

監管局與港鐵聯合行動打擊港鐵站內違規銷售活動

Joint operation with the MTR to combat non-compliant practices at station

監管局在今年五月與港鐵聯合行動打擊從業員在港鐵站內進行違規銷售活動。監管局提醒從業員，一旦被證實在港鐵站範圍內違規推銷，滋擾途人，不單違反港鐵附例會遭受刑責，更可能遭受監管局紀律處分。

由於某大型新盤在尖沙咀東設置示範單位，吸引不少市民前往參觀，因此大批從業員未經許可，在港鐵尖東站範圍內招攬生意並派發傳單，被乘客投訴阻塞通道及對乘客造成滋擾。監管局遂與港鐵合作，一同派員在站內維持秩序。

監管局執行總監黃維豐先生提醒從業員：「未經許可在港鐵站內向乘客招攬生意或派發傳單，因而對乘客造成滋擾，阻塞通道及阻礙人流，會違反《香港鐵路附例》而被檢控，可被判罰款五千元，嚴重者可被判處監禁。」

In May 2009, the EAA and the MTR launched a joint operation to combat practitioners' non-compliant sales activities in and around an MTR station. The EAA reminds practitioners that if licensees are found to be disturbing passengers when soliciting business on station premises, they may incur criminal liabilities and face disciplinary sanctions imposed by the EAA.

The sale of a new development, with its show-flats located in Tsim Sha Tsui East, attracted a considerable number of visitors. A lot of practitioners solicited business and distributed leaflets without authorisation inside the East Tsim Sha Tsui Station, blocking the way in the station and disturbing passengers. In light of this, both the EAA and MTR deployed staff to maintain order at the station.

EAA Director of Operations Mr Anthony Wong said, "Practitioners conducting sales activities or distributing leaflets without authorisation in MTR stations cause inconvenience to passengers, block exits and restrict pedestrian traffic flow. This may constitute a breach of



監管局提醒從業員，切勿在港鐵站內阻塞通道。
The EAA reminds practitioners not to block exits at MTR stations.

黃維豐先生又表示，根據監管局發出的《操守守則》，從業員在執業時必須避免從事可能觸犯法律的活動，也應避免任何可能影響行業聲譽的行為。因此，從業員倘若觸犯上述香港法例，也可能遭受監管局的紀律處分。

此外，根據《地產代理常規（一般責任及香港住宅物業）規例》，地產代理公司管理層有責任妥善監督前線員工的工作，如果前線員工行為操守有問題，公司管理層有可能被追究。■

the Mass Transit Railway By-laws, leading to a fine of \$5,000 or, for serious offenders, imprisonment.”

Mr Wong added that according to the EAA's Code of Ethics, practitioners must refrain from activities during their practice which may infringe the law or bring disrepute to the estate agency trade. Therefore, breaches of the By-laws may also result in disciplinary action against the practitioners.

Under the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation, the management of estate agencies is responsible for properly supervising their frontline practitioners. The managers may be held accountable for frontline practitioners' malpractice. ■

牌費寬免計劃的進展

Update on the fee concession scheme

由5月1日至9月30日，監管局就牌費寬免計劃發出了超過7,000張退款支票；同期，共有逾10,000個新批出和獲續期的牌照獲得牌費寬免。

為減輕業界的經濟負擔而推出的牌費寬免計劃已於5月1日生效。寬免期內（2009年5月1日至2010年4月30日），持牌從業員和新批牌照的人士，可獲得一次過寬免六個月的牌費。

倘若從業員持有24個月牌照，而牌照於2009年5月1日前開始生效，2010年4月30日後才屆滿，可在寬免期內透過申請退款，獲得寬免。監管局正分批向該類持牌人發出通知。■

From 1 May to 30 September 2009, the EAA sent out more than 7,000 licence-fee refund cheques, issued under the fee concession scheme. During the same period, over 10,000 newly-granted and renewed licences have enjoyed the concession.

The fee concession scheme, whose purpose is to provide economic relief to the trade, was launched on 1 May. During the concession period (from 1 May 2009 to 30 April 2010), licensed practitioners and new licence applicants are eligible for a one off, six-month licence-fee concession.

Those holding a 24-month licence whose validity period began before 1 May 2009 and will end after 30 April 2010 can obtain the concession by applying for a refund during the concession period. The EAA is sending reminders to these licensees in batches. ■

