

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-127328

Name of Licensee WONG Nim Yuen

Matter Concerned The licensee:—

- (i) arranged for the purchasers to sign a provisional agreement for sale and purchase ('PASP') with certain essential terms left blank; and
- (ii) failed to alert the purchasers to the risks involved in purchasing a property which had an order of unauthorized building works ('Order') which had not been complied with; or failed to remind them to seek legal advice regarding the Order prior to entering into the PASP; or arranged for them to sign an addendum to waive the vendor's liability to discharge the Order when they were unaware of the risks involved before proceeding with the sale and purchase transaction to sign the PASP.

Date of Decision 21 September 2023

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

- (a) The licensee is reprimanded;
- (b) The licensee is fined HK\$7,000;
- (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 3 weeks.

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

- (a) The licensee is reprimanded;
- (b) The licensee is fined HK\$3,000;
- (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 3 weeks.

(I) With regard to paragraphs 1(c) and 2(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 26 September 2023 to 25 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.'

- (II) 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 6 weeks from 21 October 2023 to 1 December 2023 (both dates inclusive).

20 October 2023

Estate Agents Authority