

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-334304
Name of Licensee NG Yuk Piu
Matter Concerned The licensee:—

- (i) misrepresented a purchaser prior to arranging for the purchaser to enter into a provisional agreement for sale and purchase of a first-hand residential property that the property concerned was not situated immediately above the refuge floor; and
- (ii) misrepresented the purchaser that if the purchaser did not proceed with the purchase, the vendor would only forfeit part of the initial deposit.

Date of Decision 20 January 2022

- Decision on Disciplinary Power Exercised*
- 1. In respect of the aforesaid matter (i):—
 - (a) The licensee is reprimanded;
 - (b) The licensee is fined HK\$10,000; 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 First Sale of Residential Properties subject.
 - 2. In respect of the aforesaid matter (ii):—
 - (a) The licensee is reprimanded;
 - (b) The licensee is fined HK\$7,000; 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 First Sale of Residential Properties subject.

With regard to paragraphs 1(c) and 2(c) above, the Disciplinary Committee, having regard to the principle of totality, decided that the following condition is attached to the licence concerned of the licensee:—

'The above-named licensee shall, during the period of 12 months from 9 February 2022 to 8 February 2023, 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, and at least 3 points of which shall be acquired from seminars or lectures on the First Sale of Residential Properties subject.'