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Estate agents face court for bribery and fraud over \$7.3m flat sale

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Two estate agents appeared at Kowloon City Magistracy today (Friday) after being charged by the ICAC with bribery and fraud in relation to the transaction of a property worth \$7.3 million.

Lam Chun-kit, 29, branch manager of Midland Realty International Limited (Midland Realty), faced two counts of agent accepting an advantage, contrary to Section 9(1) of the Prevention of Bribery Ordinance (POBO), and one of fraud.

Co-defendant Teresa Man Ka-wai, 44, sole director and shareholder of Fortune Home Property Limited (Fortune Home), faced two counts of offering an advantage to an agent, contrary to Section 9(2) of the POBO.

No plea was taken. Magistrate Mr Clement Lee Hing-nin adjourned the case to February 15 for plea.

At the material time, Lam, who was the branch manager of Cullinan Branch of Midland Realty in West Kowloon, was the handling agent of the transaction of a property worth \$7.3 million at The Arch. Man was the sole director and shareholder of Fortune Home.

One of the charges alleged that on September 1, 2010, Lam accepted \$6,000 from Man as a reward for referring two clients of Midland Realty to purchase the property from its owner through referral of Fortune Home.

Another charge alleged Lam of having accepted another \$39,000 from Man on November 5, 2010 for the same purpose.

Two other charges alleged Man of having offered the said \$6,000 and \$39,000 to Lam for the same purpose.

The remaining charge alleged that between July 1 and November 5, 2010, Lam concealed or failed to disclose to Midland Realty the property transaction, and with intent to defraud, induced Midland Realty not to demand him to pay commissions for the transaction.

Lam and Man were granted cash bail of \$1,000 and \$5,000 respectively. They were also ordered not to contact prosecution witnesses.

Midland Realty had provided full assistance to the ICAC during its investigation.

The prosecution was today represented by ICAC officer Gary Wong.

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