

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>	S-593226
<i>Name of Licensee</i>	YUNG Kin Fung
<i>Matter Concerned</i>	The licensee:— <ol style="list-style-type: none">(i) affixed an advertising poster in a public area;(ii) posted an advertisement of a first-hand residential development in the licensee's own capacity instead of in the capacity of an estate agency company;(iii) when promoting the sale of a first-hand residential development, represented himself to an Estate Agents Authority staff that he was employed by a certain estate agency company as a salesperson, when in fact that was not true;(iv) affixed an advertising poster in a public area;(v) (Same as above); and(vi) posted an advertisement of a first-hand residential development in the licensee's own capacity instead of in the capacity of an estate agency company.
<i>Date of Decision</i>	16 March 2023
<i>Decision on Disciplinary Power Exercised</i>	<ol style="list-style-type: none">1. In respect of the aforesaid matter (i):—<ol style="list-style-type: none">(a) The licensee is reprimanded; and(b) The licensee is fined HK\$3,000.2. In respect of the aforesaid matter (ii):—<ol style="list-style-type: none">(a) The licensee is reprimanded;(b) The licensee is fined HK\$3,000; and(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.3. In respect of the aforesaid matter (iii):—<ol style="list-style-type: none">(a) The licensee is reprimanded; and(b) The licensee's licence will be suspended for a period of 14 days from 29 April 2023 to 12 May 2023 (both dates inclusive).4. In respect of the aforesaid matter (iv):—<ol style="list-style-type: none">(a) The licensee is reprimanded; and(b) The licensee is fined HK\$3,000.5. In respect of the aforesaid matter (v):—<ol style="list-style-type: none">(a) The licensee is reprimanded; and(b) The licensee is fined HK\$3,000.

6. In respect of the aforesaid matter (vi):—
- (a) The licensee is reprimanded;
 - (b) The licensee is fined HK\$3,000; and
 - (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.

With regard to paragraphs 2(c) and 6(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 3 April 2023 to 2 April 2025, 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, and at least 6 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.'