



Press Releases

Ex-agents in court for fraud and theft over property and lease deals

2018-1-10

Two former property agents appeared at the Kwun Tong Magistracy today (January 10) after being charged by the ICAC in two cases for their roles in defrauding and/or stealing commissions amounting to over \$170,000 in property and lease transactions.

In the first case, Yuen Wai-kuen, 34, former property agent of Centaline Property Agency Limited (CPA), who was charged on Monday (January 8), faced five charges – two of fraud, contrary to Section 16A of the Theft Ordinance, and three of theft, contrary to Section 9 of the Theft Ordinance.

No plea was taken today. Magistrate Mr Raymund Chow Chi-wei adjourned the case to February 21 this year for mention.

At the material time, the defendant was a property agent of CPA posted to its Telford Branch. He was responsible for procuring property transactions for CPA's clients, and was under the duty to report to CPA any property transaction successfully procured by him.

One of the charges alleged that between July 1 and September 14, 2015, the defendant failed to disclose to CPA that a client had signed a form appointing CPA as his agent in the intended purchase of a property in Chun Wah Road, Kowloon and that he had successfully procured the purchase of the property by the client's girlfriend, and with intent to defraud, induced CPA not to demand from the client payment of a commission of \$42,500 for services rendered by CPA with regard to the property, which resulted in prejudice to CPA.

Another charge alleged that between October 17 and December 17, 2014, the defendant failed to report to CPA that he had successfully procured the purchase of a property in Ngau Tau Kok Road, Kowloon by another client, and with intent to defraud, induced CPA not to demand from the client the payment of a commission of \$18,000 for services rendered by CPA with regard to the purchase of the property, which resulted in prejudice to CPA.

The third charge alleged that on April 12, 2015, the defendant stole a commission of \$5,750 payable to CPA in relation to a lease transaction.

The remaining two charges alleged that between May 12 and December 31, 2015, the defendant stole commissions of \$31,600 in total payable to CPA in relation to another property transaction.

In the second case, Lam Yue-hin, 34, former property agent of Hong Kong Property Services (Agency) Limited (HKP), who was also charged on Monday (January 8), faced three charges of theft, contrary to Section 9 of the Theft Ordinance.

No plea was taken today. Magistrate Raymund Chow Chi-wei adjourned the case to March 7 this year for mention.

At the material time, the defendant was a property agent of HKP posted to its Kowloon Bay Amoy Gardens Branch. He was tasked to procure property transactions for HKP's clients.

The charges alleged that between June 8 and September 10, 2015, the defendant stole commissions of \$73,630 in total payable to HKP in relation to two property transactions.

The defendants in the above two cases were each granted cash bail of \$10,000. They were also ordered not to interfere with prosecution witnesses and report to the Police thrice a week.

The cases arose from a corruption complaint. Subsequent ICAC enquiries revealed the above alleged offences.

CPA and HKP had rendered full assistance to the ICAC during its investigation.

The prosecution in the above two cases was today represented by ICAC officer Ronald Chan.

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新聞公佈

廉署起訴兩名前物業代理涉嫌欺詐及盜竊交易佣金今提堂

2018年1月10日

廉政公署分兩案起訴兩名前物業代理，控告他們涉嫌就多宗物業買賣及租賃交易欺詐及/或盜竊共逾十七萬元佣金。兩人今日(一月十日)在觀塘裁判法院提堂。

在首宗案件，袁偉權，三十四歲，中原地產代理有限公司(中原)前物業代理，星期一(一月八日)被控五項罪名，即兩項欺詐，違反《盜竊罪條例》第16A條，及三項盜竊，違反《盜竊罪條例》第9條。

被告今日無須答辯。裁判官周至偉將案件押後至今年二月二十一日再提訊。

被告於案發時是中原派駐德福分行的物業代理，負責為中原的客人促成物業交易，並須向中原報告他成功促成的任何物業交易。

其中一項控罪指被告涉嫌於二〇一五年七月一日至九月十四日期間，沒有向中原披露一名客人就擬購買九龍振華道的一個物業簽署了一份表格以委任中原為其代理及他已成功促使該客人的女朋友購買該物業，並意圖詐騙而誘使中原不要求該客人就中原關於該物業所提供的服務支付四萬二千五百元佣金，導致中原蒙受不利。

另一項控罪指被告涉嫌於二〇一四年十月十七日至十二月十七日期間，沒有向中原報告他已成功促使另一名客人購買九龍牛頭角道一個物業，並意圖詐騙而誘使中原不要求該客人就中原關於該物業的購買事宜所提供的服務支付一萬八千元佣金，導致中原蒙受不利。

第三項控罪指被告涉嫌於二〇一五年四月十二日偷竊一筆就一項租賃交易而應支付予中原的五千七百五十元佣金。

餘下兩項控罪指被告涉嫌於二〇一五年五月十二日至十二月三十一日期間，偷竊就另一宗物業交易而應支付予中原共三萬一千六百元佣金。

在第二宗案件，林宇軒，三十四歲，香港置業(地產代理)有限公司(香港置業)前地產代理，亦於星期一(一月八日)被控三項盜竊罪名，違反《盜竊罪條例》第9條。

被告今日無須答辯。裁判官周至偉將案件押後至今年三月七日再提訊。

被告於案發時是香港置業派駐九龍灣淘大花園分行的地產代理，負責為香港置業的客人促成物業交易。

控罪指被告涉嫌於二〇一五年六月八日至九月十日期間，偷竊就兩宗物業交易而應支付予香港置業共七萬三千六百三十元佣金。

上述兩宗案件的被告各獲准以現金一萬元保釋。兩人亦受命不得騷擾控方證人及每星期向警方報到三次。

廉署早前接獲貪污投訴，調查後揭發上述案件涉嫌的罪行。

中原及香港置業在廉署調查案件期間提供全面協助。

上述兩宗案件的控方今日均由廉署人員陳建興代表出庭。

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