

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-217350
Name of Licensee CHAN Pak Lam Musashi
Matter Concerned The licensee (i) failed to insert the landlord's address in the tenancy agreement ('TA') of a property and to inform the tenant of the risk thereof; (ii) failed to ensure that the representative signing on behalf of the absent party had obtained written authorization from the latter before arranging for the representative to sign the provisional tenancy agreement; and (iii) breached section 13(1)(a) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation.

Date of Decision 6 September 2017

Decision on Disciplinary Power Exercised

1. In respect of the aforesaid matter (i):—
 - (a) The licensee is reprimanded;
 - (b) The licensee is fined HK\$2,000; and
 - (c) 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) 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.
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.

Having regard to the principle of totality, the Disciplinary Committee decided that, in respect of paragraphs 1(c), 2(b) and 3(b) above, the licensee is required to acquire a total of 24 points from core subjects within 24 months under the Continuing Professional Development Scheme of the Estate Agents Authority, and the following condition is attached to the licence concerned of the licensee:—

'The above-named licensee shall, during the 24 months from 25 September 2017 to 24 September 2019, acquire 24 points from core subjects under the Continuing Professional Development Scheme of the Estate Agents Authority.'