

ESTATE AGENTS ORDINANCE (Chapter 511)

Pursuant to section 30 of the Estate Agents Ordinance, it is hereby notified that the Disciplinary Committee of Estate Agents Authority has exercised the following disciplinary power against the following licensee:—

<i>Licence No.</i>	E-305573
<i>Name of Licensee</i>	TANG Yuk Yee Anita
<i>Matter Concerned</i>	The licensee, in handling the sale and purchase transaction of the residential property concerned ('the Property'):— <ol style="list-style-type: none"><li>(i) failed to inform the purchaser that a statutory notice ('the Notice') had been issued by the Building Authority against the Property and the Notice had not been complied with before arranging for the purchaser to enter into the Provisional Agreement for Sale and Purchase of the Property ('the PASP'); and</li><li>(ii) failed to remind and advise the purchaser to seek independent legal advice on an additional clause regarding the parties' liability on building maintenance before arranging for the purchaser to enter into the PASP.</li></ol>
<i>Date of Decision</i>	28 February 2022
<i>Decision on Disciplinary Power Exercised</i>	<ol style="list-style-type: none"><li>1. In respect of the aforesaid matter (i):—<ol style="list-style-type: none"><li>(a) The licensee is reprimanded; and</li><li>(b) A condition is attached to the licensee's licence requiring the licensee to attend and complete activities under the Estate Agents Authority Continuing Professional Development Scheme 'Compliance and Effective Management' category by way of seminars or lectures only and thereby acquire 12 points recognised by the Estate Agents Authority within 12 months, and at least 3 points of which shall be acquired from seminars or lectures on the Conveyancing and Tenancy subject.</li></ol></li><li>2. In respect of the aforesaid matter (ii):—<ol style="list-style-type: none"><li>(a) The licensee is reprimanded;</li><li>(b) The licensee is fined HK\$3,000; and</li><li>(c) A condition is attached to the licensee's licence requiring the licensee to attend and complete activities under the Estate Agents Authority Continuing Professional Development Scheme 'Compliance and Effective Management' category by way of seminars or lectures only and thereby acquire 12 points recognised by the Estate Agents Authority within 12 months, and at least 3 points of which shall be acquired from seminars or lectures on the Estate Agents Ordinance and its subsidiary legislation, Code of Ethics and Practice Circulars subject.</li></ol></li></ol>

With regard to paragraphs 1(b) and 2(c) above, the condition being attached to the licence concerned of the licensee is as follows:—

‘The above-named licensee shall, during the period of 24 months from 21 March 2022 to 20 March 2024, attend and complete activities under the Estate Agents Authority Continuing Professional Development Scheme ‘Compliance and Effective Management’ category by way of seminars or lectures only and thereby acquire 24 points recognised by the Estate Agents Authority, at least 3 points of which shall be acquired from seminars or lectures on the Conveyancing and Tenancy subject, and at least another 3 points of which shall be acquired from seminars or lectures on the Estate Agents Ordinance and its subsidiary legislation, Code of Ethics and Practice Circulars subject.’

*14 April 2022*

*Estate Agents Authority*