

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-321656

Name of Licensee

CHENG Lai Yung

Matter Concerned

The licensee, being the sole proprietor of a firm carrying on estate agency business under the name of Sang Fat Property Agency Company:—

- (i) breached section 3(2)(a) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation;
- (ii) breached section 36(1)(a)(i) of the Estate Agents Ordinance;
- (iii) failed to comply with the guidelines issued by the Estate Agents Authority when providing the floor area information of a residential property concerned in an advertisement;
- (iv) breached section 3(2)(a) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation;
- (v) (Same as above); and
- (vi) breached section 36(1)(a)(i) of the Estate Agents Ordinance.

Date of Decision

27 January 2023

Decision on Disciplinary Power Exercised

1. In respect of the aforesaid matter (i):—
The licensee is reprimanded.
2. In respect of the aforesaid matter (ii):—
 - (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, and at least 3 points of which shall be acquired from seminars or lectures on the land search subject.
3. In respect of the aforesaid matter (iii):—
 - (a) The licensee is reprimanded; and
 - (b) The licensee is fined HK\$2,000.
4. In respect of the aforesaid matter (iv):—
The licensee is reprimanded.
5. In respect of the aforesaid matter (v):—
The licensee is reprimanded.
6. In respect of the aforesaid matter (vi):—
 - (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, and at least 3 points of which shall be acquired from seminars or lectures on the land search subject.

With regard to paragraphs 2(c) and 6(c) 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 1 February 2023 to 31 January 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 6 points of which shall be acquired from seminars or lectures on the land search subject.’

24 February 2023

Estate Agents Authority