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## 「實用面積」統一定義

### Standardised definition of "saleable area"

為了加強地產代理從業員了解「實用面積」的統一定義，並提醒從業員向消費者提供準確和全面的物業資料，地產代理監管局（監管局）通過發出執業通告和舉辦專題講座，向從業員詳細解釋「實用面積」的統一定義。

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監管局和消費者委員會亦同時更新有關刊物，以加強消費者對「實用面積」新定義的認識，保障他們的利益。

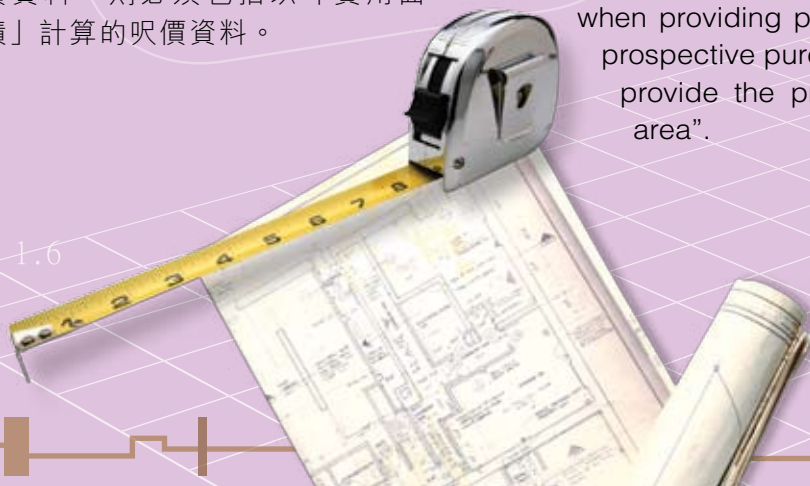
根據運輸及房屋局的公布，所有於2008年10月10日或以後所批出的預售樓花申請項目，必須在售樓書中採用統一的「實用面積」定義。監管局已發出執業通告，提醒地產代理從業員，向準買家提供物業面積資料時，應給予由發展商提供，在價單或售樓書上所有有關物業面積的資料。此外，倘若從業員向準買家提供單位呎價資料，則必須包括以「實用面積」計算的呎價資料。

To educate estate agency practitioners on the standardised definition of "saleable area", and to remind practitioners to provide accurate and comprehensive property information to prospective purchasers, the Estate Agents Authority (EAA) has organised seminars and issued a practice circular to explain to them the standardised definition of "saleable area".

The EAA and the Consumer Council have also jointly updated relevant pamphlets to help consumers better understand the new definition and protect their interests.

The Transport and Housing Bureau has announced that uncompleted first-hand residential properties which are approved for pre-sale by the Lands Department from 10 October 2008 onwards must adopt the standardised definition of "saleable area" in their sales brochures. The EAA has issued a practice circular to remind estate agency practitioners, when providing property area information to prospective purchasers, to include all such information as contained in the price list or sales brochure provided by the developer. In addition, when providing price-per-square-foot information to prospective purchasers, practitioners must at least provide the price per square foot of "saleable area".

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■ 監管局舉辦有關「實用面積」的專題講座。  
The EAA organises seminars on "saleable area".

監管局於2008年10月至12月期間，分別在香港島、九龍和新界舉行共四場免費講座，向從業員詳細講解「實用面積」的新定義。講座反應熱烈，參與人次逾600。由於講座是監管局持續專業進修計劃之下的活動，參加者可獲得三個持續進修學分。

此外，監管局與消委會合作，出版《一手住宅物業買家須知》及《置業須知》的修訂版，加入實用面積新定義的相關內容，幫助消費者在購買物業時，掌握更多有用的資訊。

有關「實用面積」統一定義的執業通告及有關刊物的內容，可登入監管局網站。

In addition, four free seminars on the subject were held from October to December 2008 on Hong Kong Island, in Kowloon and in the New Territories. The seminars were well attended, attracting more than 600 enrolments. As the seminars are part of the EAA's Continuing Professional Development Scheme (CPD) activities, participants were awarded three CPD points.

The EAA and the Consumer Council have also jointly updated the *Notes to Purchasers of First-hand Residential Properties* and *Guide to Purchasing Properties*, providing consumers with detailed information on the new definition.

For details of the practice circular and publications, please visit the EAA website.



# 監管局建議寬免半年牌照費用

## EAA proposes six-month licence fee concession

**全**球金融海嘯為本港多個行業包括地產代理行業帶來巨大衝擊。有見及此，監管局將建議一次過寬免六個月牌照費用，希望藉此向業界表達一份心意。

有關牌費寬免的具體安排，將容後公布。落實有關建議須得到立法會通過相關的附屬法例。

截至2008年3月31日為止，監管局的財政儲備為9,300萬元。監管局估計，牌費寬免措施將令局方的儲備減少達2,450萬元。

監管局表示，面對金融海嘯的困境，監管局仍然會致力履行規管職責，同時推出適當措施，提升行業的水平和地位。監管局亦會堅守現時審慎理財的原則。

自1999年1月發牌制度實施以來，監管局曾兩次調低牌費，整體減幅達44%。

The global financial turmoil has dealt a heavy blow to various sectors of the local economy, among which the estate agency sector has been one of the hardest hit. In light of this, the EAA has proposed a one-off, six-month licence fee concession to extend a gesture of support to the trade.

Details of the concession proposal will be announced in due course. The implementation of the fee concession proposal will require the passing of subsidiary legislation.

As at 31 March 2008, the EAA had a reserve of about \$93 million. It is estimated the concession will cost the EAA up to \$24.5 million.

Despite the economic downturn, the EAA will continue to discharge its regulatory duties with vigour and promote initiatives to enhance the standards and status of the trade. The EAA will also continue to adhere to its prudent discipline in financial management.

Since the introduction of the licensing regime in January 1999, the EAA has reduced licence fees twice, by as much as 44%.



# 地產代理監管局委員

## EAA Members

行政長官於2008年10月31日委任/再度委任下列人士為監管局成員，任期兩年，由2008年11月至2010年10月。

On 31 October 2008, the Chief Executive appointed/reappointed the following individuals to the EAA for a period of two years from November 2008 to October 2010.



主席陳韻雲女士，BBS，JP  
Chairman, Ms Vivien Chan, BBS, JP

主席	Chairman	陳韻雲女士，BBS，JP	Ms Vivien CHAN, BBS, JP
副主席	Vice-chairman	廖譚婉瓊女士*	Mrs Amy LIU TAM Yuen-king *
普通成員	Ordinary Members	陳友正博士*	Dr Bob CHAN Yau-ching *
		黃嘉純先生，JP	Mr Lester Garson HUANG, JP
		洪小蓮女士*	Ms Katherine HUNG Siu-lin *
		郭昶先生	Mr Anthony KWOK Chong
		劉詩韻女士	Ms Serena LAU Sze-wan
		劉燕卿女士*	Miss Connie LAU Yin-hing *
		李峻銘先生*	Mr Eric LEE Chun-ming *
		李景亮先生	Mr Paul LEE
		李國麟議員，JP	Dr the Honourable Joseph LEE Kok-long, JP
		梁永祥先生，JP*	Mr William LEUNG Wing-cheung, JP *
		廖玉玲女士	Ms Elaine LIU Yuk-ling
		呂耀華先生	Mr Alexander LUI Yiu-wah
		馬豪輝先生，SBS，JP*	Mr MA Ho-fai, SBS, JP *
		伍景華先生	Mr NG King-wah
		孫寶源先生*	Mr SUN Po-yuen *
		蔡克剛先生，BBS，JP *	Mr Herbert TSOI Hak-kong, BBS, JP *
		黃建業先生*	Mr WONG Kin-yip *
		運輸及房屋局常任秘書長 (房屋)或其代表*	Permanent Secretary for Transport and Housing (Housing) or his representative *

\* 續任委員  
Re-appointed Members

# 香港地產代理從業員考取於廣州執業資格的安排

## Arrangements for Hong Kong estate agency practitioners to obtain qualification to practise estate agency work in Guangzhou

**為** 推動穗港兩地房地產中介服務的交流和發展，監管局於2008年8月與廣州市房地產中介服務管理所（管理所）簽署協議，安排香港的地產代理從業員考取在廣州執業的資格證書。經過磋商，監管局和管理所即將落實有關課程及考試的具體安排，詳情如下：

**T**o foster professional exchange between Hong Kong and Guangzhou, the EAA entered into an agreement with the Guangzhou Real Estate Service Administration Centre (the Centre) in August 2008 to enable Hong Kong estate agency practitioners to obtain a qualification certificate to conduct estate agency work in Guangzhou. After thorough discussion, the EAA and the Centre have agreed on the following arrangements:

暫定日期 Tentative dates	準備課程：2009年2月 考試：2009年3月 (課程和考試的確實日期將稍後公布)	Preparatory course: February 2009 Examination: March 2009 (Exact dates of the course and examination to be announced later)
授課語言 Medium of instruction	廣東話或普通話	Cantonese or Putonghua
課程內容 Topics covered	<ol style="list-style-type: none"> <li>廣州市房地產及房地產中介市場的發展狀況及管理規定</li> <li>房地產中介從業人員的職業道德規範要求</li> <li>廣州市房地產產權登記、交易過戶程序及相關知識</li> <li>房地產法律及法規</li> </ol>	<ol style="list-style-type: none"> <li>Development and regulatory regime of the Guangzhou real estate and estate agency sectors</li> <li>Code of ethics for estate agents in Guangzhou</li> <li>Registration of property ownership and procedures involved in property transactions</li> <li>Conveyancing laws and regulations</li> </ol>
地點 Venue	香港	Hong Kong
費用 Fee	1,000元（如需補考，補考費用為400元）	\$1,000, with an additional \$400 payable for retaking the examination
報名資格 Basic requirements for applicants	<ul style="list-style-type: none"> <li>須具備高中或同等程度的教育。(申請人所持之有關學歷是否符合「資格證書」持有人的學歷要求，由管理所作最終審核決定。倘若申請人由於未能符合學歷要求而被管理所拒絕資格證書申請，可獲監管局退回所繳交的費用。)</li> <li>現時是持牌人，而且曾持有牌照達兩年或以上。</li> </ul> <p>如出現超額申請的情況，將會以電腦抽籤決定參加者名單。</p>	<p>Applicants should</p> <ul style="list-style-type: none"> <li>have completed senior secondary education or its equivalent (Whether the applicant's educational level fulfils the requirement for application of the Guangzhou qualification certificate is subject to the decision of the Centre. The EAA will refund the course fee to the applicant if his application is rejected by the Centre due to his failure to fulfil the educational requirement) and</li> <li>be current licensees, having held a licence for at least two years.</li> </ul> <p>If there is an over-subscription, participants will be selected through a computer ballot.</p>

# 172間商舖獲專業進修嘉許獎章

## 172 shops awarded CPD Mark for Estate Agencies

**截**至2008年12月24日，共有172間地產代理商舖獲得監管局頒發2008年「地產代理商舖專業進修嘉許獎章」（商舖專業進修嘉許獎章），以作表揚積極參與監管局的持續專業進修計劃。獲嘉許的商舖在2009年內，可以在店內張貼2008年嘉許獎章標誌，並在其發出的其他文件和員工名片上，印上嘉許獎章。監管局謹在此恭賀各間獲嘉許商舖和有關從業員。

商舖專業進修嘉許獎章於2008年6月推出。於每年10月1日，倘若一間地產代理商舖（或辦事處）有一半或以上的從業員（其中必須包括該商舖的經理，即分行經理）「達標」，即是說在其上一個持續專業進修時段，個人曾經獲得10個持續專業進修學分，商舖即獲得嘉許。

此外，為了進一步提升地產代理業界的專業形象，增強公眾對於業界的信心，監管局將逐步推行持續專業進修計劃的新措施。

首先，為了方便從業員，持續專業進修時段劃一於每年9月30日結束，而無須與牌照有效期掛鈎。首個劃一持續專業進修時段由2009年10月1日開始至2010年9月30日為止。在過渡期間，每名持牌人為達標而須要取得的進修學分，將按比例計算。

As at 24 December 2008, 172 estate agency shops have been awarded the 2008 CPD Mark for Estate Agencies in recognition of their active participation in the CPD Scheme. The shops will be entitled to display the 2008 CPD Mark decal in their shops and have the mark printed on their documents and employees' business cards in 2009. The EAA would like to congratulate all the shops and practitioners concerned.

The CPD Mark for Estate Agencies, which was launched in June 2008, is awarded to an estate agency shop or office if 50% or more of its employed licensees (including the shop or branch manager) attain the 10-CPD-point target in their previous CPD period as at 1 October each year.

To further enhance the professional standards of the trade, which will in turn foster greater public confidence in the trade, the EAA is pursuing a number of additional initiatives to enhance the CPD Scheme.

First, for the convenience of licensees, the CPD period for all licences will be standardised to end on 30 September of each year, irrespective of the validity period of the licences. The first standardised CPD period will be from 1 October 2009 to 30 September 2010. During the transitional period, the required number of CPD points for the Certificate of Attainment will be calculated on a pro-rata basis.



地產代理商舖專業進修嘉許獎章  
CPD Mark for Estate Agencies



■ 監管局行政總裁陳佩珊女士（右）、專業發展委員會主席李峻銘先生（中）及專業發展部經理黃慧敏女士向傳媒介紹持續專業進修計劃的新措施，並公布獲得地產代理商舖專業進修嘉許獎章的商舖數目。  
EAA Chief Executive Officer Ms Sandy Chan (right), Professional Development Committee Chairman Mr Eric Lee (middle) and Professional Development Manager Ms Sue Wong announce new initiatives for the CPD Scheme and the number of estate agency shops awarded the CPD Mark for Estate Agencies.

第二，由2009年10月1日起，學分要求將由每年10分提高至12分。跟以往一樣，其中最少6個學分是核心課程。個人如要取得2010年的個人嘉許獎章，須於2009年10月1日至2010年9月30日期間取得最少12個學分。

第三，商舖中達標的員工（包括店舖或分行經理）比率，將由50%提升至80%。新的門檻將會適用於申請2011年及其後的嘉許獎章。換言之，商舖如要獲得2011年嘉許獎章，必須要有至少80%的員工（包括店舖或分行經理）在有關係的進修時段內（即2010年10月1日至2011年9月30日）達標。

獲嘉許的商舖名單已刊載於監管局網站。

Second, effective from 1 October 2009, the number of CPD points required will be increased from 10 to 12 a year. The current six-point requirement for core subjects will remain unchanged. To obtain the Certificate of Attainment in 2010, practitioners will need to obtain at least 12 CPD points from 1 October 2009 to 30 September 2010.

Third, the criterion for the award of the CPD Mark will be raised from 50% to 80% of licensed employees (including the shop or branch manager) attaining the CPD points target in their previous CPD period. The new criterion will be adopted for applications for the CPD Mark in 2011 and thereafter. That means at least 80% of licensed employees (including the shop or branch manager) must have attained the CPD points target in the CPD period of 1 October 2010 to 30 September 2011 before they can qualify for the 2011 CPD Mark.

A list of the awardees has been posted on the EAA website.

## 申領地產代理證新安排

### New arrangement for estate agent card application

**為**方便地產代理從業員申領地產代理證，監管局會使用附於牌照申請表格的照片，供印發地產代理證之用。有意申領地產代理證的從業員，毋須再前往指定的地方拍照。

監管局鼓勵從業員申請地產代理證，方便他們外出工作時，讓消費者能即時辨識持牌從業員的身份。

**F**or the convenience of estate agency practitioners who want to get an estate agent card, the EAA will use the photo provided in licence application forms to produce the card. Applicants no longer have to go to designated studios to take a photograph.

The EAA encourages practitioners to apply for an estate agent card to enable consumers to recognise them at once as licensed practitioners, especially when they are working away from their offices.

## 交易程序指引和文件新修訂

### Revised procedural guidelines and forms

**從**業員亦應注意，香港房屋委員會修訂了居屋第二市場計劃下居者有其屋計劃、私人機構參建居屋計劃、租者置其屋計劃的交易的程序指引和文件包括臨時買賣合約。由2009年1月1日起，在處理上述交易時，必須使用新修訂的臨時買賣合約。詳情可參閱 [www.housingauthority.gov.hk](http://www.housingauthority.gov.hk)。

**L**icensees are also reminded that the Hong Kong Housing Authority has revised the “Procedural Guidelines” and the related prescribed forms, including the provisional agreement for sale and purchase for transactions in the secondary market for flats under the Home Ownership Scheme, Private Sector Participation Scheme, and Tenants Purchase Scheme. As from 1 January 2009 onwards, the revised provisional agreement for sale and purchase will be the only authorised form and must be used in such transactions. Details are available at [www.housingauthority.gov.hk](http://www.housingauthority.gov.hk).

## 遵行牌照上附加的條件

### Complying with licence conditions

**從**業員應注意，倘若紀律委員會於牌照上附加條件，要求從業員於指定時間內取得特定數目的持續專業進修學分，從業員必須遵行有關條件。從業員如未能遵行此條件，紀律委員會有可能因此向從業員採取進一步的紀律制裁，並施以更嚴重的紀律處分。

**P**ractitioners should note that, if the Disciplinary Committee has attached a condition to a licence which requires the licensee to obtain a certain number of points under the EAA's CPD Scheme within a certain period, they must comply with such a condition. Failure to do so may lead to further disciplinary action and a heavier sanction by the Disciplinary Committee.



## 考試新安排

### New arrangements for examination candidates

**由** 10月份的資格考試開始，監管局會於監管局網頁上公布考試成績，讓考生盡早知悉考試結果。考生於報考時，可在報名表格上選擇是否同意於監管局的網頁上顯示考試成績。香港考試及評核局會繼續將考試成績通知單郵寄予各考生。

此外，由12月的資格考試開始，考生可於任何一間7-11便利店繳付考試費用。便利店提供24小時服務。以往，考生須要在銀行繳費。

**S**tarting from the October 2008 qualifying examination, examination results have been posted on the EAA website to enable candidates to check their results as soon as they are available. Candidates may indicate in the entry form whether or not they want their examination results released on the EAA website. Examination result slips will continue to be mailed to candidates by the Hong Kong Examination and Assessment Authority.

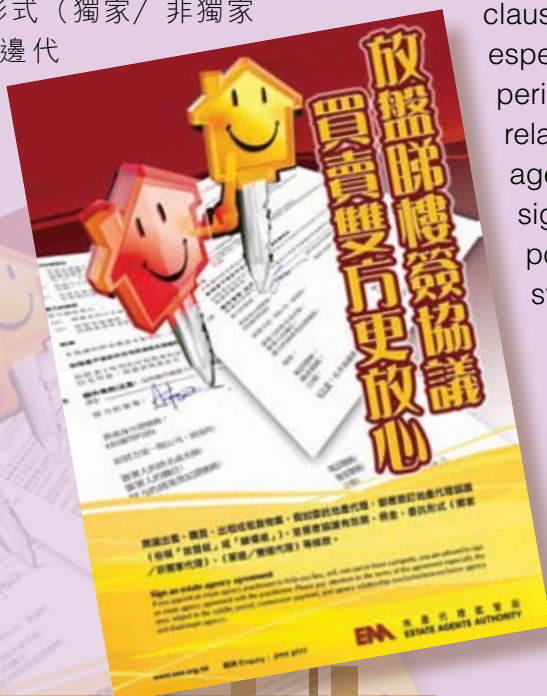
In addition, starting from the December qualifying examinations, payment of examination fees can be made at all 7-11 convenience stores, which provide round the clock service. Previously, payment had to be made at banks.

## 鼓勵消費者簽署地產代理協議宣傳海報

### Poster to encourage consumers to sign estate agency agreement

**為** 了鼓勵消費者簽訂該協議，監管局印製了新一批海報，供地產代理從業員在店舖內張貼。海報亦提醒消費者簽署地產代理協議時，留意協議上的主要條款，包括有效期、佣金金額、委託形式（獨家/ 非獨家代理及雙邊/ 單邊代理）。海報隨營業詳情說明書向商舖派發。

**T**o encourage consumers to sign an estate agency agreement upon appointing an estate agent, a poster has been designed and printed by the EAA for display in estate agency shops. The poster also reminds consumers to pay attention to the main clauses in an estate agency agreement especially the terms related to the validity period, commission payment, and agency relationship (exclusive/non-exclusive agency and dual/single agency) when signing the agreement. A copy of the poster is sent along with every new statement of particulars of business.



● 鼓勵消費者簽署地產代理協議宣傳海報  
Poster to encourage consumers to sign an estate agency agreement

# 活動剪影

## Events and activities



14/10/2008

監管局行政總裁陳佩珊女士（中）到廣州拜訪廣東省建設廳房慶方廳長（右三）。

EAA Chief Executive Officer Ms Sandy Chan (middle) pays a courtesy visit to the Director of the Department of Construction of Guangdong Province, Mr Fang Qingfang (third from right), in Guangzhou.

24/10/2008

前監管局主席潘國濂先生，JP卸任前與記者茶敘。  
EAA former Chairman Mr Steven Poon, JP gives his farewell interview.



10/11/2008

北京市建設委員會房屋市場管理處處長沈潔女士（右）與杭州市房地產管理局辦公室副主任李明華先生通過為期兩天的交流活動，了解監管局的運作。

Director of the Administration Department of House Market of the Beijing Construction Committee Ms Shen Jie (right) and Deputy Director of the Hangzhou Municipal Housing Administration Bureau Mr Li Minghua on a 2-day exchange programme to learn about the work of the EAA.





27/11/2008  
來自上海市靜安區的房地產業界代表團訪問監管局。  
The EAA receives a delegation from the real estate sector of the Shanghai Jingan District.

27/11/2008  
差餉物業估價署向從業員介紹即將推出的「物業資訊網」。  
The Rating and Valuation Department gives a talk on the soon-to-be-launched Property Information Online.



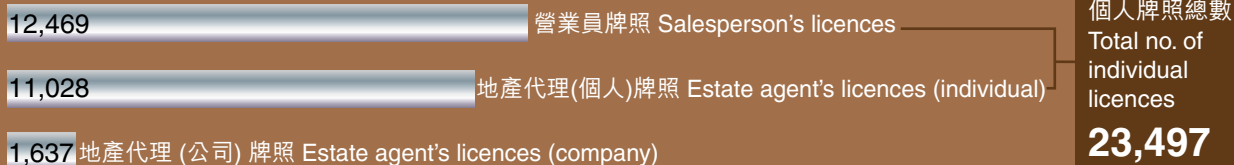
3/12/2008  
監管局執行總監黃維豐先生（右）巡視「一手」樓盤銷售處。  
EAA Director of Operations Mr Anthony Wong, PMSM (right) inspects a first-sale site.

5/12/2008  
監管局行政總裁陳佩珊女士探訪新界區地產代理商舖，介紹鼓勵消費者簽署地產代理協議宣傳海報。  
EAA Chief Executive Ms Sandy Chan visits estate agency shops in the New Territories and introduces the new poster urging consumers to sign an estate agency agreement.



# 統計數字 Statistics

牌照數目 (於2008年9月30日計算)  
Number of licences (as at 30/9/2008)



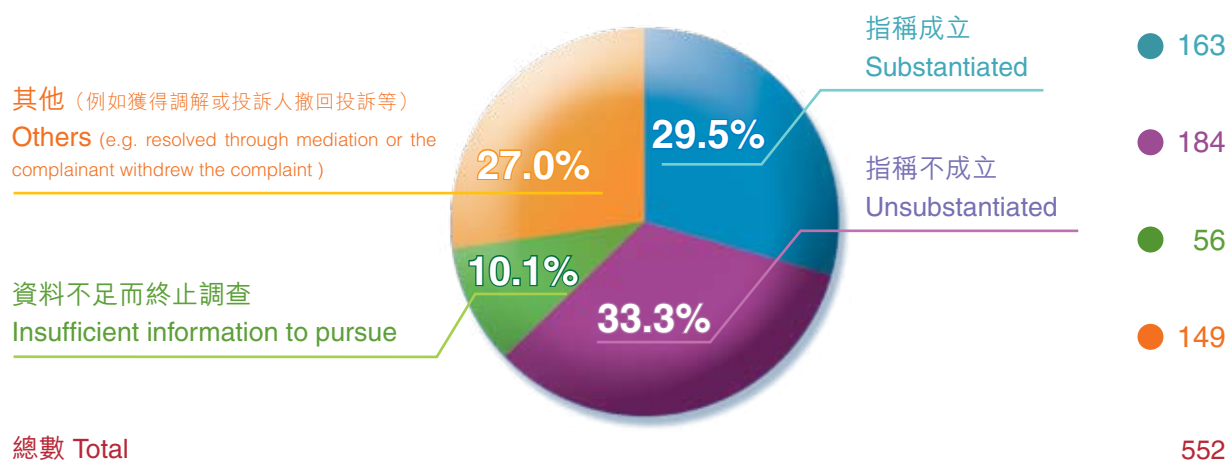
營業詳情說明書數目 (於2008年9月30日計算)  
Number of statements of particulars of business (SPOBs) (as at 30/9/2008)



投訴及破產個案 (2008年1月1日至9月30日)  
Complaints and bankruptcy cases (1/1/2008 – 30/9/2008)



已處理的投訴個案結果\*  
Results of completed complaint cases\*  
個案數目  
No. of cases



於2008年1月至9月，監管局共處理了61\*宗破產個案。  
From January to September 2008, EAA completed 61\* bankruptcy cases.

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

巡查 (2008年1月1日至9月30日)

Compliance inspections (1/1/2008 – 30/9/2008)

746

「一手」樓盤巡查次數

Number of compliance inspections at first-sale sites

591

代理商舖巡查次數

Number of compliance inspections at agency shops

總數  
Total

**1,337**

經巡查或抽查而發現並成立的違規個案

Number of substantiated non-compliance cases arising from inspections or spot checks

**33\***

\*部分是往年展開調查的個案 Some cases were carried over from previous years

紀律處分

Disciplinary actions

被暫時吊銷的牌照數目

Number of licences suspended

**20**

被撤銷的牌照數目

Number of licences revoked

**0**

考試及考試日期

Examination and date

參加人數

No. of candidates

合格率

Pass rate

地產代理資格考試

Estate Agents Qualifying Examination

21/2/2008

447

42%

24/4/2008

1,178

47%

21/8/2008

1,271

30%

營業員資格考試

Salespersons Qualifying Examination

22/2/2008

606

15%

25/4/2008

1,599

42%

27/6//2008

1,405

37%

22/8/2008

1,326

35%

24/10/2008

875

39%

## 紀律處分 Disciplinary actions (1/7/2008–30/9/2008)

監管局紀律委員會根據《地產代理條例》第30(1)條對下述持牌人行使了紀律制裁權：

The Disciplinary Committee of the EAA has exercised its disciplinary powers under section 30(1) of the Estate Agents Ordinance against the following licensees:

持牌人 ( 牌照號碼 ) Licensee ( Licence no. )	所判處分 Disciplinary actions	有關事項 Matters concerned
區淑芬 <sup>(1)</sup> Au Suk Fan S-200132	譴責，罰款及在牌照上附加條件 Reprimand, fine and attachment of a condition to licence	違反《常規規例》第13(4)條 Breach of section 13(4) of the Practice Regulation
忠誠拍賣行有限公司 C S Auctioneers Limited C-012527	譴責 Reprimand	違反《常規規例》第6(2)條 Breach of section 6(2) of the Practice Regulation
中原地產代理有限公司 Centaline Property Agency Limited C-000227	譴責 Reprimand	違反《常規規例》第6(2)條 Breach of section 6(2) of the Practice Regulation
中原地產代理有限公司 Centaline Property Agency Limited C-000227	譴責及罰款 Reprimand and fine	違反《常規規例》第9(2)條 Breach of section 9(2) of the Practice Regulation
陳瑞玲 <sup>(1)</sup> Chan Sui Ling Bonnie E-134616	譴責及在牌照上附加條件 Reprimand and attachment of a condition to licence	沒有遵守《操守守則》第3.2.1段 Failure to comply with paragraph 3.2.1 of the Code of Ethics
周頌邦 <sup>(1)</sup> Chau Chung Pong Charles E-246447	譴責及在牌照上附加條件 Reprimand and attachment of a condition to licence	違反《常規規例》第13(4)條 Breach of section 13(4) of the Practice Regulation
鄭琇名以禾富物業代理經營 <sup>(1)</sup> Cheng Sau Ming Claudia trading as Wealth Property Agency E-144974	譴責，罰款及在牌照上附加條件 Reprimand, fine and attachment of a condition to licence	違反《條例》第36(1)(a)(i)條 Breach of section 36(1)(a)(i) of the EAO
招志豪 <sup>(1)</sup> Chiu Chi Ho E-149931	暫時吊銷牌照 (25/10/2008 – 24/1/2009) Suspension of licence (25/10/2008 – 24/1/2009)	被法庭裁定違反《盜竊罪條例》第16A(1)條，罪名成立 Convicted of an offence under section 16A(1) of the Theft Ordinance
蔡倩婷 Choi Sin Ting S-261278	譴責 Reprimand	違反《常規規例》第6(1)(b)條 Breach of section 6(1)(b) of the Practice Regulation
莊玉龍以利豐物業經營 Chong Yuk Lung Raymond trading as Le Fung Realty E-014130	譴責 Reprimand	違反《常規規例》第8(2)(a)條 Breach of section 8(2)(a) of the Practice Regulation
周至詳以至翔物業代理公司經營 Chow Chi Cheung trading as Chi Cheung Properties Agency Co. E-148774	譴責 Reprimand	違反《發牌規例》第14(1)(b)(iv)條 Breach of section 14(1)(b)(iv) of the Licensing Regulation
周燕芬 <sup>(1)</sup> Chow Yin Fan S-182307	暫時吊銷牌照 (2/8/2008 – 8/8/2008) Suspension of licence (2/8/2008 – 8/8/2008)	被法庭裁定違反《條例》第15(1)(b)，55(1)(a)及55(3)(a)條，罪名成立 Convicted of an offence under sections 15(1)(b), 55(1)(a) and 55(3)(a) of the EAO

持牌人 ( 牌照號碼 ) Licensee ( Licence no. )	所判處分 Disciplinary actions	有關事項 Matters concerned
徐美華 <sup>(1)</sup> Chui Mei Wah May S-050124	訓誡及在牌照上附加條件 Admonishment and attachment of a condition to licence	沒有遵守《操守守則》第3.2.1段 Failure to comply with paragraph 3.2.1 of the Code of Ethics
中華物業代理有限公司 Chung Wah Property Agency Company Limited C-007585	譴責及罰款 Reprimand and fine	違反《條例》第36(1)(a)(i)和《常規規例》第6(2)(a)條 Breach of section 36(1)(a)(i) of the EAO and section 6(2)(a) of the Practice Regulation
馮偉琛 <sup>(1)</sup> Fung Wai Sum S-047667	在牌照上附加條件 Attachment of conditions to licence	不符合《條例》第21(2)(c)條的規定 Failure to comply with the requirement under section 21(2)(c) of the EAO
金寶置業集團有限公司以瑋澤置業經營 Gold Power Properties Company Limited trading as Wai Chak Property C-023913	譴責 Reprimand	違反《常規規例》第6(2)(b)條 Breach of section 6(2)(b) of the Practice Regulation
何志立 <sup>(1)</sup> Ho Chi Lap S-229538	暫時吊銷牌照 (23/8/2008 – 22/12/2008) Suspension of licence (23/8/2008 – 22/12/2008)	沒有遵守《操守守則》第3.7.2段 Failure to comply with paragraph 3.7.2 of the Code of Ethics
何嘉信 <sup>(1)</sup> Ho Ka Shun James S-034575	譴責、罰款及 在牌照上附加條件 Reprimand, fine and attachment of a condition to licence	違反《常規規例》第13(4)條 Breach of section 13(4) of the Practice Regulation
香港置業(地產代理)有限公司以香港置業經營 Hong Kong Property Services (Agency) Limited trading as Hong Kong Property C-018893	譴責及罰款 Reprimand and fine	違反《常規規例》第9(1)條 Breach of section 9(1) of the Practice Regulation
Julie Carol King E-137495	譴責及罰款 Reprimand and fine	違反《發牌規例》第10(1)條 Breach of section 10(1) of the Licensing Regulation
錦興物業代理有限公司 Kam Hing Property Agency Company Limited C-014378	譴責 Reprimand	違反《常規規例》第6(1)(c) 條和第6(2)(b)條 Breach of section 6(1)(c) and 6(2)(b) of the Practice Regulation
甘有 <sup>(1)</sup> Kam Yau E-181160	譴責、在牌照上附加條件及 暫時吊銷牌照 (20/9/2008 – 26/9/2008) Reprimand, attachment of conditions to licence and suspension of licence (20/9/2008 – 26/9/2008)	被法庭裁定違反《條例》第15(1)(b)條，罪名成立 和不符合《條例》第19(1)(c)條的規定 Convicted of an offence under section 15(1)(b) of the EAO and failure to comply with the requirement under section 19(1)(c) of the EAO
簡俊文 Kan Chun Man Mandy S-056331	譴責 Reprimand	被法庭裁定違反《入境條例》第42(1)(c)條，罪名成立 Convicted of an offence under section 42(1)(c) of the Immigration Ordinance
景峰物業有限公司以景峰物業經營 <sup>(2)</sup> Kingsford (Discovery Bay) Limited trading as Kingsford Property Agency C-019690	譴責及罰款 Reprimand and fine	違反《常規規例》第9(1)條 Breach of section 9(1) of the Practice Regulation

持牌人 ( 牌照號碼 ) Licensee ( <i>Licence no.</i> )	所判處分 Disciplinary actions	有關事項 Matters concerned
京士活物業代理有限公司以京士活物業代理經營 Kingswood Property Agency Limited trading as Kingswood Property Agency C-019027	譴責及罰款 Reprimand and fine	違反《常規規例》第9(2)條 Breach of section 9(2) of the Practice Regulation
辜偉烈 <sup>(1)</sup> Koh Wai Lit E-078859	譴責及在牌照上附加條件 Reprimand and attachment of conditions to licence	沒有遵守《操守守則》第3.4.1段 Failure to comply with paragraph 3.4.1 of the Code of Ethics
港達物業代理(集團)有限公司 Kong Tat Property Agency (Group) Company Limited C-016937	譴責及罰款 Reprimand and fine	違反《常規規例》第9(2)條 Breach of section 9(2) of the Practice Regulation
顧麗娟以佳信地產代理公司經營 <sup>(1)</sup> Koo Lai Kuen trading as Kai Shun Realty Agency E-160172	譴責及在牌照上附加條件 Reprimand and attachment of conditions to licence	沒有遵守《操守守則》第3.2.1段 Failure to comply with paragraph 3.2.1 of the Code of Ethics
葛偉麟 <sup>(1)</sup> Kot Wai Lun William E-052958	譴責及在牌照上附加條件 Reprimand and attachment of a condition to licence	沒有遵守《操守守則》第3.5.1段 Failure to comply with paragraph 3.5.1 of the Code of Ethics
林泉以福聯行物業代理公司經營 Lam Chuen trading as Fortland Property Agency E-062025	譴責及罰款 Reprimand and fine	違反《常規規例》第9(1)條 Breach of section 9(1) of the Practice Regulation
林桂蘭 <sup>(1)(2)</sup> Lam Kwai Lan E-083235	譴責及在牌照上附加條件 Reprimand and attachment of a condition to licence	違反《常規規例》第13(4)條 Breach of section 13(4) of the Practice Regulation
林妹 Lam Mui E-131462	譴責 Reprimand	違反《常規規例》第6(1)條和第3(2)條 Breach of sections 6(1) and 3(2) of the Practice Regulation
劉之偉 <sup>(1)</sup> Lau Chi Wai E-010811	在牌照上附加條件 Attachment of conditions to licence	不符合《條例》第19(1)(c)條的規定 Failure to comply with the requirement under section 19(1)(c) of the EAO
劉建華 <sup>(1)</sup> Lau Kin Wa S-054788	譴責及在牌照上附加條件 Reprimand and attachment of conditions to licence	沒有遵守《操守守則》第3.7.2段 Failure to comply with paragraph 3.7.2 of the Code of Ethics
劉光華 Lau Kwong Wah E-187032	譴責 Reprimand	違反《常規規例》第6(2)條 Breach of section 6(2) of the Practice Regulation
劉惠清 <sup>(1)</sup> Lau Wai Tsing E-172427	訓誡、在牌照上附加條件及暫時吊銷牌照 (30/8/2008 – 12/9/2008) Admonishment, attachment of conditions to licence and suspension of licence (30/8/2008 – 12/9/2008)	違反《常規規例》第15條和沒有遵守《操守守則》第3.5.1段 Breach of section 15 of the Practice Regulation and failure to comply with paragraph 3.5.1 of the Code of Ethics
羅德明 <sup>(1)</sup> Law Tak Ming S-239242	暫時吊銷牌照 (11/10/2008 – 10/1/2009) Suspension of licence (11/10/2008 – 10/1/2009)	沒有遵守《操守守則》第3.5.1段和第3.4.1段 Failure to comply with paragraphs 3.5.1 and 3.4.1 of the Code of Ethics



持牌人 ( 牌照號碼 ) Licensee ( Licence no. )	所判處分 Disciplinary actions	有關事項 Matters concerned
李智勤 Lee Chi Kan S-011590	罰款 Fine	被法庭裁定違反《條例》第16(1)(a)條，罪名成立 Convicted of an offence under section 16(1)(a) of the EAO
梁志偉 <sup>(1)</sup> Leung Chi Wai S-177412	暫時吊銷牌照 (27/9/2008 – 26/10/2008) Suspension of licence (27/9/2008 – 26/10/2008)	沒有遵守《操守守則》第3.4.1段 Failure to comply with paragraph 3.4.1 of the Code of Ethics
梁金蘭以世紀地產公司經營 Leung Kam Lan trading as Century Property Company E-158537	譴責 Reprimand	違反《常規規例》第6(2)條 Breach of section 6(2) of the Practice Regulation
老俊傑 <sup>(1)</sup> Lo Chun Kit S-135412	暫時吊銷牌照 (27/9/2008 – 26/10/2008) Suspension of licence (27/9/2008 – 26/10/2008)	沒有遵守《操守守則》第3.4.1段 Failure to comply with paragraph 3.4.1 of the Code of Ethics
美聯物業代理有限公司以美聯物業 經營 Midland Realty International Limited trading as Midland Realty C-000982	譴責 Reprimand	違反《常規規例》第3(2)(c)條 Breach of section 3(2)(c) of the Practice Regulation
美聯物業代理有限公司以美聯物業 經營 Midland Realty International Limited trading as Midland Realty C-000982	譴責及罰款 Reprimand and fine	違反《常規規例》第9(1)條 Breach of section 9(1) of the Practice Regulation
美聯物業代理有限公司以美聯物業 經營 Midland Realty International Limited trading as Midland Realty C-000982	譴責及罰款 Reprimand and fine	違反《常規規例》第9(1)條 Breach of section 9(1) of the Practice Regulation
伍瑞樑 Ng Sui Leung S-113329	譴責及罰款 Reprimand and fine	被法庭裁定違反《條例》第15(1)(b)條，罪名成立 Convicted of an offence under section 15(1)(b) of the EAO
吳淑儀 <sup>(1)</sup> Ng Suk Yee S-181424	譴責，罰款及在牌照上附加條件 Reprimand, fine and attachment of a condition to licence	違反《常規規例》第13(4)條 Breach of section 13(4) of the Practice Regulation
吳淑儀以富華地產經營 <sup>(1)</sup> Ng Suk Yee trading as Fu Wah Property Company E-096419	譴責，罰款及在牌照上附加條件 Reprimand, fine and attachment of a condition to licence	違反《條例》第36(1)(a)(i)條 Breach of section 36(1)(a)(i) of the EAO
王永康以大同地產物業代理公司經營 Ong Wing Hong trading as Tai Tung Estate Property Agency Co. E-123368	譴責 Reprimand	違反《發牌規例》第14(1)(b)條 Breach of section 14(1)(b) of the Licensing Regulation
東方置業(控股)有限公司以東方置 業經營 Oriental Property (Holdings) Limited trading as Oriental Property Agency C-026266	譴責 Reprimand	違反《常規規例》第6(2)(a)條和《發牌規例》 第14(1)(b)條 Breach of section 6(2)(a) of the Practice Regulation and section 14(1)(b) of the Licensing Regulation
皇室發展有限公司以永生行物業代 理經營 Palace Development Limited trading as Eternity Property Agency C-024127	譴責 Reprimand	違反《發牌規例》第14(1)(b)(i)條 Breach of section 14(1)(b)(i) of the Licensing Regulation

持牌人 ( 牌照號碼 ) Licensee ( <i>Licence no.</i> )	所判處分 Disciplinary actions	有關事項 Matters concerned
利嘉閣地產有限公司 Ricacorp Properties Limited C-002504	譴責及罰款 Reprimand and fine	違反《常規規例》第9(1)條 Breach of section 9(1) of the Practice Regulation
利嘉閣測量師行有限公司 Ricacorp Surveyors Limited C-018303	譴責 Reprimand	沒有遵守《操守守則》第3.5.1段 Failure to comply with paragraph 3.5.1 of the Code of Ethics
天下物業有限公司 Skyworld Realty Consultancy Limited C-024964	譴責及罰款 Reprimand and fine	違反《常規規例》第9(1)條 Breach of section 9(1) of the Practice Regulation
鴻基地產有限公司 Splendour Property Company Limited C-001040	譴責及罰款 Reprimand and fine	違反《條例》第36(1)(a)(i)條 Breach of section 36(1)(a)(i) of the EAO
施健彬 <sup>(1)</sup> Sze Kin Bun Dennis S-061908	暫時吊銷牌照 (11/10/2008 – 10/11/2008)及在牌照上附加條件 Suspension of licence (11/10/2008 – 10/11/2008) and attachment of conditions to licence	被法庭裁定違反《版權條例》第118(1)(d)和119(1)條以及第118(8)和119(2)條，罪名成立 Convicted of the offences under sections 118(1)(d) and 119(1), sections 118(8) and 119(2) of the Copyright Ordinance
陳佩珊 <sup>(1)</sup> Tan Puay San E-202582	譴責及在牌照上附加條件 Reprimand and attachment of a condition to licence	違反《條例》第43(2)條 Breach of section 43(2) of the EAO
鄧觀容 <sup>(1)</sup> Tang Koon Yung E-094521	譴責及在牌照上附加條件 Reprimand and attachment of conditions to licence	被法庭裁定違反《條例》第15(2)(c)和第42條，罪名成立 Convicted of an offence under sections 15(2)(c) and 42 of the EAO
鄧蘊蘭 <sup>(1) (2)</sup> Tang Wan Lan Winnie E-125744	譴責，罰款及在牌照上附加條件 Reprimand, fine and attachment of a condition to licence	違反《常規規例》第13(4)條 Breach of section 13(4) of the Practice Regulation
杜潤勝 <sup>(1)</sup> To Yun Sing E-134791	譴責，罰款及在牌照上附加條件 Reprimand, fine and attachment of a condition to licence	違反《常規規例》第13(4)條 Breach of section 13(4) of the Practice Regulation
湯惠珠以景成地產公司經營 Tong Wai Chu trading as King Shing Property Agency Co. E-150777	譴責及罰款 Reprimand and fine	違反《條例》第36(1)(a)(i)條和沒有遵守《操守守則》第3.2.1段 Breach of section 36(1)(a)(i) of the EAO and failure to comply with paragraph 3.2.1 of the Code of Ethics
好運來物業顧問有限公司 Tri-Luck Property Consultants Co Limited C-013272	譴責 Reprimand	違反《常規規例》第6(2)(b)條 Breach of section 6(2)(b) of the Practice Regulation
徐香蘭 <sup>(1)</sup> Tsui Heung Lan E-143342	譴責，罰款及在牌照上附加條件 Reprimand, fine and attachment of a condition to licence	違反《常規規例》第13(4)條 Breach of section 13(4) of the Practice Regulation
徐健華 <sup>(1)</sup> Tsui Kin Wa E-250877	譴責，罰款及在牌照上附加條件 Reprimand, fine and attachment of a condition to licence	違反《常規規例》第13(4)條 Breach of section 13(4) of the Practice Regulation
宏昌地產有限公司 Wang Cheong Property Agency Limited C-010677	譴責 Reprimand	違反《常規規例》第6(2)條 Breach of section 6(2) of the Practice Regulation

持牌人 ( 牌照號碼 ) Licensee ( Licence no. )	所判處分 Disciplinary actions	有關事項 Matters concerned
富裕地產顧問有限公司以富裕地產經營 Wealth Property Consultant Company Limited trading as Wealth Property C-025365	譴責 Reprimand	違反《常規規例》第6(1)(c)條和第6(2)(b)條 Breach of section 6(1)(c) and 6(2)(b) of the Practice Regulation
富達投資有限公司以建富物業經營 Wealthy Century Investment Limited trading as Kin Fu Realty C-025601	訓誡 Admonishment	違反《發牌規例》第14(1)(b)條 Breach of section 14(1)(b) of the Licensing Regulation
盈富物業有限公司 Wealthy Realty Limited C-024257	訓誡及罰款 Admonishment and fine	違反《常規規例》第15條 Breach of section 15 of the Practice Regulation
翁榮佳 Weng Jung Chia E-073786	訓誡 Admonishment	違反《常規規例》第6(2)條 Breach of section 6(2) of the Practice Regulation
黃茲龍 Wong Chi Lung S-077014	譴責 Reprimand	被法庭裁定違反《危險藥物條例》第8(1)(a)及(2)條，罪名成立 Convicted of an offence under section 8(1)(a) and (2) of the Dangerous Drugs Ordinance
黃富 <sup>(1)</sup> Wong Fu E-063770	譴責及在牌照上附加條件 Reprimand and attachment of conditions to licence	沒有遵守《操守守則》第3.2.1段 Failure to comply with paragraph 3.2.1 of the Code of Ethics
王柳嫦 <sup>(1)</sup> Wong Lau Seung E-207092	譴責及在牌照上附加條件 Reprimand and attachment of conditions to licence	沒有遵守《操守守則》第3.4.1段 Failure to comply with paragraph 3.4.1 of the Code of Ethics
黃賢發 <sup>(1)(2)</sup> Wong Yin Fat S-218542	譴責，在牌照上附加條件及暫時吊銷牌照 (11/10/2008 – 13/10/2008) Reprimand, attachment of a condition to licence and suspension of licence (11/10/2008 – 13/10/2008)	沒有遵守《操守守則》第3.5.1段 Failure to comply with paragraph 3.5.1 of the Code of Ethics
胡彥麟 <sup>(1)</sup> Wu Yin Lun S-234650	譴責及在牌照上附加條件 Reprimand and attachment of a condition to licence	被法庭裁定違反《條例》第16(1)(a)條和《盜竊罪條例》第9條，罪名成立 Convicted of offences under section 16(1)(a) of the EAO and section 9 of the Theft Ordinance
溫淑文 <sup>(1)</sup> Wun Suk Man E-024856	譴責及在牌照上附加條件 Reprimand and attachment of conditions to licence	沒有遵守《操守守則》第3.5.1段和違反《常規規例》第13(4)條 Failure to comply with paragraph 3.5.1 of the Code of Ethics and breach of section 13(4) of the Practice Regulation
余建生 <sup>(1)</sup> Yu Kin Sang S-231873	暫時吊銷牌照(9/8/2008 – 8/9/2008)及在牌照上附加條件 Suspension of licence (9/8/2008 – 8/9/2008) and attachment of conditions to licence	被法庭裁定違反普通法及可根據《刑事罪行條例》第159C(6)處罰的罪行，罪名成立 Convicted of an offence under Common Law and punishable under section 159C(6) of the Crimes Ordinance
余美容 <sup>(1)</sup> Yu Mei Yung E-040221	譴責，罰款及在牌照上附加條件 Reprimand, fine and attachment of a condition to licence	違反《常規規例》第13(4)條 Breach of section 13(4) of the Practice Regulation
余若君 <sup>(1)</sup> Yu Yeuk Kwan Jenefer E-182686	譴責及在牌照上附加條件 Reprimand and attachment of conditions to licence	違反《常規規例》第10(a)條 Breach of section 10(a) of the Practice Regulation

持牌人 ( 牌照號碼 ) Licensee ( Licence no. )	所判處分 Disciplinary actions	有關事項 Matters concerned
徐錫娥以富華地產經營 <sup>(1)</sup> Zee Sek Nog trading as Fu Wah Property Company E-096402	譴責，罰款及在牌照上附加條件 Reprimand, fine and attachment of a condition to licence	違反《條例》第36(1)(a)(i)條 Breach of section 36(1)(a)(i) of the EAO

#### 註 Notes

- (1) 有關個案已刊於政府憲報（2008年第32期至2008年第46期），詳情可登入政府憲報網頁 ([www.gld.gov.hk/egazette](http://www.gld.gov.hk/egazette)) 參閱。  
These cases were also published in the Gazette (nos. 32/2008 to 46/2008). For details, please refer to the Gazette (website: [www.gld.gov.hk/egazette](http://www.gld.gov.hk/egazette)).
- (2) 有關持牌人已向上訴審裁小組提出上訴。  
These licensees have appealed against the decisions of the Disciplinary Committee.

## 上訴結果 Appeal results (1/9/2008 – 31/12/2008)

下述持牌人就有關監管局紀律委員會根據《地產代理條例》第30(1)條對他們行使紀律制裁權的決定而上訴。以下為有關的上訴結果：

The following licensees have appealed against the decisions of the Disciplinary Committee of the EAA to exercise its disciplinary powers under section 30(1) of the Estate Agents Ordinance against them. The appeal results are as follows:

持牌人 ( 牌照號碼 ) Licensee ( Licence no. )	有關事項 Matters concerned	紀律委員會所判處分 Disciplinary actions taken by Disciplinary Committee	上訴結果 Appeal result
林桂蘭 Lam Kwai Lan E-083235	違反《常規規例》第13(4)條 Breach of section 13(4) of the Practice Regulation	譴責及在牌照上附加條件 Reprimand and attachment of a condition to licence	上訴駁回 Appeal dismissed  譴責及在牌照上附加條件 Reprimand and attachment of a condition to licence
鄧蘊蘭 Tang Wan Lan Winnie E-125744	違反《常規規例》第13(4)條 Breach of section 13(4) of the Practice Regulation	譴責，罰款及在牌照上附加條件 Reprimand, fine and attachment of a condition to licence	上訴駁回 Appeal dismissed  譴責，罰款及在牌照上附加 條件 Reprimand, fine and attachment of a condition to licence
黃賢發 Wong Yin Fat S-218542	沒有遵守《操守守則》 第3.5.1段 Failure to comply with paragraph 3.5.1 of the Code of Ethics	譴責，在牌照上附加條件及暫時 吊銷牌照 Reprimand, attachment of a condition to licence and suspension of licence	上訴撤銷 Appeal cancelled  譴責，在牌照上附加條件及 暫時吊銷牌照 (24/1/2009 – 26/1/2009) Reprimand, attachment of a condition to licence and suspension of licence (24/1/2009 – 26/1/2009)

#### 凡例

- 《條例》－《地產代理條例》  
《常規規例》－《地產代理常規（一般責任及香港住宅物業）規例》  
《發牌規例》－《地產代理（發牌）規例》

#### Legend

- EAO – Estate Agents Ordinance  
Practice Regulation – Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation  
Licensing Regulation – Estate Agents (Licensing) Regulation