

課程名稱 Programme Title	課程內容 Content	語言 Medium of Instruction	課程長度 Course Duration	學分 CPD Point(s)
土地查冊實務系列－入門篇* Land Search Practice Series – Beginner Level*	- 香港的土地註冊制度 Hong Kong's Land Registration System - 土地查冊的基本概念 Basic Concepts of Land Search - 土地登記冊的特點與結構 Features and Structure of the Land Register	廣東話 Cantonese	23分鐘 23 minutes	0.25
土地查冊實務系列－進階篇(上)* Land Search Practice Series – Advanced Level (Part 1)*	- 持牌人的一般責任 General Duties of Licensees - 土地登記冊實務重點 Key Practical Points of the Land Register - 常見的「物業涉及的輻輳」 Common Encumbrances	廣東話 Cantonese	38分鐘 38 minutes	0.5
土地查冊實務系列－進階篇(下)* Land Search Practice Series – Advanced Level (Part 2)*	問題產權負擔對物業業權及交易的影響 Impact of Problematic Encumbrances on Property Title and Transactions	廣東話 Cantonese	23分鐘 23 minutes	0.25

*暫時只提供中文版本

* Currently available in Chinese only

歡迎持牌人登入電子服務平台參加上述的網上學習活動，從查冊到解讀，逐步掌握土地查冊的實務技巧！

Licensees are welcome to log in to the e-Services platform and take part in the e-Learning programmes to further develop their practical skills in conducting and interpreting land searches.

持續專業進修活動－中國內地買家 置業法律問題全拆解

CPD Activity – A complete breakdown of legal issues for property buyers from the Chinese Mainland

為提升持牌人在處理涉及中國內地客戶處理本地物業交易方面的專業知識，並加強對兩地相關法律異同的認知，監管局於2026年8月31日舉辦題為「內地買家置業法律問題全拆解」的持續專業進修講座，並邀請前立法會議員江玉歡律師擔任主講嘉賓，分享相關專業見解及實務經驗。

講座期間，江律師深入探討來自中國內地的客戶在香港購置或租賃物業時可能涉及的常見法律問題，當中包括一手樓買賣程序及相關注意事項、不同業權擁有形式對物業轉易的影響、以及跨境交易中地產代理的責任等；此外，江律師亦透過多個案例，分享處理相關交易的實務經驗。針對持牌人在日常執業中可能遇到的情況，江律師亦講解臨時買賣合約的重要性，並提醒持牌人在處理客戶在簽署臨時買賣合約時應注意的事項。

講座獲持牌人積極參與，問答環節亦反應熱烈。是次講座共有241名持牌人出席，參加者均對講座給予正面的評價和支持。此外，經剪輯的講座錄影將稍後上載至監管局電子服務專區，方便持牌人重溫講座內容及重點。

To enhance licensees' professional knowledge in handling local property transactions involving clients from the Chinese Mainland and enhance their understanding of the difference between the relevant local law and that in the Chinese Mainland, the Administration organised a CPD seminar entitled "A Complete Breakdown of Legal Issues for Mainland Property Buyers" on 31 August 2026. Dr Doreen Kong, a former Legislative Council member and practising solicitor, was invited as the guest speaker to share her professional insights and practical experience.

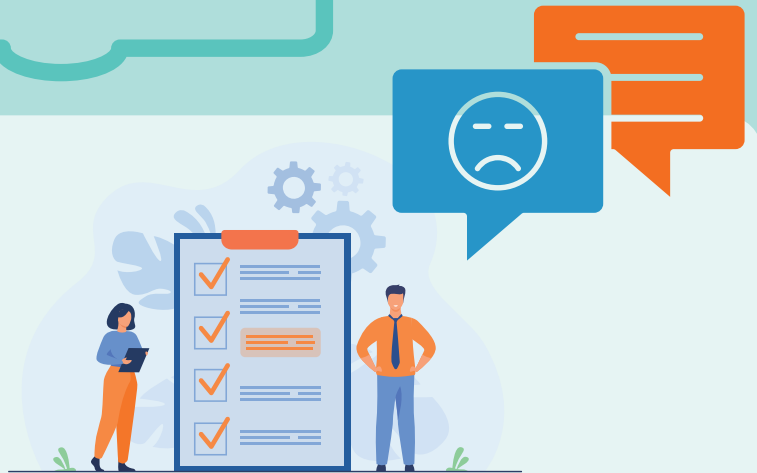
During the seminar, Dr Kong provided an in-depth discussion of common legal issues that clients from the Chinese Mainland may encounter when purchasing or renting properties in Hong Kong. She covered the procedures and key considerations relating to first-hand property transactions, how different forms of ownership would affect property conveyancing, and the responsibilities of estate agents in cross-border transactions. Furthermore, she shared her practical experience in handling related transactions through a number of real-life cases. Focusing on matters relevant to licensees' day-to-day practice, Dr Kong highlighted the importance of the provisional agreements for sale and purchase and reminded licensees of the key points to note when handling their clients' entering into provisional agreements for sale and purchase.

The seminar was well attended, with a total of 241 licensees participating. Participants actively engaged in the Q&A session and generally gave positive feedback on the seminar. To facilitate continued learning, an edited version of the seminar recording will subsequently be uploaded to the EAA's e-Services platform, enabling licensees to revisit the seminar content and key points at their convenience.



在《專業天地》內，我們會分享近期常見的投訴個案或違規情況，作為對持牌人的提醒

In Horizons, we will share some recent common complaints or malpractice as a reminder to licensees.



持牌人進行任何地產代理業務的活動都必須守法循規，不但要遵守《地產代理條例》(《條例》)、其附屬法例、《操守守則》及監管局發出的執業通告，同時也必須遵守其他相關的法例。地產代理公司亦有責任設立妥善的程序或制度進行監督和管理工作，確保僱員及轄下的人遵守法規，避免做出可能令地產代理行業信譽及／或名聲受損的行為。

監管局接獲九龍城區議會轉介居民的投訴，指有地產代理於何文田區內公眾地方張貼宣傳海報，攔截途人推銷，對居民構成滋擾。監管局在9月執行巡查期間，發現一名持牌人在公眾地方張貼街招廣告，涉嫌違反《公眾衛生及市政條例》第104A條、監管局發出的執業通告(通告編號09-04(CR))及《操守守則》第3.7.2段；另有一名無牌人士向途人推銷樓盤，涉嫌違反《條例》第16條的刑事罪行，而僱用其之地產代理公司及管理層則涉嫌違反《條例》第39條，即僱用非持牌人士作為營業員的刑事罪行，監管局已將個案轉介警方作刑事調查。

同時，當日監管局職員在執行職務時，相關人士採取不合作態度，妨礙監管局職員工作，警方隨後到場協助監管局職員。監管局在此提醒，根據《條例》第55(1)(j)條，任何人無合理辯解而在監管局或任何人行使或執行其任何職能時妨礙監管局或該人，即屬犯罪。因此，監管局已要求警方跟進。

監管局非常重視持牌人行事操守。過往曾有持牌人因在公眾地方張貼多張街招廣告而被紀律委員會重罰超過8萬元。個人的違法行為不僅會招致相應的法律及紀律制裁，亦損害地產代理行業聲譽。地產代理公司及其管理層亦必須做好把關工作，妥善監督和管理轄下人員。

Licensees must conduct estate agency business activities in accordance with the law and regulations. They must comply not only with the Estate Agents Ordinance ("EAO"), its subsidiary legislation, the *Code of Ethics*, and the Practice Circulars issued by the EAA, but also all other relevant laws. Estate agency companies also have a responsibility to establish proper procedures or systems for supervision and management to ensure that their employees or persons under their control comply with the law and regulations, and avoid any practice which may bring discredit and/or disrepute to the estate agency trade.

The EAA received a complaint from residents referred by the Kowloon City District Council alleging that estate agents posted promotional posters in public places and intercepted passers-by to solicit business in Ho Man Tin, causing a nuisance to residents. During an inspection in September, the EAA discovered a licensee posting advertisements in a public place, suspected of violating Section 104A of the Public Health and Municipal Services Ordinance, the Practice Circular (No. 09-04(CR)) issued by the EAA and paragraph 3.7.2 of the *Code of Ethics*. An unlicensed person was also found pitching real estate listings to passers-by, suspected of violating Section 16 of the EAO, which is a criminal offence. The estate agency company employing the unlicensed person and its management are suspected of violating Section 39 of the EAO by employing an unlicensed person as a salesperson. The EAA has referred the case to the Police for criminal investigation.

On that day, when the EAA staff were carrying out their duties, some of the involved individuals adopted an uncooperative attitude and obstructed the EAA staff performing their duties. Police officers subsequently arrived at the scene to assist the EAA staff. The EAA hereby reminds that pursuant to Section 55(1)(j) of the EAO, any person, without reasonable excuse, obstructs the EAA or any person in the exercise or performance of any of its or his functions commits an offence. The EAA has therefore requested the Police to follow up on the matter.

The EAA attaches great importance to the conduct of licensees. Previously, a licensee was heavily fined over \$80,000 by the Disciplinary Committee for posting numerous advertisements in public places. Individual unlawful acts not only incur legal and disciplinary sanctions but also damage the reputation of the estate agency trade. Estate agency companies and their management must perform a gatekeeping function, exercising proper oversight and supervision over persons under their control.



紀律研訊個案 Disciplinary hearing case

向買家提供與政府租借地及其上的僭建物有關的錯誤資訊

Providing incorrect information to the purchaser regarding government-leased land and unauthorised building works on it

引言

持牌人在未經核實前，不應向買家提供錯誤的物業資訊，否則有可能被監管局紀律處分。

事件經過

在視察物業期間，兩名地產代理向一名準買家表示，該物業附帶位於政府土地上的僭建物及花園，早前已獲地政總署批出5年的使用許可，該使用權可一併轉讓給新業主。

在物業成交數月後，買家收到地政總署致前業主有關拖欠政府租金的信件。買家聯絡地政總署後得知，自2017年起收緊對非法佔用政府土地的規範化申請安排後，位於政府土地上的僭建物及花園的租用權已不得轉讓予新買家。由於前業主拒絕承擔責任，該買家需要拆除僭建物及還原該政府土地，隨後向監管局作出投訴。

結果

監管局經調查後將個案交由監管局紀律委員會進行研訊。紀律委員會認為，該地產代理違反了監管局發出的《操守守則》第3.4.1段，即「作為代理或受委託為代理的地產代理和營業員，應保障和促進客戶的利益、按照地產代理協議執行客戶的指示，並對交易各方公平公正。」。

考慮到個案的性質及該兩名地產代理的違規紀錄，紀律委員會決定向兩人作出紀律處分，包括譴責、分別罰款\$10,000及在其牌照附加進修條件，包括須在24個月內透過參加並完成監管局持續專業進修計劃下的『合規及有效管理』類別的講座或研討會，取得地產代理監管局認可的18個學分，當中最少6個學分須透過參加物業轉易及租賃科目的講座或研討會而獲取。

Introduction

Licencees must not provide incorrect property information to purchaser clients prior to verification. Otherwise, they may be subject to disciplinary action by the EAA.

Incident

During a property viewing, two estate agents informed the prospective purchaser that the unauthorised building works ("UBW") and the garden adjacent to the property, which were situated on government land, were previously granted a five-year usage permit by the Lands Department, and that these usage rights could be transferred to the new owner.

Several months after the property transaction was completed, the purchaser received a letter from the Lands Department addressed to the former owner regarding the outstanding government rent. Upon contacting the Lands Department, the purchaser learned that the usage rights of the UBW and the garden situated on government land could not be transferred to a new purchaser due to the tightened arrangements for regularisation applications since 2017. As the former owner refused to take responsibility, the purchaser had to demolish the UBW, and reinstate the government land, and subsequently lodged a complaint with the EAA.

Result

The case was referred to the EAA's Disciplinary Committee for an inquiry hearing after investigation. The Disciplinary Committee was of the view that the estate agents had breached paragraph 3.4.1 of the *Code of Ethics* which states "Estate agents and salespersons, in engaging and accepting an appointment as an agent, should protect and promote the interests of their clients, carry out the instructions of their clients in accordance with the estate agency agreement and act in an impartial and just manner to all parties involved in the transaction."

Having considered the nature of this case and the disciplinary record of the estate agents, the Disciplinary Committee decided to impose sanctions on both of the estate agents, including a reprimand, a fine of \$10,000 each, and attaching conditions to their licences, requiring each estate agent to obtain 18 CPD points through attending seminars or workshops in the "Compliance and Effective Management" category of the EAA Continuing Professional Development Scheme within 24 months, with at least six CPD points from seminars or workshops on the subject of Conveyancing and Tenancy.

業界意見 Comment from the trade



郭昶先生

香港地產代理專業協會會長

Mr Anthony KWOK

*President of Society of Hong Kong
Real Estate Agents*

在未經批准的情況下佔用政府土地是違法的。地產代理在處理可能涉及佔用政府土地的物業買賣時必須格外小心，應查閱與該土地租賃／佔用有關的文件及向政府相關部門或原業主尋求確認，確保所掌握的資訊是更新的。另外地產代理要盡力去查證有否業權上的問題，並核實是否沒有其他潛在的產權負擔。一旦處理不當，可能影響買方的權益，甚至可能構成業權爭議。

Occupying government land without permission is illegal. Estate agents must exercise great caution when handling a property transaction that involves government-leased land; they should examine documents related to the land lease and seek confirmation from relevant government departments or the original owner to ensure the information is up-to-date. Furthermore, estate agents must make every effort to investigate potential land title issues and verify whether there are other potential encumbrances. Improper handling could harm the purchaser's interests and even lead to title disputes.



紀律研訊個案 Disciplinary hearing case

未經業主的准許下擅自帶客戶視察物業

Arranging a property viewing without obtaining the owner's prior permission

引言

持牌人帶客戶視察住宅物業前，必須取得該物業的業主同意。否則，持牌人可能會被監管局採取紀律處分。

事件經過

一名業主委託一家地產代理公司放售及放租其物業，同時自行於網上物業平台刊登廣告放售該物業。及後一名地產代理在網上平台看到該廣告後，聯絡受委託的地產代理公司借用鎖匙，以便帶客戶視察物業。該受委託的地產代理公司遂知會業主，並獲得其同意。

在上述視察完成後，該名地產代理在未有通知該受委託的地產代理公司或業主的情況下，於隨後的另一天帶同客戶視察該物業。然而，當時該物業已經租出。新租客當時雖不在家中，但透過安全監控攝影機發現有陌生人進入其住所。租客震驚下報警並聯絡

Introduction

Licensees must obtain permission from the owner before arranging for clients to view listed residential property. Otherwise, they may be subject to disciplinary action by the EAA.

Incident

An owner engaged an estate agency company to list a property for both sale and lease, while simultaneously advertising the sale of the property himself on an online property platform. After seeing the online advertisement, an estate agent contacted the appointed estate agency company to borrow the keys of the property in order to arrange a property viewing with a client. The appointed estate agency company then notified the owner and obtained his permission.

After the abovementioned viewing, the estate agent brought clients to view the property on another day without notifying either the appointed estate agency company or the owner. However, by that time the property had already been rented out. The new tenant was not at the property at the time but discovered through a security surveillance

地產代理公司跟進。其後，業主亦獲悉此事，並向監管局作出投訴。

結果

監管局經調查後將個案交由監管局紀律委員會進行研訊。紀律委員會認為，該地產代理違反了監管局發出的《操守守則》第3.7.2段，即「地產代理和營業員應避免做出可能令地產代理行業信譽及／或名聲受損的行為」。

考慮到個案的性質及該地產代理的違規紀錄，紀律委員會決定向該地產代理作出紀律處分，包括譴責及罰款港幣

4,100元（由於「罰款制裁寬減機制」適用於該指稱，罰款由\$4,500寬減至\$4,100）。



camera that some strangers had entered her premises. Feeling shocked, she called the Police and contacted the estate agency company to follow up. Later, the owner was also informed of the incident and lodged a complaint with the EAA.

Result

The case was referred to the EAA's Disciplinary Committee for an inquiry hearing after investigation. The Disciplinary Committee was of the view that the estate agent had breached paragraph 3.7.2 of the *Code of Ethics* promulgated by the EAA, which states that "Estate agents and salespersons should avoid any practice which may bring discredit and/or disrepute to the estate agency trade."

Having considered the nature of the case and the disciplinary record of the estate agent, the Disciplinary Committee decided to impose sanctions on him, including a reprimand and a fine of \$4,100 (as the Monetary Sanction Reduction Mechanism was applicable to this allegation, the fine was reduced from \$4,500 to \$4,100).

業界意見 Comment from the trade



陳翠珊女士

地產代理管理協會副會長

Ms Anita Chan

Vice President of Estate Agents
Management Association

地產代理在安排客戶視察物業前，應事先取得業主或其授權代表的同意，並就每次視察作出妥善安排及知會相關各方。物業視察涉及業主的財產及租客的居所，未經准許擅自帶客進入，不但可能危及租客的私隱與人身安全，亦會損害業主對代理的信任。持牌人應時刻恪守專業操守，避免作出任何有損地產代理行業信譽及專業形象的行為。

Before arranging a viewing of a property, an estate agent should first obtain the consent of the owner or the owner's authorised representative and must make proper arrangements for and give notice of each viewing to the parties concerned. A property viewing involves both the owner's property and the tenant's home. Entering the property with a client without permission may not only compromise the tenant's privacy and personal safety but also undermines the owner's trust in the agent. Licensees should always uphold professional conduct and avoid any act that damages the credibility and professional image of the estate agency trade.

為加深持牌人對反洗錢及反恐怖分子資金籌集(「反洗錢」)議題的認知，我們會在《專業天地》這個「反洗錢專區」為大家提供有關反洗錢的有用資訊及最新消息。

To enhance licensees' knowledge on the subject of anti-money laundering ("AML") and counter-terrorist financing ("CTF"), we will provide useful information and updates about AML in the "AML Corner".



監管局於2023年5月發出有關地產代理業遵守反洗錢及反恐怖分子資金籌集規定的指引的執業通告(編號23-01(CR))以供持牌人遵從，以下為其中一條有關遵守該通告要求的常見問題供參考：

問：如某物業的出售是由已故業主遺產的遺產代理人進行，該遺產代理人會否被視為「客戶」或「看似是代表客戶行事的人」？持牌人應如何就執行客戶盡職審查填寫身分核實表格？

答：如已故業主遺產的遺產代理人聘用或使用地產代理服務，或延聘或僱用地產代理，則根據有關地產代理業遵守反洗錢及反恐怖分子資金籌集規定的指引，就客戶盡職審查的目的而言，該遺產代理人將被視為「客戶」。持牌人應要求該遺產代理人提供由法庭授予的相關遺囑認證或遺產管理書。

由於持牌人須要識別及核實其客戶的身分，因此在填寫身分核實表格時，除了填寫身分核實表格內的第4至第6部分外，持牌人亦應填寫身分核實表格內的第1部分及問題1及2。

由於受益人在遺產管理及分配前，對已故業主的遺產沒有任何法定權益或實益權益；因此，如物業的出售是由遺產代理人進行，持牌人無須識別及核實其客戶的實益擁有人的身分。

The EAA issued Practice Circular (No. 23-01(CR)) on compliance of AML and CTF requirements for the estate agency sector in May 2013 for licensees to follow. Here is one of the frequently asked questions regarding compliance with that Circular for reference:

Q: If a property sale is carried out by a personal representative of the estate of a deceased owner, would the personal representative be regarded as a "customer" or a "person purporting to act on behalf of a customer"? How should a licensee complete the Identity Verification Form for carrying out Customer Due Diligence ("CDD")?

A: If the personal representative of the estate of the deceased owner retains or otherwise uses the service of, or otherwise engages or employs, an estate agent, the personal representative would be the "customer" for the purpose of CDD under the Guidelines on Compliance of AML and CTF Requirements for the Estate Agency Sector. Licensees should request the personal representative to provide the relevant probate or letters of administration granted by the court.

When filling out the Identity Verification Form, apart from completion of Sections 4 to 6 of the Identity Verification Form, licensees should complete Section 1 and Questions 1 and 2 of the Identity Verification Form, as they are required to identify and verify the customer's identity.

Since a beneficiary has no legal or beneficial interest in the assets of a deceased owner's estate until administration and distribution, licensees are not required to identify and verify the identity of the customer's beneficial owner if the property sale is carried out by a personal representative.

在《專業天地》內，我們會解答持牌人的一些常見提問。

In Horizons, we will answer questions commonly asked by licensees.



問：如果持牌人是一間地產公司的唯一董事／股東，他／她可以同時受聘於另一間地產公司進行地產代理工作嗎？

Q: If a licensee is the sole director/shareholder of an estate agency company, can he/she be employed by another estate agency company at the same time to carry out estate agency work?

答：須視乎情況而定。

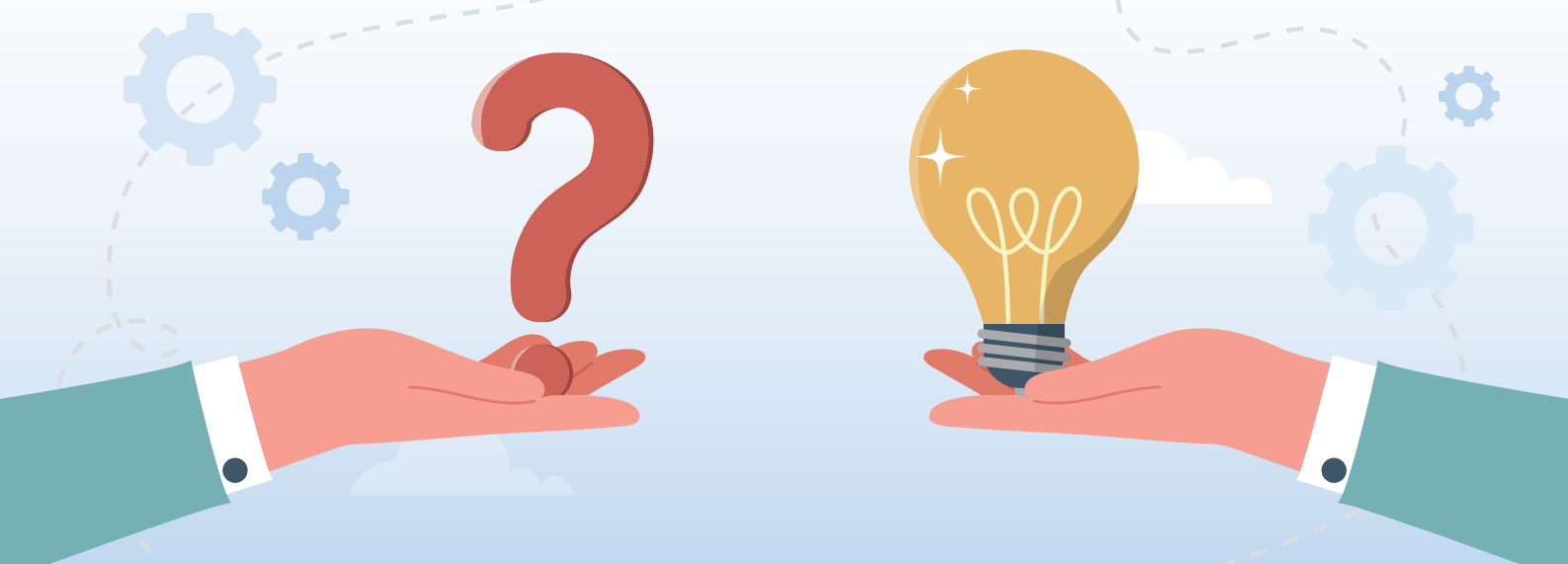
A: It depends on the circumstances.

根據《地產代理條例》(「《條例》」)，牌照分為地產代理牌照及營業員牌照。持有地產代理(個人)牌照的人士可以經營地產代理工作的業務或擔任持牌地產代理的營業員，而營業員牌照持有人只能以持牌地產代理的營業員身分從事地產代理工作。

According to the Estate Agents Ordinance ("EAO"), there are two types of licences, i.e. an estate agent's licence and a salesperson's licence. The holder of an estate agent's licence (individual) may carry out estate agency work in the course of business as an estate agent, or act as a salesperson for a licensed estate agent. The holder of a salesperson's licence may only perform estate agency work as a salesperson of a licensed estate agent.

《條例》並沒有就持牌地產代理可否同時受聘於另一間地產公司進行地產代理工作作出任何訂明。至於一名地產代理可否同時為多於一間地產代理公司工作，乃視乎相關地產代理與地產代理公司所訂立之僱傭合約、聘用條款及相關地產代理公司的政策等因素而定。然而，根據《條例》第38(1)(a)條，持牌地產代理須確保轄下的每間辦事處的業務，都是由一名經理有效和獨立地控制，而該人是持有地產代理牌照的。

The EAO does not stipulate whether a licensed estate agent can be simultaneously employed by another estate agency company to carry out estate agency work. Whether an estate agent can work for more than one estate agency company depends on factors such as the employment contract entered into between the relevant estate agent and the estate agency company, the terms of employment and the policy of the respective estate agency company. However, pursuant to section 38(1)(a) of the EAO, a licensed estate agent shall ensure that his business at every one of his estate agency offices is under the effective and separate control of a manager who shall be a holder of an estate agent's licence (individual).



監管局即將推出的計劃活動

Upcoming CPD activities offered by EAA

網絡研討會 / Webinar

日期 (日/月/年) Date (Date/Month/Year)	課程名稱 Course title	學分 CPD Points	語言 Language	類別 Category
25/11/2026	《地產代理條例》及其附屬法例	3	廣東話	合規及有效管理
9/12/2026	監管局《操守守則》及執業通告	3	廣東話	合規及有效管理
10/12/2026	Corruption Prevention Measures for Estate Agency Industry (Management)	1.5	English	Compliance and Effective Management
23/12/2026	其他與地產代理工作相關的法律及實務	3	廣東話	合規及有效管理

詳情請瀏覽《持續專業進修計劃》的網頁：

Please visit the webpage of the CPD Scheme for details:



其他活動 / Other activities

個人資料私隱專員公署主辦活動

Activities organised by the Office of the Privacy Commissioner for Personal Data

《個人資料(私隱)條例》網上講座

Personal Data (Privacy) Ordinance Online Seminar

日期 Date	時間 Time	語言 Language	課程費用 Course Fee
10/11/2026	15:00-16:30	English	Free
26/11/2026	15:00-16:30	廣東話	免費
17/12/2026	15:00-16:30	廣東話	免費

請瀏覽個人資料私隱專員公署網頁了解詳情及登記。

Please visit the website of the Office of the Privacy Commissioner for Personal Data for details and registration.

電郵 email : academy@pcpd.org.hk

電話 Tel : 2877 7130(林小姐)(Ms LAM)

23/7/2026



監管局規管及法律總監梁德麗女士在中國房地產估價師學會舉辦的中國房地產經紀年會上發表演講。

The EAA Director of Regulatory Affairs & General Counsel, Ms Juliet LEUNG, delivers a speech at the Annual Conference of Real Estate Brokerage, organised by the China Institute of Real Estate Appraisers and Agents.

31/7/2026



監管局在灣仔區舉辦與前線持牌人交流的聚焦小組會議。

The EAA holds a focus group meeting with frontline licensees in Wanchai District.

10/8/2026



監管局主席蕭澤宇教授BBS，JP(左)接受NOW TV新聞節目訪問。

The EAA's Chairman Professor Simon SIU Chak-yu, BBS, JP (left) attends an interview by NOW TV's news programme.



同日，監管局主席蕭澤宇教授BBS，JP及行政總裁梁松泰先生出席房屋局舉辦的簡樸房制度推展分享會。

On the same day, the EAA's Chairman Professor Simon SIU Chak-yu, BBS, JP and Chief Executive Officer Mr Gordon LEUNG Chung-tai attend the sharing session on the implementation of the Basic Housing Unit Regime organised by the Housing Bureau.

16/8/2026



監管局主席蕭澤宇教授BBS，JP(右)接受HOY TV新聞節目訪問。

The EAA's Chairman Professor Simon SIU Chak-yu, BBS, JP (right) is interviewed by HOY TV's news programme.

22/8/2026



監管局行政總裁梁松泰先生(左)接受新城電台節目訪問。

The EAA's Chief Executive Officer Mr Gordon LEUNG Chung-tai (left) attends an interview by Metro Radio's programme.

27/8/2026



監管局主席蕭澤宇教授BBS，JP(左)在商業電台節目接受江玉歡律師(右)的訪問。

The EAA's Chairman Professor Simon SIU Chak-yu, BBS, JP (left) is interviewed by solicitor Dr Doreen KONG Yuk-foon on Commercial Radio's programme.

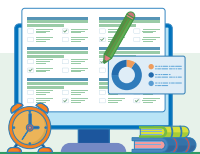
11/9/2026



監管局與業界主要代表舉行聯絡會議，會上討論多個議題。

The EAA holds a liaison meeting with the representatives of major trade associations and various issues are discussed during the meeting.

考試 Examinations



營業員資格考試（電腦應考模式） Salespersons Qualifying Examination (Computer-based)

參加人數 No. of candidates 合格率 Pass rate

考試及考試日期 Examination and date 7/2026

185

46.5%

營業員資格考試（筆試應考模式） Salespersons Qualifying Examination (Paper-based)

參加人數 No. of candidates 合格率 Pass rate

考試及考試日期 Examination and date 8/2026

1,473

32.9%

地產代理資格考試（筆試應考模式） Estate Agents Qualifying Examination (Paper-based)

參加人數 No. of candidates 合格率 Pass rate

考試及考試日期 Examination and date 9/2026

1,276

22.1%

牌照數目 (截至2026年9月30日)

Number of licences (as at 30/9/2026)

營業員牌照
Salesperson's Licence **20,818**

地產代理（個人）牌照
Estate Agent's Licence
(Individual) **17,545**

個人牌照總和
Total no. of individual
licences **38,363**

地產代理（公司）牌照
Estate Agent's Licence
(Company) **3,986**

營業詳情說明書 (截至2026年9月30日)

Number of statements of particulars of business (as at 30/9/2026)

合夥經營
Partnerships **149**

獨資經營
Sole proprietorships **1,315**

有限公司
Limited companies **5,123**

總數
Total **6,587**

活躍持牌人

Active Licensees:



64.1%

截至2026年8月，活躍持牌人¹的百分比約為 – 64.1%
The estimated percentage of licensees who are active¹ as at end of August 2026 – 64.1%.

¹ 活躍持牌人指於過去12個月內的任何時間(1)曾從事地產代理工作但非受僱於任何物業發展公司或物業管理公司，及(2)同時沒有參與其他行業業務的個人牌照持有人。

An individual licensee is considered active if at any time during the past 12 months: (1) has practised estate agency work but not employed by any property development companies or property management companies; and (2) is not engaged in the business of any other industries concurrently.

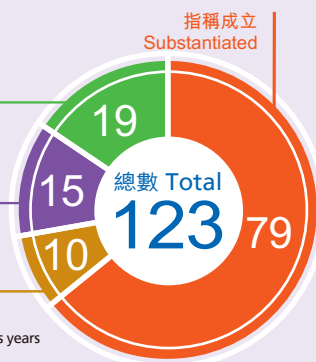
已處理的投訴個案結果* (2026年1月至9月)

Results of completed complaint cases* (January to September 2026)

其他（例如投訴人撤回投訴或因其他原因而終止調查）
Others (include cases withdrawn or closed because of other reasons)

資料不足
Insufficient information to pursue

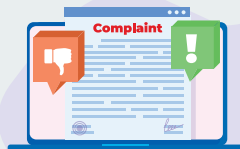
指稱不成立
Unsubstantiated



* 部分是往年接獲的個案
some cases were carried over from previous years

開立的投訴 (2026年1月至9月)

Number of complaint cases opened (January to September 2026)

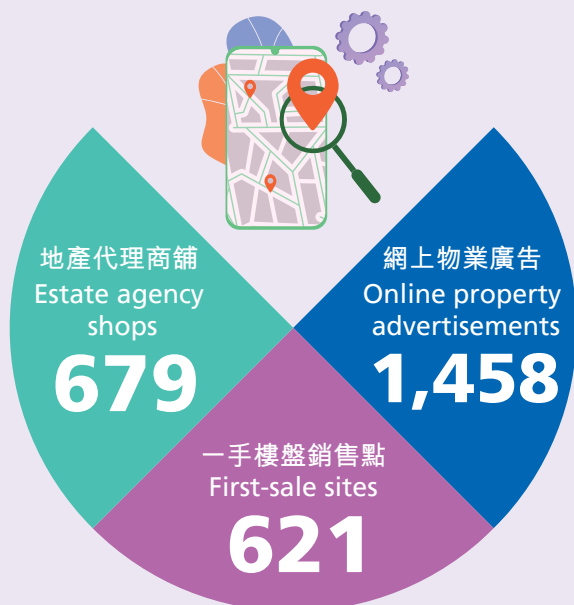


210

巡查次數 (2026年1月至9月)

Number of compliance inspections

(January to September 2026)



巡查發現主動調查的個案 (2026年1月至9月)

Number of cases arising from self-initiated investigations

(January to September 2026)

主動調查的個案

Cases arising from self-initiated investigations

123

主動調查而指稱成立的個案*

Cases completed from self-initiated investigations and were substantiated*

60

* 部分是往年展開調查的個案

some cases were carried over from previous years



向持牌人或前持牌人採取的行動* (2026年1月至9月)

Actions taken against licensees or ex-licensees* (January to September 2026)

有關的持牌人或前持牌人人數
No of licensees or ex-licensees

286

行動 Actions taken	訓誡／譴責 Admonishment/ reprimand	於牌照附加／更改條件 Attachment/alteration of conditions to licence	撤銷牌照 Revocation
	罰款 Fine	暫時吊銷牌照 Suspension	
	185	133	40 [#]
	154	5	

* 以上行動是根據《地產代理條例》所賦予的權力而採取的。當中部份行動屬紀律性質，其他則是由牌照委員會裁定的，包括在批出牌照時在牌照上附加條件。部分是往年接獲的個案。

These actions were taken pursuant to powers under the Estate Agents Ordinance. Some actions were disciplinary in nature whereas others were decided by the Licensing Committee which actions included the attachment of conditions to licences upon issuance. Some cases were carried over from previous years.

這些個案由牌照委員會裁定。理由是持牌人不再符合相關發牌條件。

These cases were decided by the Licensing Committee on the ground that the licensees concerned no longer met the relevant licensing requirements.



EAA 地產代理監管局
ESTATE AGENTS AUTHORITY



(852) 2111 2777



www.eaa.org.hk