

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-311651
<i>Name of Licensee</i>	MAN Ting Pong
<i>Matter Concerned</i>	The licensee:— <ul style="list-style-type: none">(i) failed to disclose to the purchasers the loss of title deeds of a residential property ('the Property') and the possible risks involved ('the said matter and risks') and/or failed to remind the purchasers to seek legal advice on the said matter and risks before the provisional agreement for sale and purchase ('PASP') of the Property was entered into; and(ii) assured the purchasers that paying the initial deposit of the Property to the vendor directly was risk-free and/or arranged for the purchasers to cancel stakeholding of the initial deposit of the Property after arranging for the transacting party to enter into the PASP.
<i>Date of Decision</i>	29 September 2022
<i>Decision on Disciplinary Power Exercised</i>	<ul style="list-style-type: none">1. In respect of the aforesaid matter (i):—<ul style="list-style-type: none">(a) The licensee is reprimanded;(b) The licensee is fined HK\$18,000; 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 Conveyancing and Tenancy subject, and the Professional Ethics and Integrity subject.2. In respect of the aforesaid matter (ii):—<ul style="list-style-type: none">(a) The licensee is reprimanded;(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(c) The licensee's licence will be suspended for a period of 1 month from 12 November 2022 to 11 December 2022 (both dates inclusive).

With regard to paragraphs 1(c) 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 17 October 2022 to 16 October 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 24 points recognised by the Estate Agents Authority, and at least 3 points of which shall be acquired from seminars or lectures on the Conveyancing and Tenancy subject, and the Professional Ethics and Integrity subject.'