

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:—

*Licence No.* S-017387  
*Name of Licensee* LAM Bik Luen  
*Matter Concerned* The licensee:—

- (i) failed to ensure that the representative signing on behalf of the absent party had obtained written authorization from the latter before arranging for the representative to sign the provisional agreement for sale and purchase ('PASP'); and
- (ii) in handling the sale and purchase transaction of a residential property concerned, failed to provide a transacting party with a copy of the PASP as soon as the party had signed it.

*Date of Decision* 5 August 2022

*Decision on Disciplinary Power Exercised* 1. In respect of the aforesaid matter (i):—

- (a) The licensee is reprimanded; and
- (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 8 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.

2. In respect of the aforesaid matter (ii):—

- (a) The licensee is reprimanded; and
- (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.

With regard to paragraphs 1(b) and 2(b) 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 22 August 2022 to 21 August 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 20 points recognised by the Estate Agents Authority, 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.'