

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-115240
Name of Licensee LIU Meng Zhao
Matter Concerned

The licensee, being the sole proprietor of a firm carrying on estate agency business under the name of Ka Shun Property Agency, (i) failed to exercise due care and due diligence for the licensee failed to examine the land search records of the properties and / or failed to inform the vendor that the unauthorized building works orders registered against the properties had not been discharged before arranging for the vendor to sign the provisional agreement for sale and purchase ('PASP'); (ii) failed to comply with the guidelines issued by the Estate Agents Authority when engaging a debt-collection company to demand commission payment from the vendor; and (iii) failed to ensure that the names of the representatives signing the PASP for and on behalf of the transacting parties, which were both limited companies, had been ascribed below the representatives' signatures on the PASP.

Date of Decision 25 August 2016

- 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 acquire 12 points from core subjects within 12 months under the Continuing Professional Development Scheme of the Estate Agents Authority.
 2. In respect of the aforesaid matter (ii):—
 - (a) The licensee is reprimanded; and
 - (b) The licensee is fined HK\$1,000.
 3. In respect of the aforesaid matter (iii):—
 - (a) The licensee is reprimanded; and
 - (b) A condition is attached to the licensee's licence requiring the licensee to acquire 12 points from core subjects within 12 months under the Continuing Professional Development Scheme of the Estate Agents Authority.

With regard to paragraphs 1(b) and 3(b) above, the condition being attached to the licence concerned of the licensee is as follows:—

'The above-named licensee shall, during the 24 months from 12 September 2016 to 11 September 2018, acquire 24 points from core subjects under the Continuing Professional Development Scheme of the Estate Agents Authority.'