

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:—

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| <i>Licence No.</i> | E-208402 |
| <i>Name of Licensee</i> | LO Chi Tak |
| <i>Matter Concerned</i> | <p>The licensee, being the sole proprietor of a firm carrying on estate agency business under the name of Tak Cheong Property:</p> <ul style="list-style-type: none">(i) breached section 9(5) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation;(ii) breached section 9(3) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation;(iii) failed to state clearly and legibly in a residential property ('the Property') advertisement the property number and the date on which the advertisement was issued or updated;(iv) breached section 9(5) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation;(v) breached section 9(3) of the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation; and(vi) failed to comply with the guidelines issued by the Estate Agents Authority when providing the floor area information of the Property in an advertisement. |
| <i>Date of Decision</i> | 28 October 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; and(b) The licensee is fined HK\$3,000.2. In respect of the aforesaid matter (ii):—<ul style="list-style-type: none">(a) The licensee is reprimanded; and(b) The licensee is fined HK\$5,000.3. In respect of the aforesaid matter (iii):—<ul style="list-style-type: none">(a) The licensee is reprimanded;(b) The licensee is fined HK\$3,000; 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 6 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 Estate Agents Ordinance and its subsidiary legislation, Code of Ethics and Practice Circulars subject.4. In respect of the aforesaid matter (iv):—<ul style="list-style-type: none">(a) The licensee is reprimanded; and(b) The licensee is fined HK\$3,000.5. In respect of the aforesaid matter (v):—<ul style="list-style-type: none">(a) The licensee is reprimanded; and(b) The licensee is fined HK\$5,000. |

6. In respect of the aforesaid matter (vi):—
- (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 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 6 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 Estate Agents Ordinance and its subsidiary legislation, Code of Ethics and Practice Circulars subject.

With regard to paragraphs 3(c) and 6(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 2 November 2022 to 1 November 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 6 points recognised by the Estate Agents Authority, and at least 3 points of which shall be acquired from seminars or lectures on the Estate Agents Ordinance and its subsidiary legislation, Code of Ethics and Practice Circulars subject.'

25 November 2022

Estate Agents Authority