



地產代理監管局2009年新措施 Estate Agents Authority's initiatives for 2009

地產代理監管局（監管局）主席陳韻雲女士表示，踏入新的一年，監管局將推行新措施，以進一步提升地產代理業界的專業水平。

陳韻雲女士於今年1月13日，聯同行政總裁陳佩珊女士舉行記者會，簡介新措施。在會上，陳韻雲女士重申，縱然樓市逆轉，監管局仍然會堅守崗位，致力履行監管職責。

資格考試

監管局將會檢討營業員資格考試的範圍和形式，以期只有符合水平的考生，才能加入地產代理行業。監管局期望，新入職的從業員不但擁有法律知識和實務技巧，還符合道德規範和專業操守。

The Estate Agents Authority (EAA) would introduce a number of initiatives this year to further enhance the standards of the estate agency trade, said EAA Chairman Ms Vivien Chan.

In a press conference held on 13 January 2009 jointly with EAA Chief Executive Officer Ms Sandy Chan, Ms Vivien Chan said the EAA would continue to exercise its regulatory duties with vigour, despite the downturn in the property market.

Qualifying Examinations

The EAA will review the scope and format of the Salespersons Qualifying Examination, with the aim of ensuring candidates possess not only the requisite legal knowledge and practice-related skills, but also a good work ethic and professional integrity.

網上抽查

可以預見，愈來愈多地產代理從業員除了在報紙刊登樓盤廣告外，還利用互聯網作為宣傳平台。去年，監管局曾就網上物業廣告進行了138次抽查。今年，監管局將會加強網上抽查。監管局還會聯絡有關網站的負責人，向他們介紹監管局對於地產代理刊登廣告的規定。

電腦資訊保安

近年來，大眾對於電腦網絡資訊保安的問題愈見關注。由於從業員執業時要處理大量個人資料，所以監管局希望加深業界對有關題目的認識，包括保護電腦網絡上的個人資料、提防電腦資料外洩和未經授權使用電腦資料等。監管局將會委託顧問公司擬訂電腦網絡資訊保安政策，供不同規模的地產代理公司參考。

《執業手冊》

監管局正編制《執業手冊》，為從業員提供方便和全面的執業指引。《執業手冊》不僅涵蓋法例的要求，更加入大量常用的實務知識，可作為前線從業員和管理人員的隨身參考。

陳韻雲女士期望，通過上述措施，能提升業界的操守和道德水平，促進有秩序、資訊透明和穩定的物業市場發展。

Cyber Patrol

It is envisaged that an increasing number of estate agents will promote their business through websites in addition to the traditional newspaper medium. Last year, the EAA conducted 138 inspections of online property advertisements. This year, the EAA will reinforce its “cyber patrol”. The EAA will also liaise with relevant website operators to introduce its rules and regulations on issuing advertisements by estate agents.

IT Data Security

In recent years, there has been mounting public concern about information technology (IT) data security. As practitioners have to handle a considerable amount of personal data and information in the course of their work, it is imperative to heighten the trade's security awareness. To educate practitioners on the proper

handling of personal data and information and to prevent leakage and unauthorised access and use of client data, the EAA will commission a consultant to draw up a set of IT security-related policies for estate agencies of different scales.

Practice Guide for Estate Agents

In order to provide practitioners with handy and comprehensive guidelines on their legal responsibilities and other commonly encountered practical areas, the EAA is preparing a reference guide entitled “Practice Guide for Estate Agents” for frontline practitioners and management staff.

Ms Vivien Chan said she believed that these measures would be conducive to building a stronger moral fabric in the estate agency trade, which would, in turn, facilitate the development of an orderly, stable and transparent property market.



■ 監管局主席陳韻雲女士於記者會上回顧監管局2008年的主要工作，及簡介2009年的新措施。
EAA Chairman Ms Vivien Chan reviews the work of the EAA in 2008 and introduces EAA's initiatives for 2009 in a press conference.

內地與香港地產代理專業資格互認 備忘錄於北京簽署

MoU on mutual recognition of professional qualifications for estate agents signed in Beijing

監管局與中國房地產估價師與房地產經紀人學會(經紀人學會)為了準備稍後落實《內地與香港關於建立更緊密經貿關係安排》之下有關地產代理專業資格互認的安排，於2009年1月16日在北京簽署備忘錄。

監管局主席陳韻雲女士及經紀人學會會長宋春華先生分別代表雙方簽訂備忘錄。簽署儀式的見證嘉賓包括住房和城鄉建設部副部長齊驥先生、司長沈建忠先生、副司長姜萬榮先生、經紀人學會副會長柴強博士、香港特區政府駐北京

To pave the way for mutual recognition of professional qualifications for estate agents in Hong Kong and the Mainland under the Mainland and Hong Kong Closer Economic Partnership Arrangement, the EAA and the China Institute of Real Estate Appraisers and Agents (CIREA) entered into a Memorandum of Understanding (MoU) in Beijing on 16 January 2009.

EAA Chairman Ms Vivien Chan and CIREA President Mr Song Chunhua signed the MoU on behalf of their respective parties. Witnesses of the signing included Vice-minister of the Ministry of Housing and Urban-Rural Development Mr Qi Ji, Director Mr Shen Jianzhong and Deputy Director Mr Jiang Wanrong, CIREA Deputy President Dr Chai Qiang, Director of the Beijing Office of the Government of the Hong Kong Special



■ 監管局主席陳韻雲女士(左)及經紀人學會宋春華會長在嘉賓見證下簽署備忘錄。見證嘉賓包括香港新界地產代理商聯會主席邱慶新先生、地產代理商總會主席李純鶴先生(後排左一)、監管局成員洪小蓮女士(左二)、監管局行政總裁陳佩珊女士(左三)、監管局成員兼全國人大代表馬豪輝先生(左四)、香港特區政府駐北京辦事處主任曹萬泰先生(左五)、住房和城鄉建設部副部長齊驥先生(後排右四)、司長沈建忠先生(右三)、副司長姜萬榮先生(右一)、巡視員鄭立均先生(右二)、副巡視員趙琦女士及經紀人學會副會長柴強博士。

EAA Chairman Ms Vivien Chan and CIREA President Mr Song Chunhua sign the Memorandum of Understanding. The signing was witnessed by Chairman of the H.K.N.T. Estate Agents & Merchants Association Mr Yau Hing-sun, Chairman of the Hong Kong Real Estate Agencies General Association Mr Li Shun-hok (back row, first from left), EAA Member Ms Katherine Hung (second from left), EAA Chief Executive Officer Ms Sandy Chan (third from left), EAA Member and Delegate to the National People's Congress Mr Ma Ho-fai (fourth from left), Director of the Beijing Office of the Government of the Hong Kong Special Administrative Region Mr Thomas Tso (fifth from left), Vice-minister of the Ministry of Housing and Urban-Rural Development (the Ministry) Mr Qi Ji (back row, fourth from right), Director Mr Shen Jianzhong (third from right), Deputy Director Mr Jiang Wanrong (first from right), the Ministry's officials Mr Zheng Lijun (second from right) and Ms Zhao Qi and CIREA Deputy President Dr Chai Qiang.

辦事處主任曹萬泰先生、監管局成員兼全國人大代表馬豪輝先生、監管局成員洪小蓮女士等。

此外，逾百名來自內地相關部門和團體，以及香港業界亦參與儀式。專程赴京的香港業界領袖包括地產代理商總會、香港新界地產代理商聯會、香港專業地產顧問商會、地產代理聯會、地產代理管理協會、香港地產代理專業協會、地產代理(從業員)總公會等代表。

陳韻雲女士在簽署儀式上表示，備忘錄體現了雙方互惠互利的合作精神。資格互認為香港業界拓闊商機，讓香港從業員借鑒內地同業的經驗，提升專業服務水平。陳女士說：「新安排促進兩地專業交流和更多的合作機會，謀求共贏。」

宋春華會長表示，資格互認不僅能夠促進兩地專業人才資源的合理流動，也能加強兩地專業機構的合作與交流。他說：「內地有著更廣闊的房地產市場資源，值得香港同行前來創業，共謀發展。」

Administrative Region Mr Thomas Tso, EAA Member and delegate to the National People's Congress Mr Ma Ho-fai and EAA Member Ms Katherine Hung.

Over 100 guests from relevant Mainland departments and bodies and the Hong Kong estate agency trade also attended the event. Hong Kong trade leaders who flew to Beijing to attend the event included representatives of the Hong Kong Real Estate Agencies General Association, the H.K.N.T. Estate Agents & Merchants Association, the Hong Kong Chamber of Professional Property Consultants, the Property Agencies Association, the Estate Agents Management Association, the Society of Hong Kong Real Estate Agents and the Estate Agent Association.

Speaking at the signing ceremony, Ms Vivien Chan said the MoU demonstrated mutual support and co-operation between Hong Kong and Mainland authorities and pointed out that mutual recognition of qualifications would open up more business opportunities for Hong Kong practitioners and help them upgrade their standards of service by learning from the experiences of their Mainland counterparts. "A win-win situation can surely be achieved through professional exchange and co-operation between the two places," Ms Chan said.

Mr Song said that mutual recognition of qualifications not only facilitated the exchange of talent between the Mainland and Hong Kong, but also fostered cooperation between professional bodies on both sides. He said, "The Mainland has a vast property market. It is well worth Hong



■ 統戰部尤蘭田副部長（前排左五）與監管局代表團合攝。
Ms You Lantian (front row, fifth from left), deputy head of the United Front Work Department of the CPC Central Committee, with the EAA delegation.



■ 監管局成員和香港地產代理業界領袖參加由經紀人學會主辦的聯誼晚宴。
EAA Members and Hong Kong estate agency trade leaders at a banquet hosted by the CIREA.

根據備忘錄，監管局和經紀人學會將每年分別推薦特定名額的從業員，參加由對方舉辦的補充課程和測試。內地和香港的從業員通過測試後，將分別取得在香港和內地從事地產代理業的資格。

香港代表團在北京三天期間，也拜訪了國家統戰部，獲得統戰部尤蘭田副部長的接見。尤部長鼓勵監管局和香港業界繼續發揚愛國愛港精神，支持「一國兩制」和弘揚《基本法》，並且積極參與香港事務，支持特區政府施政，確保社會和諧穩定。她又呼籲監管局和業界合力推動內地與香港更多的專業交流和人才交流。

此外，代表團參與由經紀人學會主辦專業交流研討會，由兩地的業界領袖，就兩地的房地產市場和地產代理業務發展，進行交流。講者包括前地產代理監管局成員吳錦津先生、中原地產代理有限公司港澳行政總裁黃偉雄先生和香港專業地產顧問商會理事盧億霖女士。

Kong practitioners starting businesses on the Mainland and in collaboration with their Mainland counterparts.”

According to the MoU, the EAA and the CIREA will each nominate a certain number of practitioners every year to attend supplemental courses and examinations organised by the other party. Upon passing the examinations, Mainland and Hong Kong participants will obtain the required qualifications to practise estate agency work in Hong Kong and the Mainland respectively.

During the three-day trip to Beijing, the EAA delegation also paid a courtesy call on the United Front Work Department of the CPC Central Committee and were received by the department's deputy head Ms You Lantian. Ms You urged the EAA and trade members to continue to promote the spirit of love of country and of Hong Kong, and to support “one country two systems” and the Basic Law. She also called on them to actively participate in local affairs and support the SAR Government in its policy implementation with the aim of building a stable and harmonious society. She added that the EAA and the trade should work together to promote exchanges between the Mainland and Hong Kong.

The Hong Kong delegation also participated in a forum organised by the CIREA, where trade leaders from both sides exchanged views on developments in the real estate markets and estate agency business of the Mainland and Hong Kong. Speakers included former EAA Member Mr Stephen Ng, Chief Executive Officer of Centaline Property Agency Limited (Hong Kong & Macau) Mr Addy Wong and Council Member of the Hong Kong Chamber of Professional Property Consultants Ms Sophia Lo.



■ 監管局主席陳韻雲女士向北京市建設委員會苗樂如副主任致送紀念品。
EAA Chairman Ms Vivien Chan presents a souvenir to Vice-director of the Beijing Construction Committee Mr Miao Leru.

商舖外的廣告須遵守法例規定 Advertisements for shops must comply with the law

所有地產代理從業員發出的廣告包括貼在空置商舖外的出售或出租廣告，須遵守《地產代理（發牌）規例》（《發牌規例》）和監管局的《操守守則》。

監管局近日接獲投訴，指出很多空置商舖外的捲閘，貼滿由從業員發出的「出售」或「出租」廣告，惟該些廣告載有具誤導性的內容。監管局提醒從業員，倘若他們已獲業主委託出售或出租物業，而商舖門外廣告上的電話號碼乃他們自己的電話號碼，有關廣告不應寫上「直到業主」的字句，以免誤導他人，以為有關廣告是業主本身發出的。

根據《發牌規例》第14(1)(c)條，地產代理從業員應在所有發出的廣告內「清楚而顯眼地」述明他的牌照或營業詳情說明書的號碼，以及在有關營業詳情說明書內述明的營業名稱。

根據《公眾衛生及市政條例》，從業員未經准許在街上和公眾地方張貼單張或海報，乃屬違法。另外，他們在商舖門外張貼廣告之前，應取得商舖業主的同意。而從業員在未獲業主授權的情況下，把自己的廣告覆蓋別人的廣告，亦屬不當。

監管局將密切留意有關情況，並在有需要時加強執法。監管局會將違規廣告的個案轉交紀律委員會作紀律研訊。

All advertisements by estate agency practitioners, including those posted outside vacant shops for sale or lease, must comply with the Estate Agents (Licensing) Regulation (LR) and the EAA's Code of Ethics.

Recently, the EAA has received complaints that the roller shutters of many vacant shops are plastered with “for rent” or “for sale” advertisements by estate agency practitioners which contain misleading statements. Practitioners who are acting for the vendors are advised not to use misleading phrases such as “direct to vendor” on the advertisements giving the impression that the advertisements were put up by the vendors when in fact the phone numbers are the practitioners’.

Under section 14(1)(c) of the LR, an estate agent must state “clearly and conspicuously” in all advertisements the number of his licence or the statement of particulars of business (SPOB) and the business name as stated in the SPOB.

Practitioners are also reminded that it is an offence under the Public Health and Municipal Services Ordinance to post unauthorised bills and posters in the streets and other public places. They should obtain the owners’ consent before putting up advertisements on shop fronts. It is unethical for a practitioner to cover other practitioners’

advertisements with his own, unless specifically authorised to do so by the owner.

The EAA will step up enforcement efforts if needed and refer cases of non-compliant advertisements to the Disciplinary Committee for inquiry hearings.



■ 捲閘上的違規樓盤廣告
Non-compliant property advertisements on a roller shutter

優化按揭保險計劃 Enhancement of Mortgage Insurance Programme

監管局提醒地產代理從業員，留意香港按揭證券有限公司（按揭證券公司）現行的財務安排及應用，有關資料可供置業人士作參考之用。

鑑於市場環境改變，按揭證券公司於2008年12月11日宣布優化按揭保險計劃。

在優化的按揭保險計劃之下，按揭證券公司為置業人士提供了一項額外的選擇。新產品降低了按揭保險成數的門檻，受保範圍為按揭成數六成至最高九成的按揭貸款，從而減低了置業人士購買物業時所須支付的首期金額。

有興趣申請按揭保險計劃貸款的買家，可聯絡參與該計劃的銀行索取詳情。根據按揭證券公司所述，批核參與銀行所遞交的貸款申請書通常可於一至兩個工作天內完成。

按揭證券公司為地產代理業界準備了一份按揭保險計劃的扼要，該份扼要已隨監管局執業通告編號09-01 (CR) 載於監管局網頁。至於按揭保險計劃的其他詳情，從業員可瀏覽按揭證券公司網頁(www.hkmc.com.hk)。

另外，為了讓從業員對按揭證券公司的服務有更深入的了解，監管局與按揭證券公司將於3月13日舉辦一場講座，向從業員介紹按揭保險計劃。上述講座為持續專業進修活動之一。

The EAA would like to draw practitioners' attention to the latest financial arrangements and practices of the Hong Kong Mortgage Corporation (HKMC), which may be useful for purchasers' reference.

The HKMC announced on 11 December 2008 an enhancement of the Mortgage Insurance Programme (MIP) in response to the changed market conditions.

Under the enhancement, the HKMC will provide an additional option to homebuyers by lowering the threshold above which insurance will be made available and offering MIP products with insurance coverage from a 60% loan-to-value (LTV) ratio up to a total LTV ratio of 90%. The new measure reduces the down payment requirement of homebuyers for the purchase of a property.

Purchasers who are interested in applying for mortgage loans under the MIP may approach participating banks for details. According to the HKMC, the processing of the applications submitted by the participating banks will normally be completed within one to two working days.

The HKMC has prepared a summary of the key features of the MIP for the estate agency trade. The summary together with Circular No. 09-01 (CR) can be found on the EAA website. Other MIP details are available on the HKMC's website (www.hkmc.com.hk).

To provide practitioners with a better understanding of the services provided by the HKMC, the EAA and the HKMC will jointly organise a seminar on the MIP on 13 March. The seminar will be a CPD activity.



業界領袖聯同監管局行政總裁陳佩珊女士，與按揭證券公司行政總裁劉怡翔先生（前排左一）及業務推廣及發展副總裁梁詩韻女士（右）會面，反映業界對按揭保險計劃的意見。

Trade leaders, together with EAA Chief Executive Officer Ms Sandy Chan, meet with HKMC Chief Executive Officer Mr James Lau (front row, first from left) and Vice President of Marketing and Business Development Ms Angela Leung (right) to express the trade's views on the MIP.

差餉物業估價署推出「物業資訊網」服務 Property Information Online launched

差餉物業估價署的「物業資訊網」網上服務已於2009年2月11日推出。

「物業資訊網」(www.rvdpi.gov.hk)為市民(包括地產代理業界)提供物業資訊。在服務推出的首階段,「物業資訊網」提供全港大約150萬個住宅物業的實用面積、樓齡及許可用途等資訊。150萬個住宅物業涵蓋差不多全港所有住宅物業,鄉村式屋宇除外。

網上服務設有一個雙語搜尋器,用戶可透過五種不同的搜尋方式(分別為「屋苑或大廈名稱」、「街道或鄉村名稱及門牌號數」、「地段詳情」、「差餉物業估價署估價編號」或「土地註冊處的物業參考編號」)查詢物業記錄。

用戶可選擇上網瀏覽和下載物業記錄,亦可以通過傳真或電郵索取記錄。

訂購每個物業紀錄的收費為12元。用戶可選擇以信用卡或繳費靈在網上付款。須要經常使用該服務的用戶,可申請成為登記用戶,並以其帳戶內的按金繳費。有關用戶的登記費用全免,惟每個登記帳戶(連同一個登入編號)的月費為25元,而該帳戶名下的每個附屬登入編號的月費為10元。

「物業資訊網」提供全日24小時服務(系統每晚深夜須暫停10分鐘進行數據更新)。

有關「物業資訊網」的詳情及「登記用戶帳戶申請表」,可瀏覽差餉物業估價署網頁(www.rvd.gov.hk)或致電估價署熱線2150 8836。

現有以電話提供的「物業資訊服務」,會與「物業資訊網」同時運作約一個月,此後前者將會停止運作。

The Rating and Valuation Department (RVD) launched a new online service – Property Information Online (PIO) – on 11 February 2009.

The PIO (www.rvdpi.gov.hk) provides the public, including the estate agency trade, with easy access to property information. In the initial phase, the PIO is providing property information such as the saleable area, age and permitted occupation purposes for about 1.5 million residential units, which cover almost all residential units in the territory except for village type houses.

The online service is equipped with a bilingual search engine, which allows for searches of property records using five different paths - “development or building name”, “street or village name and building number”, “lot details”, “RVD’s Assessment Number” or “Land Registry’s Property Reference Number”.

Users can access the required information online or obtain it by email, fax or downloading the required file through Internet.

The charge for purchasing the information for each property is \$12. Users can pay online with credit card or PPS. Frequent users can apply for a PIO subscriber account and settle their bills with deposits to their accounts. While the creation of such an account is free, there will be a monthly charge of \$25 for each account, which goes with one login ID, and \$10 for each additional login ID under the same account.

The PIO will be available around the clock, except for a short duration of about 10 minutes after mid-night for system data update.

More details of the PIO and application forms for subscriber accounts are available on the RVD website (www.rvd.gov.hk). Enquiries with the RVD can be made by phone at 2150 8836.

The existing telephone based Info-Hotline service is being run in parallel for about one month and will be discontinued afterwards.

活動剪影

Events and activities



- 17/12/2008
 為地產代理公司管理層而設的「地產代理業務管理課程」反應踴躍。
 The "Estate Agency Management Course" attracts a good response.

- 7/1/2009
 廣州市房地產中介服務管理所史小明所長在簡介會上介紹香港地產代理從業員考取廣州市資格證書之安排。
 Head of the Guangzhou Real Estate Service Administration Centre Mr Shi Xiaoming introduces the arrangements for Hong Kong estate agency practitioners to obtain the qualification certificate to conduct estate agency work in Guangzhou in a briefing session.



- 13/1/2009
 監管局主席陳韻雲女士（前排左六）及執行總監黃維豐先生（前排左五）出席地產代理聯會的歲晚同業聯歡晚會。
 EAA Chairman Ms Vivien Chan (front row, sixth from left) and Director of Operations Mr Anthony Wong, PMSM (front row, fifth from left) attend the Property Agencies Association's annual banquet.

統計數字 Statistics

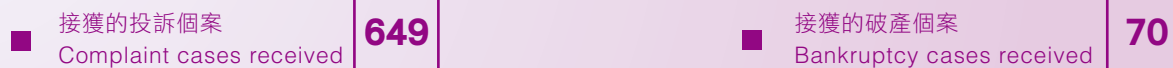
牌照數目 (於2008年12月31日計算)
Number of licences (as at 31/12/2008)



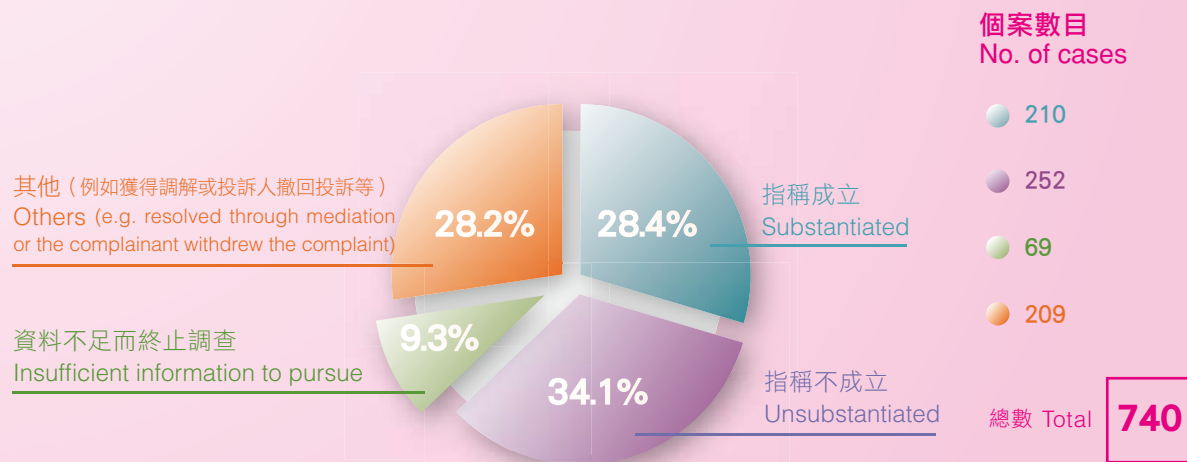
營業詳情說明書數目 (於2008年12月31日計算)
Number of statements of particulars of business (SPOBs) (as at 31/12/2008)



投訴及破產個案 (2008年1月1日至12月31日)
Complaint and bankruptcy cases (1/1/2008 - 31/12/2008)



已處理的投訴個案結果*
Results of completed cases*



於2008年1月至12月，監管局共處理了85宗*破產個案。
From January to December 2008, EAA completed 85* 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12月31日)
Compliance inspections (1/1/2008 - 31/12/2008)

■ 「一手」樓盤#巡查次數 Number of compliance inspections at first-sale sites#	1,020	總數 Total 1,719
■ 代理商舖巡查次數 Number of compliance inspections at agency shops	699	
■ 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		53*
■ 網上物業廣告抽查次數 Number of spot checks of online property advertisements		138

包括樓盤所在處、樓盤銷售處及附近 Include the development sites, sales offices and vicinity areas
 * 部分是往年展開調查的個案 Some cases were carried over from previous years

紀律處分 (2008年1月1日至12月31日)
Disciplinary actions (1/1/2008 - 31/12/2008)

■ 被暫時吊銷的牌照數目 Number of licences suspended	23	■ 被撤銷的牌照數目 Number of licences revoked	1
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考試
Examination

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%
18/12/2008	741	44%
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%
19/12/2008	418	25%



紀律處分

Disciplinary actions (1/10/2008 – 31/12/2008)

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
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《條例》第36(1)(a)(i)條 Breach of section 36(1)(a)(i) of the EAO
中原地產代理有限公司 Centaline Property Agency Limited C-000227	訓誡 Admonishment	違反《常規規例》第3(2)(c)條 Breach of section 3(2)(c) 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)(b)條 Breach of section 6(2)(b) of the Practice Regulation
世紀廿一安興物業顧問有限公司以世紀21物業 (將軍澳)經營 Century 21 On Hing Property Consultants Limited trading as Century 21 Property Agency (Tseung Kwan O) C-006014	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
陳鶯以中美物業代理經營 Chan Ang trading as Chung Mei Property Agency E-113635	訓誡 Admonishment	違反《發牌規例》第14(1)(d)條 Breach of section 14(1)(d) of the Licensing Regulation
陳展鵬 ⁽¹⁾ Chan Chin Pang S-091559	譴責及在牌照上附加條件 Reprimand and attachment of conditions to the 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
陳國昇 ⁽¹⁾ Chan Kwok Sing E-114434	訓誡及在牌照上附加條件 Admonishment and attachment of a condition to the 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
陳善基以泰萊物業代理公司經營 Chan Sin Kei trading as Taylor Properties Associates E-150548	譴責 Reprimand	違反《常規規例》第8(2)(a)條 Breach of section 8(2)(a) of the Practice Regulation
陳榮輝 Chan Wing Fai E-145575	訓誡 Admonishment	違反《常規規例》第13(4)條 Breach of section 13(4) of the Practice Regulation
張國華 ⁽¹⁾ Cheung Kwok Wah S-157436	暫時吊銷牌照 Suspension of licence (7/2/2009 – 6/3/2009)	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
張曼娟以永升物業代理經營 Cheung Man Kuen trading as Wing Sing Property Agency E-142277	訓誡 Admonishment	違反《常規規例》第6(1)(b)條和第9(2)條 Breach of sections 6(1)(b) and 9(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

趙俊傑以景龍地產代理經營 Chiu Chun Kit trading as Lucky Dragon Properties E-205559	訓誡 Admonishment	違反《常規規例》第6(2)條 Breach of section 6(2) of the Practice Regulation
朱楚耀 ⁽¹⁾ Chu Chor Yiu E-156908	譴責、罰款及在牌照上附加條件 Reprimand, fine and attachment of a condition to the licence	違反《常規規例》第13(4)條 Breach of section 13(4) of the Practice Regulation
徐國強 ⁽¹⁾ Chui Kwok Keung S-018681	譴責、罰款及在牌照上附加條件 Reprimand, fine and attachment of a condition to the licence	違反《常規規例》第13(4)條 Breach of section 13(4) of the Practice Regulation
奇豐顧問有限公司以世紀21奇豐物業顧問行經營 Goodwin Consultants Limited trading as Century 21 Goodwin Property Consultants C-002313	譴責 Reprimand	違反《常規規例》第6(2)條 Breach of section 6(2) of the Practice Regulation
何素雲以富城地產公司經營 ⁽¹⁾ Ho Soo Wan trading as Fu Sing Property Company E-111136	譴責、罰款及在牌照上附加條件 Reprimand, fine and attachment of a condition to the licence	違反《常規規例》第13(4)條和第6(2)條 Breach of sections 13(4) and 6(2) of the Practice Regulation
何惠芳 Ho Wai Fong E-080500	譴責及罰款 Reprimand and fine	違反《常規規例》第13(4)條 Breach of section 13(4) of the Practice Regulation
何月嫦 Ho Yuet Sheung E-133008	譴責 Reprimand	沒有遵守附加於牌照上的指明條件 Failure to comply with a specified condition attached to the licence
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	訓誡 Admonishment	違反《常規規例》第3(2)(c)條 Breach of section 3(2)(c) of the Practice Regulation
禰志恒 ⁽¹⁾ Huen Chi Hang S-061907	譴責及在牌照上附加條件 Reprimand and attachment of conditions to the licence	沒有遵守《操守守則》第3.2.1段和第3.4.1段 Failure to comply with paragraphs 3.2.1 and 3.4.1 of the Code of Ethics
關愛倫以厚達地產經營 Kuan Oi Lun Ellen trading as Quotech Property Company E-003905	譴責 Reprimand	違反《常規規例》第6(1)條、第6(2)條和第14(3)(b)條 Breach of sections 6(1), 6(2) and 14(3)(b) of the Practice Regulation
林錦雄 ⁽¹⁾ Lam Kam Hung S-098867	譴責及在牌照上附加條件 Reprimand and attachment of a condition to the 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
林樹春 ⁽¹⁾ Lam Shu Chun S-081124	譴責及在牌照上附加條件 Reprimand and attachment of a condition to the 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
劉志遠以福明地產公司經營 ⁽¹⁾ Lau Chi Yuen trading as Fok Ming Estate Agency E-119927	譴責、罰款及在牌照上附加條件 Reprimand, fine and attachment of a condition to the licence	違反《常規規例》第13(4)條、第6(1)條和第6(2)條 Breach of sections 13(4), 6(1) and 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

劉春卿以萬寶居地產物業代理經營 Lau Chun Hing trading as Treasure Palace Property Agency E-113598	訓誡 Admonishment	違反《發牌規例》第14(1)(b)(i)條 Breach of section 14(1)(b)(i) of the Licensing Regulation
劉瑋芳以卓昇地產公司經營 Lau Wai Fong Anna trading as Chosen Property Agency Co E-082160	訓誡 Admonishment	違反《發牌規例》第14(1)(b)條 Breach of section 14(1)(b) of the Licensing Regulation
梁保羅 ⁽¹⁾ Leung Po Lo, Paul E-059254	譴責、罰款及在牌照上附加條件 Reprimand, fine and attachment of a condition to the licence	違反《發牌規例》第10(1)條和《常規規例》第6(1)條 Breach of section 10(1) of the Licensing Regulation and section 6(1) of the Practice Regulation
梁惠滇 Leung Wai Ching E-008184	譴責 Reprimand	違反《常規規例》第10(b)條 Breach of section 10(b) of the Practice Regulation
雷麗河 ⁽¹⁾ Lui Lai Ho Winnie E-105128	暫時吊銷牌照 (29/11/2008- 12/12/2008)、譴責及在牌照上 附加條件 Suspension of licence (29/11/2008 – 12/12/2008), reprimand and attachment of a condition to the licence	不符合《條例》第19(1)(c)條的規定和違反《常規規 例》第6(2)條 Failure to comply with the requirement under section 19(1)(c) of the EAO and breach of section 6(2) of the Practice Regulation
馬雅瑤 ⁽¹⁾ Ma Nga Yiu S-235367	譴責及在牌照上附加條件 Reprimand and attachment of a condition to the 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
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	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
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	訓誡及罰款 Admonishment and fine	違反《常規規例》第9(1)條 Breach of section 9(1) of the Practice Regulation
梅澤城 ⁽¹⁾ Mui Chak Shing S-139292	譴責及在牌照上附加條件 Reprimand and attachment of a condition to the licence	沒有遵守《操守守則》第3.2.1段和第3.4.1段 Failure to comply with paragraphs 3.2.1 and 3.4.1 of the Code of Ethics
梅曉敏 ⁽¹⁾ Mui Hiu Man S-191312	譴責及在牌照上附加條件 Reprimand and attachment of a condition to the 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

持牌人 (牌照號碼)
Licensee (Licence no.)
所判處分
Disciplinary actions
有關事項
Matters concerned

倪家輝 ⁽¹⁾ Ngai Ka Fai S-058434	譴責及在牌照上附加條件 Reprimand and attachment of a condition to the licence	沒有遵守《操守守則》第3.2.1段和第3.4.1段 Failure to comply with paragraphs 3.2.1 and 3.4.1 of the Code of Ethics
潘美好以明美地產代理公司經營 Poon Mei Ho trading as Ming Mei Real Est. Co. E-122057	譴責 Reprimand	違反《常規規例》第6(2)條 Breach of section 6(2) of the Practice Regulation
卓高(2001)有限公司以卓高地產代理公司經營 T & T (2001) Limited trading as T & T Properties Agency Company C-016570	譴責 Reprimand	違反《常規規例》第3(2)(c)條 Breach of section 3(2)(c) of the Practice Regulation
大同地產發展有限公司 Tai Tung Estate Development Limited C-019710	譴責 Reprimand	違反《發牌規例》第14(1)(b)條和《常規規例》第6(2)條 Breach of section 14(1)(b) of the Licensing Regulation and section 6(2) of the Practice Regulation
譚麗儀 ⁽¹⁾ Tam Lai Yee Crystal S-226918	譴責、罰款及在牌照上附加條件 Reprimand, fine and attachment of a condition to the licence	違反《常規規例》第13(4)條和沒有遵守《操守守則》第 3.4.1段 Breach of section 13(4) of the Practice Regulation and failure to comply with paragraph 3.4.1 of the Code of Ethics
譚影 Tam Ying S-106911	訓誡 Admonishment	違反《常規規例》第5(2)(b)條 Breach of section 5(2)(b) of the Practice Regulation
丁珍妮以宏達地產經營 ⁽¹⁾ Ting Jenny trading as Hong Da Property Agency Co. E-107719	譴責及在牌照上附加條件 Reprimand and attachment of a condition to the licence	違反《常規規例》第6(2)條 Breach of section 6(2) of the Practice Regulation
丁素芳以金森地產裝飾設計公司經營 Ting So Fong trading as Kam Lam Realty Decoration Design Company E-092596	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
曾翠蘭以中邦置業經營 ⁽¹⁾ Tsang Tsui Lan trading as China View Property Agency E-172397	譴責及在牌照上附加條件 Reprimand and attachment of a condition to the licence	違反《常規規例》第13(4)條和第6(2)條 Breach of sections 13(4) and 6(2) of the Practice Regulation
蔡玉斯 Tsoi Yuk See E-121296	訓誡 Admonishment	沒有遵守附加於牌照上的指明條件 Failure to comply with a specified condition attached to the licence
黃志榮以永升物業代理經營 Wong Chi Wing Alexander trading as Wing Sing Property Agency E-233920	訓誡 Admonishment	違反《常規規例》第6(1)(b)條和第9(2)條 Breach of sections 6(1)(b) and 9(2) of the Practice Regulation
黃安華 ⁽¹⁾ Wong On Wa S-072784	在牌照上附加條件 Attachment of conditions to the 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

持牌人 (牌照號碼)
Licensee (Licence no.)

所判處分
Disciplinary actions

有關事項
Matters concerned

王秀蓮 ⁽¹⁾ Wong Sau Lin E-100048	譴責及在牌照上附加條件 Reprimand and attachment of a condition to the 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
黃兆康 ⁽¹⁾ Wong Siu Hong S-200287	譴責及在牌照上附加條件 Reprimand and attachment of a condition to the 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
邱松妹以中港置業經營 ⁽¹⁾ Yau Chung Mui trading as C. Hong Kong Property Agency E-244378	訓誡及在牌照上附加條件 Admonishment and attachment of a condition to the licence	違反《常規規例》第6(2)條 Breach of section 6(2) of the Practice Regulation
楊明珠 ⁽¹⁾ Yeung Ming Chu E-102660	譴責、罰款及在牌照上附加條件 Reprimand, fine and attachment of a condition to the licence	違反《常規規例》第13(4)條 Breach of section 13(4) of the Practice Regulation
楊日星以建業代理地產公司經營 Yeung Yat Sing trading as Kin Yip Real Estate Agency Co. E-134555	譴責 Reprimand	違反《常規規例》第6(1)(c)條 Breach of section 6(1)(c) of the Practice Regulation
楊耀東 ^{(1) (2)} Yeung Yiu Tung S-111541	撤銷牌照 Revocation of licence	被法庭裁定違反《盜竊罪條例》第9條、普通法及《侵 害人身罪條例》第40條，罪名成立 Convicted of the offences under section 9 of the Theft Ordinance, common law and section 40 of the Offences Against the Person Ordinance
葉建雄 ⁽¹⁾ Yip Kin Hung S-027447	暫時吊銷牌照 Suspension of licence (22/11/2008 – 21/12/2008)	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
葉國浩 ⁽¹⁾ Yip Kwok Ho E-228855	訓誡及在牌照上附加條件 Admonishment and attachment of a condition to the licence	違反《常規規例》第6(2)條 Breach of section 6(2) of the Practice Regulation
葉應龍 Yip Ying Lung S-226518	譴責 Reprimand	沒有遵守附加於牌照上的指明條件 Failure to comply with a specified condition attached to the licence
余仲康 ⁽¹⁾ Yu Chung Hong E-077043	譴責及在牌照上附加條件 Reprimand and attachment of conditions to the 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

註 Notes

- (1) 有關個案已刊於政府憲報 (2008年第46期至2009年第6期)，詳情可登入政府憲報網頁 (www.gld.gov.hk/egazette) 參閱。
These cases were also published in the Gazette (nos. 46/2008 to 6/2009). For details, please refer to the Gazette (website: 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.

凡例 Legend

- 《條例》— 《地產代理條例》
EAO – Estate Agents Ordinance
《常規規例》— 《地產代理常規 (一般責任及香港住宅物業) 規例》
Practice Regulation – Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation
《發牌規例》— 《地產代理 (發牌) 規例》
Licensing Regulation – Estate Agents (Licensing) Regulation