

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-532166
<i>Name of Licensee</i>	HOU Yong Sheng
<i>Matter Concerned</i>	The licensee:— (i) failed to fulfill his promise of rebate to a purchaser; (ii) (Same as above); (iii) failed to set out in writing the promise of rebate offered to the purchaser and stipulate clearly the terms and format thereof; and (iv) (Same as above).
<i>Date of Decision</i>	8 May 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;(b) The licensee is fined HK\$15,000;(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(d) The licensee's licence is suspended for a period of 1 month.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\$15,000;(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(d) The licensee's licence is suspended for a period of 1 month.3. In respect of the aforesaid matter (iii):—<ol style="list-style-type: none">(a) The licensee is reprimanded;(b) The licensee is fined HK\$1,000; 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.

4. In respect of the aforesaid matter (iv):—
- (a) The licensee is reprimanded;
 - (b) The licensee is fined HK\$1,000; 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.

Having regard to the principle of totality, the Disciplinary Committee decided that:—

- (I) With regard to paragraphs 1(b), 2(b), 3(b) and 4(b) above, the licensee is fined HK\$16,000 in total.
- (II) With regard to paragraphs 1(c), 2(c), 3(c) and 4(c) above, the following condition is attached to the licence concerned of the licensee:—

‘The above-named licensee shall, during the period of 24 months from 15 May 2023 to 14 May 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.’
- (III) With regard to the suspension sanctions in paragraphs 1(d) and 2(d) above, the licensee's licence will be suspended for a period of 1 month from 10 June 2023 to 9 July 2023 (both dates inclusive).