

# 紀律處分

## Disciplinary actions (1/4/2009–31/8/2009)

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 EAO 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
置業18物業代理有限公司 18 Property Agency Limited C-030140	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
邦基發展有限公司以建基地產公司名稱經營 * Bonker Development Limited trading as Kin Kee Property Agency Company C-007950	暫時吊銷牌照 (26/9/2009 — 25/10/2009) Suspension of licence (26/9/2009 — 25/10/2009)	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
忠正行物業顧問有限公司 C & C Properties Consultants Limited C-018150	譴責 Reprimand	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
世紀21中華物業有限公司 Century 21 Culture Center Property Limited C-021446	訓誡 Admonishment	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
世紀21日昇地產代理有限公司 Century 21 Sunrise Property Agency Limited C-026092	譴責 Reprimand	違反《條例》第40(3)(a)條 Breach of section 40(3)(a) of the EAO
世紀21日昇地產代理有限公司 Century 21 Sunrise Property Agency Limited C-026092	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 paragraph 3.7.2 of the Code of Ethics
世紀21煒業地產有限公司 Century 21 Wai Yip Property Limited C-025828	譴責 Reprimand	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
陳忠燕 * Chan Chung Yin Christina E-099274	在牌照上附加條件 Attachment of conditions 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
陳健強 * Chan Kin Keung John S-119066	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 Breach of section 13(4) of the Practice Regulation
陳國義 * Chan Kwok Yee Ringo S-105940	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
陳薪新 * Chan Sun Sun Annie E-097928	訓誡及在牌照上附加條件 Admonishment and attachment of a condition to the 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
鄭少芳 * Cheng Siu Fong E-241862	暫時吊銷牌照 (22/8/2009 — 21/9/2009)及在牌照上附加條件 Suspension of licence (22/8/2009 — 21/9/2009) and attachment of conditions to the 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

持牌人 (牌照號碼) Licensee (Licence no.)	所判處分 Disciplinary actions	有關事項 Matters concerned
蔡潤來 Choi Yun Loi E-091001	譴責及罰款 Reprimand and fine	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
莊小綺以家居地產名稱經營 Chong Siu Yee trading as Ka Kui Property E-160042	訓誡 Admonishment	違反《常規規例》第6(2)條 Breach of section 6(2) of the Practice Regulation
蔡詠詩 * Choy Wing Sze S-036968	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段及違反《常規規例》第13(4)條 Failure to comply with paragraph 3.2.1 of the Code of Ethics and breach of section 13(4) of the Practice Regulation
徐偉洪 * Chui Wai Hung E-085581	譴責、罰款及在牌照上附加條件 Reprimand, fine and attachment of a condition to the licence	沒有遵守《操守守則》第3.4.1段及違反《常規規例》第13(4)條 Failure to comply with paragraph 3.4.1 of the Code of Ethics and breach of section 13(4) of the Practice Regulation
盈豐地產代理有限公司 Grand Hill Properties Agency Limited C-015351	譴責 Reprimand	違反《常規規例》第9(1)條 Breach of section 9(1) of the Practice Regulation
何卓庭 * Ho Cheuk Ting S-277850	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
何國本 * Ho Kwok Poon E-113499	在牌照上附加條件 Attachment of conditions 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
高信置業顧問有限公司 Homelife Property Consultants Limited C-020016	訓誡 Admonishment	違反《常規規例》第3(2)(a)條和第3(2)(c)條 Breach of section 3(2)(a) and 3(2)(c) of the Practice Regulation
盈嘉置業顧問有限公司 Homeplus Property Consultants Limited C-028262	訓誡及罰款 Admonishment and fine	違反《條例》第36(1)(a)(i)條 Breach of section 36(1)(a)(i) of the EAO
韓月珍以盛隆地產公司名稱經營 Hon Yuet Chun trading as Great Success Property Co. E-121425	訓誡 Admonishment	違反《常規規例》第6(2)條 Breach of section 6(2) of the Practice Regulation
香港置業(地產代理)有限公司以香港置業名稱經營 Hong Kong Property Services (Agency) Limited trading as Hong Kong Property C-018893	譴責 Reprimand	違反《常規規例》第9(1)條 Breach of section 9(1) of the Practice Regulation
洪麗青 * Hung Lai Ching E-237703	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(3)(b)條 Breach of section 6(3)(b) of the Practice Regulation
洪盈嶺 * Hung Ying Ling S-206292	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
洪于雯 * Hung Yu Man Bonny S-034612	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3.5.1段及第3.2.1段 Failure to comply with paragraphs 3.5.1 and 3.2.1 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
莊耀全 Jong Yiu Chuen S-069369	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 paragraph 3.7.2 of the Code of Ethics
甘明基 * Kam Ming Kei Heaven S-059882	暫時吊銷牌照 (22/8/2009 — 4/9/2009)及在牌照上附加條件 Suspension of licence (22/8/2009 — 4/9/2009) and attachment of a condition 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
姜錦賢 * Keung Kam Yin E-016509	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
姜禮歡 * Keung Lai Foon E-147029	譴責及在牌照上附加條件 Reprimand and attachment of conditions to the licence	違反《常規規例》第13(4)條 Breach of section 13(4) of the Practice Regulation
京士活物業代理有限公司以京士活物業代理名稱經營 Kingswood Property Agency Limited trading as Kingswood Property Agency C-019027	訓誡及罰款 Admonishment and fine	違反《常規規例》第9(2)條 Breach of section 9(2) of the Practice Regulation
林亮恒 * Lam Leung Hang E-068034	暫時吊銷牌照 (30/5/2009 — 29/6/2009) 及罰款 Suspension of licence (30/5/2009 — 29/6/2009) and fine	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
劉志光 Lau Chi Kwong S-033691	訓誡 Admonishment	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
劉喜燕 Lau Hei Yin Janet S-190166	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
李嘉明 Lee Ka Ming Cecilia E-213003	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
李本立 * Lee Pun Lap Alex S-002154	暫時吊銷牌照 (23/5/2009 — 29/5/2009) 及在牌照上附加條件 Suspension of licence (23/5/2009 — 29/5/2009) and 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
李耀光 * Lee Yiu Kwong S-080481	暫時吊銷牌照 (3/10/2009 — 16/10/2009) 及在牌照上附加條件 Suspension of licence (3/10/2009 — 16/10/2009) and attachment of a condition 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
梁巧儀 * Leung Hau Yee Vivian S-019954	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3(3)(b)條 Breach of section 3(3)(b) 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
梁建文以建發置業名稱經營 Leung Kin Man trading as Kin Fat Real Estate E-098451	訓誡 Admonishment	違反《常規規例》第6(1)條 Breach of section 6(1) of the Practice Regulation
梁綠潔 Leung Luk Kit S-051114	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
梁秀娥 * Leung Sau Ngo S-158396	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21(2)(c)條的規定 Failure to comply with the requirement under section 21(2)(c) of the EAO
梁耀明 * Leung Yiu Ming E-231350	在牌照上附加條件 Attachment of conditions 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
廖衛玲 * Liu Wai Ling E-257477	暫時吊銷牌照 (29/8/2009 — 11/9/2009) 及在牌照上附加條件 Suspension of licence (29/8/2009 — 11/9/2009) and attachment of conditions to the 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
盧康元 * Lo Hong Yuen Eric S-087263	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段和違反《常規規例》第13(4)條 Failure to comply with paragraph 3.2.1 of the Code of Ethics and breach of section 13(4) of the Practice Regulation
羅焜成 * Lo Kwan Shing E-056222	在牌照上附加條件 Attachment of conditions 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
盧麗嘉 Lo Lai Ka Fion E-239213	譴責 Reprimand	違反《常規規例》第13(4)條 Breach of section 13(4) of the Practice Regulation
駱依萍以朗晴地產代理公司名稱經營 Lock Yee Ping trading as Himalaya Property Agency Co. E-077364	訓誡 Admonishment	違反《常規規例》第14(3)(a)條 Breach of section 14(3)(a) of the Practice Regulation
美聯物業代理有限公司以美聯物業名稱經營 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(2)條 Breach of section 9(2) of the Practice Regulation
美聯物業代理有限公司以美聯物業名稱經營 Midland Realty International Limited trading as Midland Realty C-000982	訓誡 Admonishment	違反《條例》第48(2)條 Breach of section 48(2) of the EAO
美聯物業代理有限公司以美聯物業名稱經營 Midland Realty International Limited trading as Midland Realty C-000982	譴責 Reprimand	違反《常規規例》第6(2)條 Breach of section 6(2) of the Practice Regulation
美聯物業代理有限公司以美聯物業名稱經營 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

持牌人 (牌照號碼) Licensee (Licence no.)	所判處分 Disciplinary actions	有關事項 Matters concerned
美聯物業代理有限公司以美聯物業名稱經營 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(3)條 Breach of section 9(3) of the Practice Regulation
美聯物業代理有限公司以美聯物業名稱經營 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名稱經營 Midland Realty International Limited trading as Midland Realty C-000982	譴責 Reprimand	違反《常規規例》第15條 Breach of section 15 of the Practice Regulation
吳劍華 * Ng Kim Wah S-074735	暫時吊銷牌照 (3/10/2009 — 16/10/2009) 及在牌照上附加 條件 Suspension of licence (3/10/2009 — 16/10/2009) and 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
吳少芬 * Ng Siu Fun E-065644	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 Breach of section 13(4) of the Practice Regulation
伍惠明 * Ng Wai Ming S-032540	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21(2)(c)條的規定 Failure to comply with the requirement under section 21(2)(c) of the EAO
東方置業(控股)有限公司以東方置業名稱經營 Oriental Property (Holdings) Limited trading as Oriental Property Agency C-026266	譴責 Reprimand	違反《發牌規例》第14(1)(b)條 Breach of section 14(1)(b) of the Licensing Regulation
龐德華以川龍地產名稱經營 Pong Tak Wah trading as Stream Dragon Property Agency E-155376	譴責 Reprimand	違反《發牌規例》第14(1)(d)條 Breach of section 14(1)(d) of the Licensing Regulation
龐紫穎以龐氏川龍地產名稱經營 Pong Tse Wing trading as Pong's Stream Dragon Property Agency E-192265	譴責 Reprimand	違反《發牌規例》第14(1)(d)條 Breach of section 14(1)(d) of the Licensing Regulation
潘熇民 * Poon Ho Man E-010422	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3.7.2段 Failure to comply with paragraph 3.7.2 of the Code of Ethics
溥頓行物業代理有限公司以溥頓行名稱經營 Preston Realty Limited trading as Preston Realty C-029644	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
萬寶地產代理有限公司 Primacy Properties Agency Limited C-020636	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
高盛物業代理有限公司 Priority Property Agency Limited C-032139	譴責 Reprimand	違反《常規規例》第9(2)條 Breach of section 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
潘錦 * Pun Kam E-141379	譴責、罰款及在牌照上附加條件 Reprimand, fine and attachment of a condition to the licence	沒有遵守《操守守則》第3.5.1段和違反《發牌規 例》第10(1)條 Failure to comply with paragraph 3.5.1 of the Code of Ethics and breach of section 10(1) of the Licensing Regulation
潘永紅以樂居地產代理公司名稱經營 * Pun Wing Hung trading as Fortune Land Property Agency Co. E-179624	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
利嘉閣地產有限公司 Ricacorp Properties Limited C-002504	訓誡 Admonishment	違反《常規規例》第3(2)(c)條 Breach of section 3(2)(c) of the Practice Regulation
順誠物業顧問有限公司 Shine Properties Consultants Company Limited C-014873	譴責 Reprimand	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
蕭遠章 Siu Yuen Cheung S-191466	罰款 Fine	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
司徒翠雲 * Szeto Chui Wan S-007036	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 Breach of section 13(4) of the Practice Regulation
鄧寶玉 * Tang Bo Yuk E-125751	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(1)(a)條 Breach of section 13(1)(a) of the Practice Regulation
日月紅地產代理有限公司 The Sun & The Moon Property Agency Company Limited C-005918	譴責 Reprimand	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
湯劍忠 Tong Kim Chung Tony S-152860	訓誡 Admonishment	違反《常規規例》第10(b)條 Breach of section 10(b) of the Practice Regulation
唐君萍以栢維地產(物業代理)名稱經營 Tong Kwan Ping trading as Pak Vi Property Agency E-067396	訓誡 Admonishment	違反《常規規例》第6(2)條 Breach of section 6(2) of the Practice Regulation
徐健華 * Tsui Kin Wa E-250877	譴責、罰款及在牌照上附加條件 Reprimand, fine and attachment of conditions to the licence	違反《常規規例》第13(4)條 Breach of section 13(4) of the Practice Regulation
徐玉英 * Tsui Yuk Ying Angel E-143380	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10(b)條 Breach of section 10(b) of the Practice Regulation
中達物業代理有限公司 Vision Properties Agency Limited C-031459	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
創富物業代理有限公司 Wealth Property Agency Limited C-029069	訓誡 Admonishment	違反《常規規例》第6(2)條 Breach of section 6(2) of the Practice Regulation
黃卓康 * Wong Cheuk Hong E-150692	暫時吊銷牌照 (8/8/2009 — 14/8/2009)及在牌照上附加條件 Suspension of licence (8/8/2009 — 14/8/2009) and attachment of a condition to the 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

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黃祖慧 * Wong Cho Wai S-205812	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3.5.1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
汪君華 * Wong Kwan Wah S-007920	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 Breach of section 13(4) of the Practice Regulation
黃敏 Wong Man E-254417	譴責 Reprimand	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
黃樹旋 Wong Shu Shuen E-127427	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
黃月珍 * Wong Yuet Chun E-249125	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 Breach of section 13(4) of the Practice Regulation
胡國強 * Wu Kuok Keong S-211242	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 Breach of section 13(4) of the Practice Regulation
楊浩然 * Yeung Ho Yin S-109301	譴責、暫時吊銷牌照 (19/9/2009 — 25/9/2009) 及在牌照上附加條件 Reprimand, suspension of licence (19/9/2009 — 25/9/2009) and attachment of a condition to the licence	沒有遵守《操守守則》第3.7.2段和違反《常規規例》第10(b)條 Failure to comply with paragraph 3.7.2 of the Code of Ethics and breach of section 10(b) of the Practice Regulation
楊啟康 * Yeung Kai Hong S-090001	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
葉鏡冰 * Yip Keng Ping S-147546	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段和第3.2.1段 Failure to comply with paragraphs 3.4.1 and 3.2.1 of the Code of Ethics
余振明 * Yu Chun Ming Simon E-006739	暫時吊銷牌照 (29/8/2009 — 11/9/2009) 及在牌照上附加條件 Suspension of licence (29/8/2009 — 11/9/2009) and attachment of conditions to the 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

#### 註 Notes

\* 有關個案已刊於政府憲報（2009年第20期至2009年第40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. 20/2009 to 40/2009). For details, please refer to the Gazette (website: [www.gld.gov.hk/egazette](http://www.gld.gov.hk/egazette)).

#### 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

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