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闔家幸福

新春愉快



## 監管局十周年紀念

### EAA celebrates its 10<sup>th</sup> Anniversary

2007年11月2日，地產代理監管局（監管局）舉行酒會，慶祝其十歲生辰。當日的酒會由運輸及房屋局局長鄭汝樺女士主禮，超過二百名嘉賓出席，場面熱鬧。

出席嘉賓包括前房屋局局長黃星華博士、行政會議成員周梁淑怡女士、前任和現任的監管局成員，以及地產代理業界商會、地產發展商、政府部門、公營機構、專業團體、院校和培訓機構的代表等。

廣東省建設廳勞應勳廳長和廣州市房地產中介服務管理所史小明書記亦專程由廣州來港參加酒會。

On 2 November 2007, the Estate Agents Authority (EAA) held a reception to celebrate its 10<sup>th</sup> anniversary. The reception, officiated by the Secretary for Transport and Housing Ms Eva Cheng, was attended by over 200 guests.

Guests included former Secretary for Housing Dr Dominic Wong, Executive Councillor Mrs Selina Chow, former and current EAA members and board-appointed members, as well as representatives of estate agency trade associations, developers, government departments, public organisations, professional bodies and tertiary and training institutions.

Mr Lao Yingxun, Director of the Department of Construction of the Guangdong Province and Mr Shi Xiaoming, Secretary of the Guangzhou Real Estate Agent Service Administration Centre, also attended the reception from Guangzhou.

在酒會中，監管局主席潘國濂先生向監管局過往和現任的成員、職員致意，感謝他們對監管局工作所作出的貢獻。他亦多謝十年來給予監管局莫大支持的政策局長，包括黃星華博士、孫明揚局長、鄭汝樺局長，亦感謝多個政府部門、業界商會、各機構團體、傳媒和市民過去多年的支持和協助。

At the reception, Chairman Mr Steven Poon paid tribute to EAA members and staff, past and present, for their contribution to the work of EAA. He also thanked the policy secretaries – Dr Dominic Wong, Mr Michael Suen and Ms Eva Cheng – for their support of EAA’s work over the years, and expressed gratitude to many government departments, trade associations, various organisations, the media and the public for their support and assistance.



監管局主席潘國濂先生在監管局十周年紀念酒會中致辭。

EAA Chairman Mr Steven Poon delivers a speech at the 10<sup>th</sup> anniversary reception of EAA.



運輸及房屋局局長鄭汝樺女士在監管局十周年紀念酒會致祝賀詞。

Secretary for Transport and Housing Ms Eva Cheng congratulates EAA on its 10<sup>th</sup> anniversary.



監管局主席潘國濂先生（前排左五）、運輸及房屋局局長鄭汝樺女士（前排右五）、前房屋局局長黃星華博士（前排右四）及監管局成員向出席監管局十周年酒會的嘉賓祝酒。

EAA Chairman Mr Steven Poon (5<sup>th</sup> left, front row), Secretary for Transport and Housing Ms Eva Cheng (5<sup>th</sup> right, front row), former Secretary for Housing Dr Dominic Wong (4<sup>th</sup> right, front row) and EAA members toast guests at the 10<sup>th</sup> anniversary reception.

# 全港地產代理徵文及中文書法比賽得獎名單

## Winners of the Writing and Chinese Calligraphy Competitions for the Estate Agency Trade

### 全港地產代理徵文比賽 Writing Competition for the Estate Agency Trade

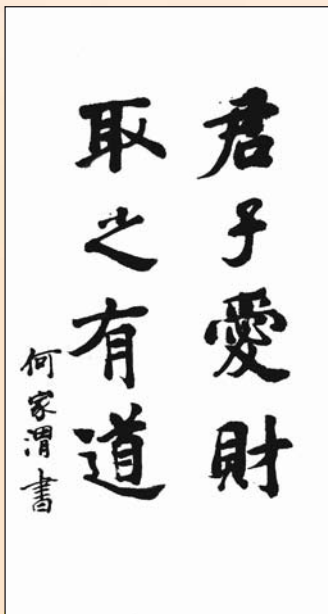
#### 得獎者 Winners

中文組 Chinese section		英文組 English section	
冠軍 Champion	吳碧珊女士 Ms Ng Pik Shan	冠軍 Champion	郭先迪先生 Mr Kwok Sin Dak
亞軍 1 <sup>st</sup> Runner-up	何紀林女士 Ms Ho Kei Lam Judy Basheba	亞軍 1 <sup>st</sup> Runner-up	文笑萍女士 Ms Man Siu Ping Molly
季軍 2 <sup>nd</sup> Runner-up	羅家浩先生 Mr Law Ka Ho Carl	季軍 2 <sup>nd</sup> Runner-up	關松傑先生 Mr Kwan Chung Kit

### 全港地產代理 中文書法比賽 Chinese Calligraphy Competition for the Estate Agency Trade

#### 得獎者 Winners

冠軍 Champion	何家渭先生 Mr Ho Ka Wai
亞軍 1 <sup>st</sup> Runner-up	何筱禮先生 Mr Ho Ronnei Hall
季軍 2 <sup>nd</sup> Runner-up	陳港昇先生 Mr Chan Kong Sing



全港地產代理書法比賽冠軍  
何家渭先生作品

The work of Mr Ho Ka Wai, Champion of the Chinese Calligraphy Competition for the Estate Agency Trade.



廣東省建設廳勞應勳廳長(前排右四)、全港地產代理書法比賽及徵文比賽評審團主席王于漸教授(前排左二)、評審團成員何文匯博士(前排右三)、易斐女士(前排左三)、洪小蓮女士(前排左四)與比賽的優勝者合照。

Director of the Department of Construction of the Guangdong Province Mr Lao Yingxun (4<sup>th</sup> right, front row), Chairman of the panel of judges of the Chinese Calligraphy Competition and the Writing Competition for the Estate Agency Trade Prof Richard Wong (2<sup>nd</sup> left, front row), and judges Dr Ho Man-wui (3<sup>rd</sup> right, front row), Ms Yi Fei (3<sup>rd</sup> left, front row) and Ms Katherine Hung (4<sup>th</sup> left, front row) pose with the winners of the competitions.

鳴謝：王于漸教授、何文匯博士、詹德隆先生、易斐女士、何幼惠先生、洪小蓮女士  
Special thanks to Professor Richard Wong Yue-chim, Dr Ho Man-wui, Mr Tsim Tak-lung, Ms Yi Fei, Mr Ho Yau-wai and Ms Katherine Hung



全港地產代理書法比賽  
決賽情況

The final of the Chinese Calligraphy Competition for the Estate Agency Trade.



## 香港家書

少芬：

收到你的來信。關於把在我們在洛杉磯的屋放盤出售，如果市場情況不太理想，就暫時把它擱置吧。美國的次按危機還未完全解決，南加州最近又大火，看來市道不會在短期內好轉，等待時機再算吧。

美國的樓市和香港的樓市真是有天淵之別。香港的經濟蓬勃，恆生指數屢創新高，也帶動了樓市的暢旺。看來，今年香港的地產代理應有良好的業績。對我這個地產代理監管局主席來說，多少覺得欣慰的。

2007年是有特殊意義的一年。這一年，香港慶祝回歸祖國十周年，同時地產代理監管局慶祝成立十周年。或者你還記得，我是監管局的「創局成員」。我加入監管局工作的時候，監管局不單沒有辦事處，連一名職員也沒有。十年過去，監管局現在已經是一個有規模、有能力的監管機構。人生沒有多少個十年，我能夠參與監管局的成立和十年的發展，實在感到榮幸。

監管局成立初時，從事地產代理工作的人士，要適應發牌制度，又遵守很多新規條，他們對監管局有所抗拒。經過多年的努力，尤其是近年與業界的緊密溝通和合作，現在監管局的工作已經得到業界的認同，而地產代理的服務水平亦已經大大提高。

我和許多市民一樣，相信地產代理行業的專業水平須不斷地提升。畢竟，許多人的畢生積蓄，都是投資在自己的一個物業。過去十年，監管局不斷地為這個任務而努力，總共發出了接近一百份執業指引，處理了5,000宗投訴個案，進行了超過一萬次巡查，舉行了超過900次紀律研訊。儘管行業內現在仍然有一些陋習，但是整體來說，服務質素已經有顯著的改善。

面對著不斷變化的社會環境，我們也要迎接新挑戰。監管局成立初期，違規事件主要涉及個別從業員；但近年的一些個案變得複雜；尤其令到我們感到困擾的是代理公司的管理問題。為了處理這些複雜的個案，監管局於今年決定行使《地產代理條例》第28條所賦予的調查權力，務求將有組織性的違規行為繩之於法。

最近，一些「一手」樓盤的銷售手法在社會上引起極大迴響。監管局多次提醒銷售「一手」樓盤的從業員，在價目單、廣告、現場管理等須要遵守規則。隨著樓市趨於熾熱，監管局會加強巡查工作，同時與發展商保持緊密聯繫。不過，最重要的，還是業界本身的自律。尤其是樓盤的秩序問題，只有在公司好好管理他們的從業員，才會得到改善。

地產代理行業如何能達到專業化，是我這個主席每日都在思考的問題。根據現時法例，中五程度的畢業生已經合乎入行的學歷要求。相信許多人都會同意，這個要求以現今社會環境是實在偏低。在這個環境下，要推動專業化，一個嚴謹的發牌考試制度至為重要。過去兩年，監管局提升了發牌考試的深度，並且加強了考試的內容。不過，我覺得發牌考試將來仍然會進一步收緊，考試內容仍然會進一步加深。

無可否認，地產代理從業員的質素仍然參差；畢竟，歷史留下來的問題須要一段時日才可以完全解決。為了提高從業員的專業水平，監管局在2005年推出專業進修計劃。計劃是以自願形式參與，而業界的反應熱烈；兩年裡，總共有四萬七千人次參與課程。明年，我們會進一步推廣進修計劃，舉辦一系列有系統、有組織的課程，為初入行人士和分行經理提供密集式的培訓。我相信這個措施會受到廣大的地產代理從業員歡迎。

香港的物業成交每年達三千多億港元，而大部份成交都經地產代理完成，他們是香港經濟活動的一個重要環節，他們的貢獻是無可置疑的。十年過去，香港經濟不斷地向前發展，地產代理行業的角色將進一步凸顯，監管局又會面對新的挑戰。

少芬，你說有意回香港從事地產代理，我相信香港是歡迎你的。

祝好。

### 潘國濂

註：監管局主席潘國濂先生的「香港家書」已於2007年11月3日在香港電台播出。  
讀者可到香港電台網頁 ([www.rthk.org.hk/rthk/radio1/hkletter/20071103.html](http://www.rthk.org.hk/rthk/radio1/hkletter/20071103.html)) 收聽。

## Letter to Hong Kong

Siu-fun,

Thank you for your letter. If the market is not looking good, let's put the listing of our house in Los Angeles on hold. With the sub-prime crisis not fully over and the serious fire that broke out in southern California, I don't think the market is going to improve any time soon. Let's wait and see, shall we?

The property markets in the US and in Hong Kong cannot be more different. The Hong Kong economy is very much on the up, with the Hang Seng Index hitting new heights, and the property market very vibrant as a result. Estate agents in Hong Kong should enjoy good results this year. As the Chairman of the Estate Agents Authority, I am quite pleased with this.

The year 2007 is a year of special significance. While Hong Kong celebrates the 10<sup>th</sup> anniversary of its return to China, EAA also celebrates its 10<sup>th</sup> anniversary. As a "founding member" of EAA, I recall that EAA did not even have any staff, let alone an office, when I first joined. Ten years flew by and EAA is now a sizeable and capable regulatory body. There are not many decades in one's life, and I am very honoured to be able to take part in EAA's establishment and ten years of development.

Estate agents were not particularly friendly to EAA when it was first set up, as it took time for them to adapt to the licensing system and get used to following new regulations. After years of hard work, especially our efforts to enhance communication and co-operation with the trade in recent years, we are now recognised by the trade, and the service standards of estate agents have been greatly improved.

Like many fellow members of the public, I believe the estate agency trade must be more professional. After all, for many people, a property may well cost their entire savings. In the past ten years, EAA worked tirelessly towards raising the professional standards of the trade and issued nearly 100 practice circulars, handled 5,000 complaint cases, conducted over 10,000 inspections and held over 900 inquiry hearings. Despite some "bad habits" still in the trade, the overall standard of service has improved considerably.

EAA also needs to tackle new challenges posed by the ever-changing business environment. In EAA's early years, breaches of the law and regulations mainly concerned individual practitioners, but in recent years cases have grown more complex, often involving problems in the management of estate agency companies. To handle these cases, EAA decided to exercise its powers of investigation granted under section 28 of the Estate Agents Ordinance, so as to tackle organisational breaches of the law and regulations.

Recently, the sales practices of estate agents in some sales sites of first-hand properties have been cause for serious concern. EAA has repeatedly reminded practitioners working in first-sale sites to follow the regulations in terms of price lists, advertisements and management of sales sites. As the property market heats up, EAA will intensify its inspection work and keep in close contact with developers. Most importantly, the trade must be self-disciplined. Sales sites will be in good order only if estate agency companies manage their staff properly.

As the Chairman of EAA, I think about ways to make the estate agency trade more professional every day. According to the law, the minimum educational requirement for joining the trade is completion of F.5 studies. I think many people will agree that this is a relatively low benchmark in society today. A rigorous licensing and examination system is of paramount importance in our bid to promote the professionalism of the trade. In the last two years, EAA has raised the level of the qualifying examinations and enhanced the syllabuses, but I feel the examinations should be even more stringent and demanding in future.

Admittedly, estate agents in Hong Kong are still of mixed quality. After all, it takes some time for problems stemming from the past to be fully resolved. To enhance the professional standard of practitioners, EAA launched the Continuing Professional Development Scheme in 2005. The voluntary scheme has been well received by the trade and recorded 47,000 enrolments in two years. Next year, we will further promote the scheme and launch a series of structured courses to provide intensive training to new practitioners and branch managers. I believe practitioners will welcome this new initiative.

Property transactions in Hong Kong amount to over HK\$300 billion every year, and most of them are done through estate agents. Estate agency is a major sector in the economy of Hong Kong and have made significant contributions. Ten years on, with the Hong Kong economy continually marching forward, the role of the estate agency trade will be more prominent and EAA must face new challenges.

You said earlier that you intend to come back to Hong Kong and work as an estate agent. I am sure Hong Kong welcomes you.

Best wishes,

**Steven Poon**

Note: This is a translated copy of the "Letter to Hong Kong", read in Cantonese by Mr Steven Poon on Radio Television Hong Kong on 3 November 2007. Readers may listen to the Cantonese programme on the RTHK website [www.rthk.org.hk/rthk/radio1/hkletter/20071103.html](http://www.rthk.org.hk/rthk/radio1/hkletter/20071103.html).



# 代理須披露利益

## Disclosure of interests by agent

根據普通法，代理人對其客戶有受信責任[受信責任 (fiduciary duty) 是指受託人對受益人的一種高度誠實、忠誠及盡力維護其利益的責任]。由於代理人與委託人之間的關係以誠信為基礎，所以代理人不應該讓任何個人利益(包括代理人本身或其近親的利益)與其對客戶的責任存有衝突。如有任何潛在衝突的情況出現，代理人必須向客戶全面披露所有相關的事實，讓客戶有機會自行決定是否繼續完成擬進行的交易，或繼續委任該名代理人。否則，該代理人便違反了對客戶的受信責任，並須向客戶交出從是項交易中所得的利潤。此外，客戶還可以就該代理人的違責向其追討其他補償。

一般而言，除非地產代理與其客戶達成任何協議前，已向其客戶全面披露所有有關事實，並在客戶知情和同意的情況下進行交易，否則地產代理不可購買或租住其客戶的物業，亦不可以將自己的物業售賣或出租予客戶。

《地產代理條例》第36(1)(a)(vi)條及第36(3)條規定地產代理或有關營業員向客戶披露以下全部詳情：該地產代理或營業員對有關物業所擁有的任何金錢上的或其他實質的利益，以及該物業獲處置後，該地產代理或營業員在該物業方面可以得到的任何利益，包括任何佣金或任何種類的權益（不論是金錢上的或是其他形式的）。

《地產代理常規（一般責任及香港住宅物業）規例》第3(2)(a)條亦規定，地產代理須按照協議內所指明的指引及指示填寫地產代理協議。地產代理協議規定代表地產代理公司簽署協議的人士須披露以下各方對有關物業擁有金錢上的或其他實質利益：

Under common law, an agent owes a fiduciary duty to his client. Since the agency relationship is one of trust and confidence, the agent must not allow any personal interest (including the interest of the agent himself or that of his close relatives) to conflict with his duties to the client. Where any potential conflict arises, the agent should make a full disclosure to the client of all relevant facts, so as to give the latter an opportunity to decide whether to continue with the proposed transaction or with the appointment of the agent. Otherwise, he will be in breach of his fiduciary duty and is liable to account for any profit that he has made from such transaction in addition to other remedies available to the client for the agent's breach of duty.

Generally, an agent may not purchase or rent property from his client, and he may not sell or let his own property to his client unless he has made a full disclosure of all the relevant facts to his client before entering into any agreement with his client and has obtained his client's informed consent to such a transaction.

Sections 36(1)(a)(vi) and 36(3) of the Estate Agents Ordinance (EAO) require the estate agent or salesperson concerned to disclose to a client full particulars of any pecuniary or other beneficial interest which such estate agent or salesperson has in the property concerned, together with particulars of any benefit, including any commission or any interest of any kind whatever in such property, whether monetary or otherwise, which will accrue to such estate agent or salesperson should the property be disposed of.

Moreover, section 3(2)(a) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation (Practice Regulation) requires completion of the relevant estate agency agreement in accordance with its directions and instructions. Various prescribed estate agency agreements require the person signing the agreement on behalf of the estate agency to disclose the pecuniary or other beneficial interest which the following person or estate agency has in the property concerned:

1. 該名人士或其代名人；或
2. 該名人士的親屬（指配偶、父母、子女、兄弟或姊妹）或該等親屬的代名人；或
3. 該名人士所屬的地產代理公司或該地產代理公司的任何僱員／大股東／合夥人／董事。

如有利益的話，地產代理須在有關協議中申報詳情。

此外，根據《操守守則》第3.6.1段及第3.6.2段，地產代理和營業員應避免就本身有利益的物業提供服務。同時，在有可能／潛在利益衝突的情況下（例如同時代表賣家和買家），營業員必須向客戶表明是雙邊代理，以及向各方詳盡披露因該物業而獲得的金錢或其他實質利益。

1. him or his nominee; or
2. his specified relative (meaning his spouse, parent, child, brother or sister), or any nominee of his specified relative; or
3. the estate agency or any employee/substantial shareholder/partner/director of the estate agency.

Particulars of such interests (if any) must be specified in the schedule to the agreement.

Furthermore, under Paragraphs 3.6.1 and 3.6.2 of the Code of Ethics, estate agents and salespersons should avoid accepting an appointment involving a property in which they have a beneficial interest and they shall, in the event of possible or potential conflict of interest such as dual agency, disclose to their clients that they are acting for both sides. Any pecuniary or other beneficial interests in relation to the property shall be disclosed fully to all parties concerned.

## 新指引 New practice circular

# 資訊保安以妥善儲存資料

## information security for privacy protection

發生連串互聯網個人資料外洩事故後，資訊保安已成為社會關注的焦點。監管局促請從業員，採取適當的資訊保安措施。

地產代理管理層要考慮有關本身業務可能涉及的資訊保安風險，訂定恰當的政策和程序，以減低相關風險。

如從業員未有採取措施確保資訊安全，而導致其客戶個人資料外洩，則該從業員可能違反《個人資料（私隱）條例》。此外，未有採取妥善的保安措施確保資訊安全，可能被視為未有建立管理業務的妥善制度，因此可能構成違反《地產代理常規（一般責任及香港住宅物業）規例》第15條，並可能引致監管局採取紀律行動。

Information security has become a major issue of concern following a series of incidents involving leakage of personal data on the Internet. EAA urges practitioners to take necessary information security measures to protect data privacy.

Management of estate agencies should put in place risk-based policies and procedures to reduce information security risks arising from their estate agency work.

If a practitioner is found to have failed to put in place measures to safeguard information security and such failure results in a leak of his clients' personal data, he may be in breach of the Personal Data (Privacy) Ordinance. In addition, failure to put in place proper security measures to safeguard information security may be seen as not having established a proper system to manage a business and may therefore amount to a breach of section 15 of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation, giving rise to disciplinary action by the Authority.

# 放盤紀錄、地產代理協議及賬目

## Listing records, estate agency agreements and accounts

根據《地產代理常規（一般責任及香港住宅物業）規例》（《常規規例》）第8(2)(a)、(b)及(c)條，地產代理必須備存每一份住宅物業放盤紀錄，以及所有地產代理協議的文本至少三年。根據《常規規例》第12(1)(a)、(b)及(c)條，地產代理亦必須就其客戶所支付的所有款項備存妥善的賬目。

過往，監管局人員巡查地產代理商舖時，有些持牌地產代理未能即場提供監管局所要求的文件，常見的辯解有：文件放置在其他地方，或有關文件由當時不在場的上司保管。監管局認為，有些時候這些理由未能成立。

監管局提醒地產代理從業員，倘獲監管局授權的人員於巡查時根據《常規規例》第8條及／或第12條要求其提交有關文件及賬目，地產代理從業員不得合理地拖延提供上述文件及賬目。

According to section 8(2)(a), (b) and (c) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation (Practice Regulation), a licensed estate agent must keep a record of all listings of residential properties and copies of estate agency agreements in relation to residential properties for not less than three years. Under section 12(1)(a), (b) and (c) of the Practice Regulation, a licensed estate agent must keep proper accounts as to moneys received or held, or paid by the agent, for or on account of clients.

In the past, certain licensed estate agents were unable to produce such documents on the spot during inspection visits by officers of the Authority. The usual excuses are: the documents are being kept at another location; or they are being held by the boss, who is not available at that time. The Authority's view is that these excuses may not be acceptable.

Estate agency practitioners are reminded that henceforth when they are requested to produce documents and accounts during an inspection under section 8 and/or section 12 of the Practice Regulation by authorised officers of the Authority, they should produce them without unreasonable delay.



# 「一手」住宅樓盤銷售的秩序問題

## Maintaining order at first-sale sites

監管局關注地產代理從業員推銷「一手」樓盤的執業手法。近期，由於物業市場轉旺，交投活躍，監管局認為有需要加強執法，希望「一手」物業的推銷工作，是在有秩序和有規律的情況下進行。

監管局早前發現再次有懷疑是地產代理從業員的人士，在「一手」樓盤附近的行車道上招攬生意，罔顧個人及他人安全。監管局認為此等情況不能接受。

與此同時，監管局亦接獲市民投訴，指稱有地產代理在推銷樓盤時，在公眾地方，包括行人路、商場出入口，以及車站出入口等滋擾途人。

故此，監管局於2007年12月發出了執業指引，提醒從業員遵守現行的法例，包括在未經許可的情況下，從業員不應在鐵路範圍向乘客招攬生意或派發傳單，或在商場或屋苑門口攔截顧客和居民。從業員也不應在樓盤附近的行車道上攔截車輛、招攬生意，以免對駕駛人士、車上乘客和其他路人造成阻礙及構成危險。

為了向公眾解釋有關通告內容，監管局牌照及執業委員會主席梁永祥先生於2007年12月4日主持了一個新聞發布會，其後並出席了多個電台、電視節目。



牌照及執業委員會主席梁永祥先生(中)向傳媒介紹一份有關「一手」住宅樓盤銷售秩序的執業通告。

Chairman of the Licensing and Practice Committee Mr William Leung (centre) introduces a practice circular to the media on maintaining order at residential first-sale sites.

EAA attaches great importance to the behaviour of estate agents at first-sale sites. Given the recent revival of the property market, EAA deems it necessary to enhance enforcement to ensure that first sales are carried out in an orderly manner.

Recently, EAA has noticed certain people, believed to be estate agents, touting on roads near first-sale sites and disregarding their own safety and that of others. EAA finds such behaviour unacceptable.

EAA has also received complaints from the public alleging that estate agents have harassed pedestrians on the street, on footbridges and at entrances to shopping malls, housing estates and railway stations.

To address the above issues, EAA issued a practice circular in December 2007, reminding practitioners to abide by the existing laws. In the circular, practitioners were reminded that without prior authorisation they should not solicit business or distribute leaflets on railway premises, or intercept customers and residents at the entrances of shopping malls to solicit business. Practitioners were also warned not to intercept or strike vehicles on roads near first-sale sites, which may cause blockage or danger to passengers and passers-by.

In a bid to raise public awareness of the new guidelines, Mr William Leung, Chairman of the EAA Licensing and Practice Committee, hosted a press briefing on 4 December 2007 and attended several radio and TV programmes thereafter.

## 活動剪影 Events and activities



20-12-2007

主席潘國濂先生(左四)巡視「一手」物業銷售點，了解銷售現場的秩序情況。  
Chairman Mr Steven Poon (4<sup>th</sup> left) visits a first-sale site.



21-11-2007

監管局與北京房地產中介行業協會舉行交流會議。  
EAA hosts a meeting with the Beijing Real Estate Agents Association.



16-11-2007

監管局、地產代理業界代表與國際打擊清洗黑錢財務行動特別組織舉行聯絡會議，商討打擊清洗黑錢的措施。  
EAA and representatives of the estate agency trade meet with the Financial Action Task Force on Money Laundering to discuss anti-money laundering measures.



21-11-2007

香港地產代理專業協會研究委員會主席黃良昇先生為持續專業進修計劃主講「香港樓市的週期分析」講座。  
Research Committee Chairman of the Society of Hong Kong Real Estate Agents Ltd. Mr Wong Leung Sing speaks at a CPD seminar titled "An analysis of the property market cycle".



11-12-2007

主席潘國濂先生(左七)出席香港專業地產顧問商會創會十周年紀念酒會。  
Chairman Mr Steven Poon (7<sup>th</sup> left) at the cocktail reception celebrating the 10<sup>th</sup> anniversary of the Hong Kong Chamber of Professional Property Consultants Ltd.



13-12-2007

署理執行總監黃麟昌先生(左)出席澳門消費者委員會主辦的講座,介紹香港地產代理應具備的條件和操守。  
Acting Director of Operations Mr Eric Wong (left) speaks at a seminar organised by the Macau Consumer Council on the ethical standards required of estate agents in Hong Kong.



17-12-2007

行政總裁陳佩珊女士(中)聯同地產代理聯會主席郭德亮先生(右二)、第一副主席李景亮先生(左一)探訪深水埗區的地產代理。  
Chief Executive Officer Ms Sandy Chan (centre), together with Mr Tony Kwok (2<sup>nd</sup> right) and Mr Paul Lee (1<sup>st</sup> left), Chairman and Vice-chairman of the Property Agencies Association Ltd. respectively, visits estate agents in Sham Shui Po.



8-12-2007

牌照及執業委員會主席梁永祥先生(右二)、署理執行總監黃麟昌先生(左二)出席電台節目,解釋有關「一手」住宅樓盤銷售秩序的執業通告的內容。

At a radio programme, Chairman of the Licensing and Practice Committee Mr William Leung (2<sup>nd</sup> right) and Acting Director of Operations Mr Eric Wong (2<sup>nd</sup> left) explain a practice circular on maintaining order at residential first-sale sites.

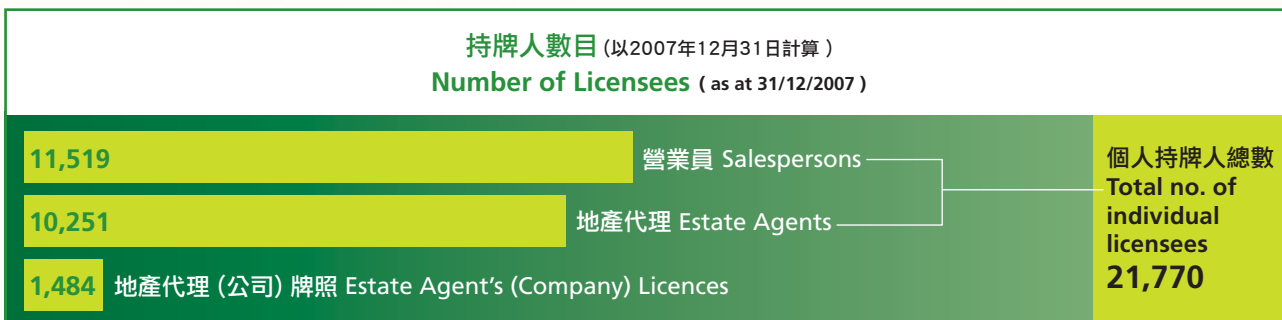


31-12-2007

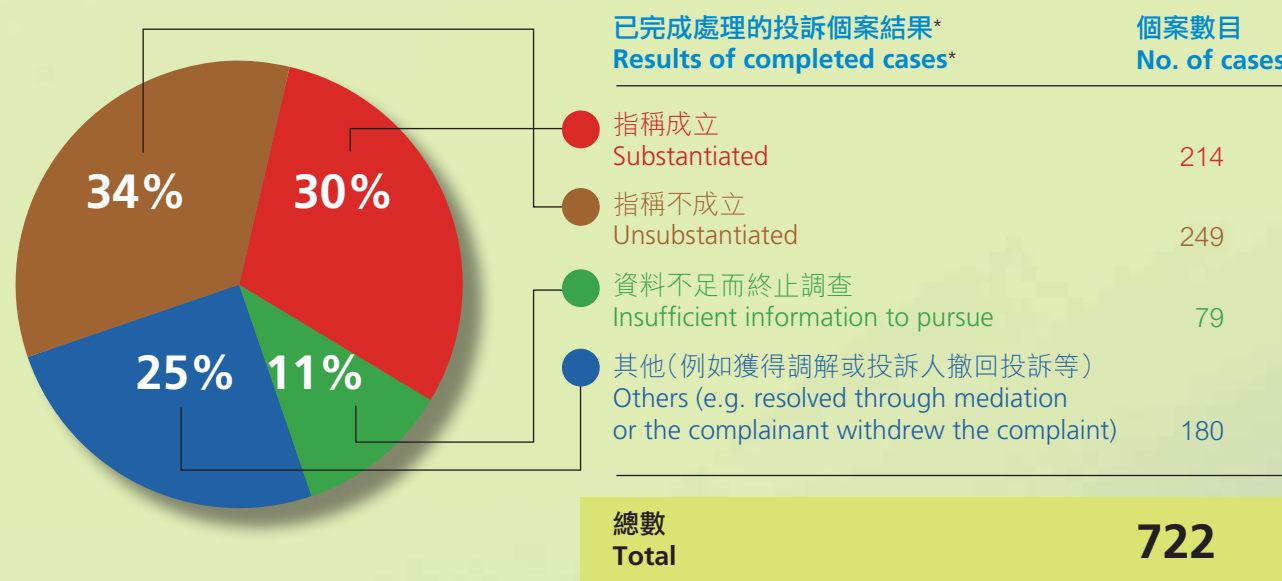
監管局員工參加慈善活動「毅力十二愛心跑」。  
EAA staff participates in the charity event "Run With Your Heart".



# 統計數字 Statistics



\* 由1,484間有限公司經營  
\* Operated by 1,484 company licensees



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

於2007年1月至12月，監管局共完成處理了109宗破產個案。  
From January to December 2007, EAA completed 109 bankruptcy cases.

巡查 Compliance Inspections (1/1/2007-31/12/2007)	
一手樓盤巡查次數 Number of compliance inspections at first-sale sites : <b>724</b>	
代理商舖巡查次數 Number of compliance inspections at agency shops : <b>980</b>	
總數 Total	<b>1,704</b>

成立的違規個案 Number of substantiated non-compliance cases	<b>80*</b>
* 部分是往年展開調查的個案 * Some cases were carried over from previous years	

於巡查一手樓盤時發出的口頭勸喻 Verbal advices issued during first-sale inspections	<b>2,661</b>
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紀律處分 Disciplinary Actions (1/1/2007 - 31/12/2007)			
被暫時吊銷的牌照數目 Number of licences suspended	<b>36</b>	被撤銷的牌照數目 Number of licences revoked	<b>1</b>

考試 Examinations		
考試 Examination	參加人數 No. of candidates	合格率 Pass rate
地產代理資格考試，2007年3月22日 Estate Agents Qualifying Examination, 22 March 2007	<b>833</b>	<b>37.6%</b>
地產代理資格考試，2007年6月21日 Estate Agents Qualifying Examination, 21 June 2007	<b>812</b>	<b>44%</b>
地產代理資格考試，2007年9月20日 Estate Agents Qualifying Examination, 20 September 2007	<b>892</b>	<b>37.1%</b>
地產代理資格考試，2007年12月20日 Estate Agents Qualifying Examination, 20 December 2007	<b>982</b>	<b>38.9%</b>
營業員資格考試，2007年3月23日 Salespersons Qualifying Examination, 23 March 2007	<b>1,108</b>	<b>46.6%</b>
營業員資格考試，2007年6月22日 Salespersons Qualifying Examination, 22 June 2007	<b>1,258</b>	<b>46.3%</b>
營業員資格考試，2007年9月21日 Salespersons Qualifying Examination, 21 September 2007	<b>1,288</b>	<b>46.9%</b>
營業員資格考試，2007年12月21日 Salespersons Qualifying Examination, 21 December 2007	<b>1,412</b>	<b>48.1%</b>

# 可申請持續專業進修計劃進修津貼的特定活動

## CPD activities eligible for the reimbursement of CPD training subsidy

為鼓勵從業員更積極參與不同類型的持續專業進修活動，監管局已推出進修津貼計劃。參加特定持續專業進修活動的從業員，每年可獲發還高達300元的活動費用。有關活動必須由指定的培訓機構或其他擁有「自我評審」資格的院校舉辦。以下為可申請發還進修津貼的最新活動名單：

To encourage participation in the various activities provided under the CPD Scheme, EAA has launched a CPD Training Subsidy Scheme. Under the scheme, practitioners will be reimbursed up to \$300 a year in activity fees for CPD activities approved under the subsidy scheme. The activities must be organised by specified training institutions or other recognised self-accrediting institutions. The following is an updated list of approved CPD activities eligible for the reimbursement :

Activity provider 主辦機構	Title of activity 活動名稱	CPD points 學分	Enquiry 查詢/報名電話
City University of Hong Kong, School of Continuing and Professional Education 香港城市大學專業進修學院	Continuing Education Certificate in Essential Financial Services Management (金融管理及實務持續教育證書課程)	50 non-core 非核心	2784 3227/ 2788 7423
	Continuing Education Certificate in Property Management Practices (物業管理實務持續教育證書課程)	65 non-core 非核心	
	Continuing Education Diploma in Property Management (物業管理持續教育文憑課程)	108 non-core 非核心	
Hong Kong Baptist University 香港浸會大學	Regulation of Estate Agents in Hong Kong 香港地產代理法則	3 core 核心	3411 5426
	Corporate Governance 企業管治	2 non-core 非核心	
	Stress Management 壓力管理	2 non-core 非核心	
	Managing Change 每當變幻時	2 non-core 非核心	
The University of Hong Kong 香港大學	Certificate in Service Excellence 地產代理優質顧客服務證書課程	18 non-core 非核心	2523 8878
The University of Hong Kong, School of Professional and Continuing Education 香港大學專業進修學院	Effective English (1) - Writing Skills 地產代理及營業員之專業寫作技巧	3 core 核心	2508 8867
	Effective English (2) - Communication 如何增強地產代理及營業員之“說服力”	3 core 核心	
	法內情	3 core 核心	
	如何成為地產業界之精英及賺取第一桶金	2 non-core 非核心	
	地產項目的新概念	2 non-core 非核心	
	如何提升在市場推廣上的自我專業形象	2 non-core 非核心	
	心病還須心藥醫：教授如何紓緩壓力	2 non-core 非核心	
Mastering Your Social Etiquette Skill : 社交禮儀及服飾之配搭	2 non-core 非核心		
Vocational Training Council, Institute of Professional Education And Knowledge (PEAK) 職業訓練局高峰進修學院	CRM – Creating Loyal Customers for Estate Agents 地產代理客戶關係管理 — 創造忠誠客戶	3 non-core 非核心	2836 1922/ 2836 1821
	eCRM – Putting CRM into Practice for Estate Agents 地產代理客戶關係管理 — 客戶關係管理電子化實踐	3 non-core 非核心	



## 紀律處分 Disciplinary actions (1/7/2007 – 31/12/2007)

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

持牌人 Licensee	牌照號碼 Licence no.	所判處分 Disciplinary actions	有關事項 Matter(s) concerned
聯昌物業有限公司 Artland Property Ltd	C-006496	譴責及罰款 Reprimand and fine	違反《地產代理常規（一般責任及香港住宅物業）規例》第9(5)(b)條 Breach of section 9(5)(b) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation
區澤文 Au Chak Man	S-052920	譴責 Reprimand	違反《地產代理常規（一般責任及香港住宅物業）規例》第13(4)條 Breach of section 13(4) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation
區國安* Au Kwok On	S-186282	暫時吊銷牌照 (8/12/2007 - 21/12/2007) 及在牌照上附加條件 Suspension of licence (8/12/2007 - 21/12/2007) and attachment of condition to licence	1. 沒有遵守《操守守則》第3.4.1及第3.2.1段 2. 沒有遵守《操守守則》第3.4.1段 1. Failure to comply with the stipulation in Paragraphs 3.4.1 and 3.2.1 of the Code of Ethics 2. Failure to comply with the stipulation in Paragraph 3.4.1 of the Code of Ethics
中原地產代理有限公司 Centaline Property Agency Limited	C-000227	譴責及罰款 Reprimand and fine	沒有遵守《操守守則》第3.4.1段 Failure to comply with the stipulation in Paragraph 3.4.1 of the Code of Ethics
車南音* Cha Nam Yam	E-145025	訓誡及在牌照上附加條件 Admonishment and attachment of condition to licence	違反《地產代理條例》第36(1)(a)(i)條 Breach of section 36(1)(a)(i) of the Estate Agents Ordinance
陳民傑* Chan Man Kit	E-068874	譴責及在牌照上附加條件 Reprimand and attachment of condition to licence	違反《地產代理常規（一般責任及香港住宅物業）規例》第13(4)條 Breach of section 13(4) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation
陳炳才 Chan Ping Choi	E-107528	譴責及罰款 Reprimand and fine	違反《地產代理（發牌）規例》第10(1)條 Breach of section 10(1) of the Estate Agents (Licensing) Regulation
陳修桓* Chan Sau Woon	S-150896	暫時吊銷牌照 (12/1/2008 - 11/3/2008) 及在牌照上附加條件 Suspension of licence (12/1/2008 - 11/3/2008) and attachment of conditions to licence	根據《地產代理條例》第21(2)(c)條考慮持牌人是否繼續持有牌照的適當人選 To consider whether the licensee is a fit and proper person to continue to hold a licence under section 21(2)(c) of the Estate Agents Ordinance
陳榮輝* Chan Wing Fai	E-145575	訓誡及在牌照上附加條件 Admonishment and attachment of condition to licence	違反《地產代理條例》第36(1)(a)(i)條 Breach of section 36(1)(a)(i) of the Estate Agents Ordinance
鄭少芳* Cheng Siu Fong	E-241862	譴責及在牌照上附加條件 Reprimand and attachment of condition to licence	違反《地產代理常規（一般責任及香港住宅物業）規例》第13(4)條 Breach of section 13(4) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation
張麗娟* Cheung Lai Kuen	E-239267	暫時吊銷牌照 (22/12/2007 - 21/3/2008) Suspension of licence (22/12/2007 - 21/3/2008)	根據《地產代理條例》第19(1)(c)條考慮持牌人是否繼續持有牌照的適當人選 To consider whether the licensee is a fit and proper person to continue to hold a licence under section 19(1)(c) of the Estate Agents Ordinance

持牌人 Licensee	牌照號碼 Licence no.	所判處分 Disciplinary actions	有關事項 Matter(s) concerned
程蓮娜以恒豐地產代理公司經營 Ching Lin Na trading as Hang Fung Real Estate Agency Company	E-019906	訓誡 Admonishment	違反《地產代理(發牌)規例》第14(1)(c)條 Breach of section 14(1)(c) of the Estate Agents (Licensing) Regulation
周家輝* Chow Ka Fai	S-006411	在牌照上附加條件 Attachment of conditions to licence	被法庭裁定違反《盜竊罪條例》(第210章)第9條罪名成立 Convicted of an offence under section 9 of the Theft Ordinance, Cap. 210
周冰* Chow Ping	S-072839	譴責及在牌照上附加條件 Reprimand and attachment of condition to licence	違反《地產代理常規(一般責任及香港住宅物業)規例》第3(3)(b)條 Breach of section 3(3)(b) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation
朱增豪* Chu Tsang Ho	S-161097	譴責及在牌照上附加條件 Reprimand and attachment of condition to licence	違反《地產代理常規(一般責任及香港住宅物業)規例》第3(3)(b)條 Breach of section 3(3)(b) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation
佳順物業代理有限公司以佳順物業代理公司經營 Crescent Property Service Limited trading as Crescent Property Service Co.	C-008742	譴責 Reprimand	違反《地產代理條例》第36(1)(a)(i)條 Breach of section 36(1)(a)(i) of the Estate Agents Ordinance
晉誠地產代理有限公司 Earnest Property Agency Limited	C-018613	譴責及罰款 Reprimand and fine	沒有遵守《操守守則》第3.7.2段 Failure to comply with the stipulation in Paragraph 3.7.2 of the Code of Ethics
金豐易居國際置業代理有限公司 E-House International Estate Agency Limited	C-018720	譴責及罰款 Reprimand and fine	違反《地產代理條例》第36(1)(a)(i)條 Breach of section 36(1)(a)(i) of the Estate Agents Ordinance
富彤有限公司以世紀置業經營 Full Tone Limited trading as Century Property Agency	C-025971	譴責及罰款 Reprimand and fine	違反《地產代理條例》第20(1)(a)條 Breach of section 20(1)(a) of the Estate Agents Ordinance
金寶置業集團有限公司 Gold Power Properties Company Limited	C-023913	譴責及罰款 Reprimand and fine	違反《地產代理條例》第20(1)(a)條及《地產代理(發牌)規例》第8條 Breach of section 20(1)(a) of the Estate Agents Ordinance and section 8 of the Estate Agents (Licensing) Regulation
高鼎物業有限公司 Golden Choice Realty Limited	C-022189	譴責及罰款 Reprimand and fine	違反《地產代理常規(一般責任及香港住宅物業)規例》第9(2)條 Breach of section 9(2) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation
香港置業(地產代理)有限公司 Hong Kong Property Services (Agency) Limited	C-018893	譴責及罰款 Reprimand and fine	1. 違反《地產代理常規(一般責任及香港住宅物業)規例》第9(3)條 2. 違反《地產代理常規(一般責任及香港住宅物業)規例》第9(5)(a)條 1. Breach of section 9(3) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation 2. Breach of section 9(5)(a) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation
家居地產裝修有限公司*/# House Living Property & Design Company Limited	C-022068	暫時吊銷牌照 (15/12/2007 - 17/12/2007) Suspension of licence (15/12/2007 - 17/12/2007)	沒有遵守《操守守則》第3.3.1段 Failure to comply with the stipulation in Paragraph 3.3.1 of the Code of Ethics

持牌人 Licensee	牌照號碼 Licence no.	所判處分 Disciplinary actions	有關事項 Matter(s) concerned
許培訓* Hui Pui Fan	S-112672	譴責及在牌照上附加條件 Reprimand and attachment of condition to licence	違反《地產代理常規(一般責任及香港住宅物業)規例》第13(4)條 Breach of section 13(4) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation
許鷹傑* Hui Ying Kit	S-054214	譴責及在牌照上附加條件 Reprimand and attachment of conditions to licence	違反《地產代理常規(一般責任及香港住宅物業)規例》第13(4)條 Breach of section 13(4) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation
洪國華* Hung Kwok Wa	E-181375	暫時吊銷牌照 (12/1/2008 - 11/3/2008) 及在牌照上附加條件 Suspension of licence (12/1/2008 - 11/3/2008) and attachment of conditions to licence	被法庭裁定違反《盜竊罪條例》(第210章)第16A(1)條罪名成立 Convicted of an offence under section 16A(1) of the Theft Ordinance, Cap. 210
嘉興地產有限公司 Ka Hing Properties Co., Limited	C-014170	譴責 Reprimand	違反《地產代理常規(一般責任及香港住宅物業)規例》第13(4)條 Breach of section 13(4) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation
甘傑仁* Kam Kit Yan	S-054702	暫時吊銷牌照 (12/1/2008 - 11/2/2008) Suspension of licence (12/1/2008 - 11/2/2008)	被法庭裁定違反《刑事罪行條例》(第200章)第73條罪名成立 Convicted of an offence under section 73 of the Crimes Ordinance, Cap. 200
甘慧芝* Kam Wai Chee	S-234993	譴責及在牌照上附加條件 Reprimand and attachment of condition to licence	違反《地產代理常規(一般責任及香港住宅物業)規例》第13(4)條 Breach of section 13(4) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation
金時滿國際有限公司以 世紀21金匯物業顧問行經營 Kingsmount International Limited trading as Century 21 Beckingham Property Consultants	C-003778	譴責 Reprimand	違反《地產代理常規(一般責任及香港住宅物業)規例》第6(2)條 Breach of section 6(2) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation
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	1. 兩項違反《地產代理常規(一般責任及香港住宅物業)規例》第9(1)條 2. 兩項違反《地產代理常規(一般責任及香港住宅物業)規例》第9(2)條 1. Two counts of breach of section 9(1) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation 2. Two counts of breach of section 9(2) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation
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《地產代理常規(一般責任及香港住宅物業)規例》第9(2)條 Breach of section 9(2) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation
關煜裕* Kwan Lok Yu Roger	S-051282	暫時吊銷牌照 (8/9/2007 - 14/9/2007) 及在牌照上附加條件 Suspension of licence (8/9/2007 - 14/9/2007) and attachment of condition to licence	沒有遵守《操守守則》第3.4.1段 Failure to comply with the stipulation in Paragraph 3.4.1 of the Code of Ethics



持牌人 Licensee	牌照號碼 Licence no.	所判處分 Disciplinary actions	有關事項 Matter(s) concerned
郭芷昀* Kwok Chi Wan	E-116834	暫時吊銷牌照 (26/1/2008 - 25/7/2008) 及在牌照上附加條件 Suspension of licence (26/1/2008 - 25/7/2008) and attachment of conditions to licence	沒有遵守《操守守則》第3.4.1段 Failure to comply with the stipulation in Paragraph 3.4.1 of the Code of Ethics
郭兆初* Kwok Siu Chor	S-083267	譴責及在牌照上附加條件 Reprimand and attachment of condition to licence	1. 沒有遵守《操守守則》第3.4.1段 2. 違反《地產代理常規（一般責任及香港住宅物業） 規例》第13(4)條 1. Failure to comply with the stipulation in Paragraph 3.4.1 of the Code of Ethics 2. Breach of section 13(4) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation
富臨行物業代理有限公司 L & C Property Agency Limited	C-003662	譴責 Reprimand	1. 違反《地產代理常規（一般責任及香港住宅物業） 規例》第6(2)條 2. 違反《地產代理常規（一般責任及香港住宅物業） 規例》第6(1)條 1. Breach of section 6(2) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation 2. Breach of section 6(1) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation
劉春梅* Lau Chun Mui	E-019227	譴責及在牌照上附加條件 Reprimand and attachment of condition to licence	1. 違反《地產代理常規（一般責任及香港住宅物業） 規例》第6(2)條 2. 違反《地產代理常規（一般責任及香港住宅物業） 規例》第13(4)條 3. 違反《地產代理條例》第36(1)(a)(i)條 1. Breach of section 6(2) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation 2. Breach of section 13(4) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation 3. Breach of section 36(1)(a)(i) of the Estate Agents Ordinance
劉金宜* Lau Kam Yee	E-060236	暫時吊銷牌照 (22/9/2007 - 21/12/2007) 及在牌照上附加條件 Suspension of licence (22/9/2007 - 21/12/2007) and attachment of conditions to licence	沒有遵守《操守守則》第3.3.1段 Failure to comply with the stipulation in Paragraph 3.3.1 of the Code of Ethics
劉德強* Lau Tak Keung	E-083631	暫時吊銷牌照 (8/9/2007 - 7/11/2007) 及在牌照上附加條件 Suspension of licence (8/9/2007 - 7/11/2007) and attachment of condition to licence	沒有遵守《操守守則》第3.4.1段 Failure to comply with the stipulation in Paragraph 3.4.1 of the Code of Ethics
李鳳儀* Lee Fung Yee	E-142925	譴責及在牌照上附加條件 Reprimand and attachment of conditions to licence	1. 違反《地產代理常規（一般責任及香港住宅物業） 規例》第13(4)條 2. 違反《地產代理常規（一般責任及香港住宅物業） 規例》第6(2)(b)條 1. Breach of section 13(4) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation 2. Breach of section 6(2)(b) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation

持牌人 Licensee	牌照號碼 Licence no.	所判處分 Disciplinary actions	有關事項 Matter(s) concerned
李嘉明以有聯物業代理經營* Lee Ka Ming Cecilia trading as Y&L Property Agency	E-213003	譴責及在牌照上附加條件 Reprimand and attachment of condition to licence	違反《地產代理條例》第36(1)(a)(i)條 Breach of section 36(1)(a)(i) of the Estate Agents Ordinance
李麗珍* Lee Lai Chun	E-239767	訓誡及在牌照上附加條件 Admonishment and attachment of conditions to licence	違反《地產代理常規（一般責任及香港住宅物業） 規例》第10(b)條 Breach of section 10(b) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation
李麗珍* Lee Lai Chun	E-239767	譴責及在牌照上附加條件 Reprimand and attachment of condition to licence	沒有遵守《操守守則》第3.4.1段 Failure to comply with the stipulation in Paragraph 3.4.1 of the Code of Ethics
利偉強* Lee Wai Keung	S-172472	在牌照上附加條件 Attachment of conditions to licence	根據《地產代理條例》第21(2)(c)條考慮持牌人是否繼 續持有牌照的適當人選 To consider whether the licensee is a fit and proper person to continue to hold a licence under section 21(2)(c) of the Estate Agents Ordinance
梁加林 Leong Ka Lam	S-074080	譴責及罰款 Reprimand and fine	違反《地產代理常規（一般責任及香港住宅物業） 規例》第13(4)條 Breach of section 13(4) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation
梁秀蓉 Leung Sau Yung	E-205637	譴責及罰款 Reprimand and fine	違反《地產代理（發牌）規例》第10(1)條 Breach of section 10(1) of the Estate Agents (Licensing) Regulation
梁秀蓉以富洙置業顧問行 經營 Leung Sau Yung trading as Fuller Property Consultant	E-205637	譴責及罰款 Reprimand and fine	違反《地產代理常規（一般責任及香港住宅物業） 規例》第9(1)條 Breach of section 9(1) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation
盧芸* Lo Wan	E-159053	暫時吊銷牌照 (1/9/2007 - 30/9/2007)及譴責 Suspension of licence (1/9/2007 - 30/9/2007) and reprimand	被法庭裁定違反《地產代理條例》第15(1)(a)條罪名 成立 Convicted of an offence under section 15(1)(a) of the Estate Agents Ordinance
呂建平 Lui Kin Ping	E-050206	譴責 Reprimand	違反《地產代理條例》第36(1)(a)(i)條 Breach of section 36(1)(a)(i) of the Estate Agents Ordinance
呂如英 Lui Yu Ying	E-123207	譴責及罰款 Reprimand and fine	違反《地產代理常規（一般責任及香港住宅物業） 規例》第9(5)(b)條 Breach of section 9(5)(b) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation
雷遠城以蓓蕾地產公司經營* Lui Yuen Shing trading as Pui Lui Property Co	E-143083	訓誡及在牌照上附加條件 Admonishment and attachment of condition to licence	1. 違反《地產代理常規（一般責任及香港住宅物業） 規例》第6(2)(b)條 2. 沒有遵守《操守守則》第3.2.1段 1. Breach of section 6(2)(b) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation 2. Failure to comply with the stipulation in Paragraph 3.2.1 of the Code of Ethics
美聯物業代理有限公司 Midland Realty International Limited	C-000982	譴責及罰款 Reprimand and fine	沒有遵守《操守守則》第3.7.2段 Failure to comply with the stipulation in Paragraph 3.7.2 of the Code of Ethics
美聯物業代理有限公司 Midland Realty International Limited	C-000982	譴責 Reprimand	違反《地產代理常規（一般責任及香港住宅物業） 規例》第9(1)條 Breach of section 9(1) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation

持牌人 Licensee	牌照號碼 Licence no.	所判處分 Disciplinary actions	有關事項 Matter(s) concerned
美聯物業代理有限公司 Midland Realty International Limited	C-000982	譴責及罰款 Reprimand and fine	違反《地產代理常規（一般責任及香港住宅物業）規例》第9(2)條 Breach of section 9(2) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation
美聯物業代理有限公司 Midland Realty International Limited	C-000982	譴責及罰款 Reprimand and fine	違反《地產代理常規（一般責任及香港住宅物業）規例》第9(2)條 Breach of section 9(2) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation
美聯物業代理有限公司 Midland Realty International Limited	C-000982	譴責及罰款 Reprimand and fine	違反《地產代理常規（一般責任及香港住宅物業）規例》第9(1)條 Breach of section 9(1) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation
美聯物業代理有限公司 Midland Realty International Limited	C-000982	譴責及罰款 Reprimand and fine	違反《地產代理常規（一般責任及香港住宅物業）規例》第9(2)條 Breach of section 9(2) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation
美聯物業代理有限公司 Midland Realty International Limited	C-000982	譴責及罰款 Reprimand and fine	違反《地產代理常規（一般責任及香港住宅物業）規例》第9(2)條 Breach of section 9(2) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation
美聯物業代理有限公司 Midland Realty International Limited	C-000982	譴責及罰款 Reprimand and fine	違反《地產代理條例》第36(1)(a)(i)條 Breach of section 36(1)(a)(i) of the Estate Agents Ordinance
美聯物業代理有限公司 Midland Realty International Limited	C-000982	譴責 Reprimand	違反《地產代理常規（一般責任及香港住宅物業）規例》第8(2)(a)條 Breach of section 8(2)(a) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation
美聯物業代理有限公司 Midland Realty International Limited	C-000982	譴責及罰款 Reprimand and fine	1. 違反《地產代理常規（一般責任及香港住宅物業）規例》第9(1)條 2. 違反《地產代理常規（一般責任及香港住宅物業）規例》第3(2)(b)條 3. 違反《地產代理常規（一般責任及香港住宅物業）規例》第3(2)(a)條 1. Breach of section 9(1) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation 2. Breach of section 3(2)(b) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation 3. Breach of section 3(2)(a) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation
伍麗娟* Ng Lai Kuen Asa	E-008580	在牌照上附加條件 Attachment of conditions to licence	被法庭裁定違反《盜竊罪條例》（第210章）第16A條罪名成立 Convicted of an offence under section 16A of the Theft Ordinance, Cap. 210
吳嘯峰* Ng Siu Fung	S-087239	譴責及在牌照上附加條件 Reprimand and attachment of condition to licence	違反《地產代理常規（一般責任及香港住宅物業）規例》第13(4)條 Breach of section 13(4) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation



持牌人 Licensee	牌照號碼 Licence no.	所判處分 Disciplinary actions	有關事項 Matter(s) concerned
吳庭暉* Ng Ting Fai	E-241662	罰款及在牌照上附加條件 Fine and attachment of condition to licence	違反《地產代理常規（一般責任及香港住宅物業）規例》第13(4)條 Breach of section 13(4) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation
潘彬彬* Poon Pan Pan	S-200041	譴責及在牌照上附加條件 Reprimand and attachment of conditions to licence	違反《地產代理常規（一般責任及香港住宅物業）規例》第13(4)條 Breach of section 13(4) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation
利嘉閣地產有限公司 Ricacorp Properties Limited	C-002504	譴責及罰款 Reprimand and fine	違反《地產代理常規（一般責任及香港住宅物業）規例》第9(2)條 Breach of section 9(2) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation
蘇力濤* So Lik To	S-192466	譴責及在牌照上附加條件 Reprimand and attachment of condition to licence	違反《地產代理常規（一般責任及香港住宅物業）規例》第3(3)(b)條 Breach of section 3(3)(b) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation
鄧燦榮以榮華行經營* Tang Chan Wing trading as Wing Wah Hong	E-158902	譴責及在牌照上附加條件 Reprimand and attachment of condition to licence	違反《地產代理條例》第36(1)(a)(i)條 Breach of section 36(1)(a)(i) of the Estate Agents Ordinance
鄧徐中* Tang Chui Chung	E-229325	暫時吊銷牌照 (22/12/2007 - 21/3/2008) Suspension of licence (22/12/2007 - 21/3/2008)	被法庭裁定違反《地產代理條例》第55(1)(c)條罪名成立 Convicted of an offence under section 55(1)(c) of the Estate Agents Ordinance
湯麗卿以嘉豐行物業代理經營* Tong Lai Hing trading as Calford Property Agency	E-157943	譴責及在牌照上附加條件 Reprimand and attachment of condition to licence	沒有遵守《操守守則》第3.4.1段 Failure to comply with the stipulation in Paragraph 3.4.1 of the Code of Ethics
謝作男*/# Tse Richard Keller	E-139642	撤銷牌照 (3/11/2007生效) <sup>(1)</sup> Revocation (effective from 3/11/2007) <sup>(1)</sup>	根據《地產代理條例》第19(1)(c)條考慮持牌人是否繼續持有牌照的適當人選 To consider whether the licensee is a fit and proper person to continue to hold a licence under section 19(1)(c) of the Estate Agents Ordinance
徐惠* Tsui Wai	E-014185	在牌照上附加條件 Attachment of conditions to licence	被法庭裁定違反《盜竊罪條例》(第210章) 第9條罪名成立 Convicted of an offence under section 9 of the Theft Ordinance, Cap. 210
黃志琮 Wong Chi King Sybvia	E-132612	譴責 Reprimand	沒有遵守《操守守則》第3.2.1段 Failure to comply with the stipulation in Paragraph 3.2.1 of the Code of Ethics
黃暉城* Wong Fai Shing Freeman	E-134586	譴責、罰款及在牌照上附加條件 Reprimand, fine and attachment of condition to licence	1. 違反《地產代理常規（一般責任及香港住宅物業）規例》第9(1)條 2. 違反《地產代理常規（一般責任及香港住宅物業）規例》第9(2)條 1. Breach of section 9(1) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation 2. Breach of section 9(2) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation

(1) 經向運輸及房屋局局長上訴後，生效日期改為15/2/2008。

The effective date was changed to 15/2/2008 after an appeal to the Secretary for Transport and Housing.

持牌人 Licensee	牌照號碼 Licence no.	所判處分 Disciplinary actions	有關事項 Matter(s) concerned
黃巧嫦* Wong Hau Sheung	E-177101	暫時吊銷牌照 (26/1/2008 - 25/2/2008) 及在牌照上附加條件 Suspension of licence (26/1/2008 - 25/2/2008) and attachment of condition to licence	沒有遵守《操守守則》第3.7.2段 Failure to comply with the stipulation in Paragraph 3.7.2 of the Code of Ethics
黃家俊* Wong Ka Chun	S-178241	暫時吊銷牌照 (1/12/2007 - 7/12/2007) 及譴責 Suspension of licence (1/12/2007 - 7/12/2007) and reprimand	根據《地產代理條例》第21(2)(c)條考慮持牌人是否繼續持有牌照的適當人選 To consider whether the licensee is a fit and proper person to continue to hold a licence under section 21(2)(c) of the Estate Agents Ordinance
黃杰球以廣興地產公司經營* Wong Kit Kau trading as Kwong Hing Property Co.	E-115356	譴責及在牌照上附加條件 Reprimand and attachment of condition to licence	違反《地產代理常規(一般責任及香港住宅物業)規例》第6(1)(b)條 Breach of section 6(1)(b) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation
黃貴生* Wong Kwai Sang Danny	E-068331	譴責及在牌照上附加條件 Reprimand and attachment of condition to licence	沒有遵守《操守守則》第3.2.1段 Failure to comply with the stipulation in Paragraph 3.2.1 of the Code of Ethics
王旭維* Wong Kwai Wai	S-092299	暫時吊銷牌照 (22/12/2007 - 4/1/2008)、 譴責及在牌照上附加條件 Suspension of licence (22/12/2007 - 4/1/2008), reprimand and attachment of conditions to licence	1. 沒有遵守《操守守則》第3.2.1段 2. 沒有遵守《操守守則》第3.4.1段 1. Failure to comply with the stipulation in Paragraph 3.2.1 of the Code of Ethics 2. Failure to comply with the stipulation in Paragraph 3.4.1 of the Code of Ethics
黃桂容以怡東地產代理公司經營 Wong Kwai Yung trading as Yee Tung Realty Agency Co.	E-100277	譴責及罰款 Reprimand and fine	違反《地產代理常規(一般責任及香港住宅物業)規例》第13(4)條 Breach of section 13(4) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation
黃蓮英* Wong Lin Ying	E-102769	譴責及在牌照上附加條件 Reprimand and attachment of conditions to licence	1. 沒有遵守《操守守則》第3.4.1段 2. 違反《地產代理常規(一般責任及香港住宅物業)規例》第6(2)條 3. 違反《地產代理常規(一般責任及香港住宅物業)規例》第13(4)條 1. Failure to comply with the stipulation in Paragraph 3.4.1 of the Code of Ethics 2. Breach of section 6(2) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation 3. Breach of section 13(4) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation
黃肇富* Wong Shiu Foo	E-073182	譴責及在牌照上附加條件 Reprimand and attachment of condition to licence	違反《地產代理常規(一般責任及香港住宅物業)規例》第13(4)條 Breach of section 13(4) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation
王添榮以必得富物業代理經營* Wong Tim Wing trading as YSY Housing Agency	E-163388	訓誡及在牌照上附加條件 Admonishment and attachment of condition to licence	1. 違反《地產代理常規(一般責任及香港住宅物業)規例》第6(1)(c)條 2. 沒有遵守《操守守則》第3.2.1段 1. Breach of section 6(1)(c) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation 2. Failure to comply with the stipulation in Paragraph 3.2.1 of the Code of Ethics

持牌人 Licensee	牌照號碼 Licence no.	所判處分 Disciplinary actions	有關事項 Matter(s) concerned
黃婉文* Wong Un Man	E-084355	譴責及在牌照上附加條件 Reprimand and attachment of condition to licence	違反《地產代理常規（一般責任及香港住宅物業）規例》第13(4)條 Breach of section 13(4) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation
胡志偉* Wu Chi Wai	E-041747	譴責及在牌照上附加條件 Reprimand and attachment of condition to licence	違反《地產代理常規（一般責任及香港住宅物業）規例》第10(b)條 Breach of section 10(b) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation
楊惜永* Yeung Shek Wing Holly	E-022722	譴責及在牌照上附加條件 Reprimand and attachment of condition to licence	沒有遵守《操守守則》第3.4.1段 Failure to comply with the stipulation in Paragraph 3.4.1 of the Code of Ethics
葉麗娟* Yip Lai Kuen	E-103919	暫時吊銷牌照 (8/12/2007 - 14/12/2007) 及在牌照上附加條件 Suspension of licence (8/12/2007 - 14/12/2007) and attachment of conditions to licence	沒有遵守《操守守則》第3.4.1段 Failure to comply with the stipulation in Paragraph 3.4.1 of the Code of Ethics
葉秀萍* Yip Sau Ping	E-124839	譴責及在牌照上附加條件 Reprimand and attachment of condition to licence	違反《地產代理常規（一般責任及香港住宅物業）規例》第13(4)條 Breach of section 13(4) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation

註 Notes:

- 附有 \* 之個案已刊於政府憲報（2007年第33期至2008年第5期），另加 # 標記者為已就紀律委員會之裁決向運輸及房屋局局長提出上訴之持牌人。有關詳情，可登入政府憲報網頁 ([www.gld.gov.hk/egazette](http://www.gld.gov.hk/egazette)) 參閱。

Cases marked with an asterisk have been published in the Gazette (nos. 33/2007 to 5/2008), while those with a # are cases where licensees have lodged appeals with the Secretary for Transport and Housing against the decisions of the Disciplinary Committee. For details, please refer to the Gazette (website: [www.gld.gov.hk/egazette](http://www.gld.gov.hk/egazette)).

- 上訴結果截至2008年1月31日。

Appeal results are up-to-date as of 31 January 2008.



# 監管局推出《一手住宅物業買家須知》 簡體中文版及《學習指引》印刷版

## EAA publishes simplified Chinese character version of the *Notes to Purchasers of First-hand Residential Properties* and *A Study Guide to Estate Agency Law and Practice*

鑒於近年不少內地人士在香港置業投資，監管局聯同消費者委員會（消委會）出版之《一手住宅物業買家須知》已推出了簡體中文版，讓內地置業人士清楚了解他們在香港購買「一手」物業時的權責及需要留意的事情。

監管局同時也出版了《地產代理法律與實務學習指引》（《學習指引》）印刷本，內容涵蓋地產代理執業多個範疇的課題。對於想溫故知新、欲迅速簡便地掌握某個課題重點的地產代理來說，該《學習指引》是一套十分有參考價值的工具書；對於準備參加地產代理或營業員資格考試的人士而言，也是很好的輔助溫習材料。

《學習指引》備有中文及英文版，每冊售價90元，在監管局辦事處和香港考試及評核局新蒲崗辦事處發售。另外，持牌地產代理或營業員可以到監管局辦事處免費索取《學習指引》；每人一冊為限。

《學習指引》已經上載到監管局網頁 [www.eaa.org.hk/publications/ch\\_guide.htm](http://www.eaa.org.hk/publications/ch_guide.htm)，歡迎瀏覽。

As an increasing number of mainlanders purchased properties in Hong Kong, EAA and the Consumer Council have prepared a simplified Chinese character version of the *Notes to Purchasers of First-hand Residential Properties* to help mainlanders get a good understanding of their rights and obligations, and the key things to note when purchasing first-sale units in Hong Kong.

Meanwhile, EAA has also published the printed version of *A Study Guide to Estate Agency Law and Practice*, a reference book that covers a wide range of topics on estate agency practice. The *Study Guide* is a useful reference for estate agency practitioners who want to refresh their knowledge and grasp the essentials of a subject quickly and easily. It will also assist candidates preparing for the estate agents and salespersons qualifying examinations.

The Chinese and English versions of the guide cost \$90 each and are available for purchase at the office of EAA and the San Po Kong office of the Hong Kong Examination and Assessment Authority. Each licensed estate agent or salesperson is entitled to collect a free copy of the *Study Guide* at the EAA office.

The *Study Guide* has also been uploaded onto the EAA website: [www.eaa.org.hk/publications/guide.htm](http://www.eaa.org.hk/publications/guide.htm).

