

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.* E-421875

*Name of Licensee* LI Ka Shing

*Matter Concerned* The licensee:—

- (i) in handling the sale and purchase transaction of the residential property concerned ('the Property'), failed to protect and promote the interests of the purchaser by telling the purchaser that no inventory of furniture and electrical appliances could be set out in the provisional agreement for sale and purchase ('PASP'), and/or failed to prepare a written inventory in respect of the furniture and electrical appliances to be included in the disposition of the Property and list the same in the PASP according to the purchaser's instructions before she signed the PASP; and
- (ii) arranged for the purchaser to sign a PASP with certain essential terms left blank.

*Date of Decision* 24 August 2023

*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 12 points recognised by the Estate Agents Authority within 12 months.

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, 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 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 11 September 2023 to 10 September 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 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.'