



## Press Releases

### **Director of property agencies charged with \$15 million fraud in two transactions**

**2018-12-19**

A director of two property agencies has been charged by the ICAC today (December 19) with fraud by inducing a purchaser and her husband to pay an additional sum of about \$15 million in two property transactions.

Ngai Lok-kei, 31, sole director of Wealth Trustful Property Agency Limited (WTPA) and Grand Vision Property Limited (GVP), faces two charges of fraud, contrary to Section 16A of the Theft Ordinance.

The defendant will appear at the Tuen Mun Magistracy on Friday (December 21) for transfer to the District Court for plea.

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

At the material time, the defendant, a licensed estate agent, was sole director of WTPA and GVP, which procured property transaction to earn commissions. He also held the shares of Cheerful Joy Investments Limited (CJI) through a company.

One of the charges alleges that between October 12 and November 21, 2014, the defendant falsely represented to a purchaser and her husband that the vendor of a shop in a commercial development of Kingswood Villas in Tin Shui Wai, the New Territories, had offered to sell the property at \$32,000,000; and failed to disclose to the couple that he had beneficial interest in CJI after CJI had entered into a provisional agreement for sale and purchase to buy the property from the vendor, and with intent to defraud, induced the purchaser to buy the property from CJI at \$28,560,000.

It was alleged that CJI had induced the couple to pay over \$9.5 million more in the transaction as the couple had never been told that the vendor offered to sell the property at \$19 million.

The other charge alleges that between December 19 and 23, 2014, the defendant failed to disclose to the couple that the vendor of a property consisting of two flats at an industrial building in Castle Peak Road, Kowloon had offered to sell the property at about \$26,000,000, and with intent to defraud, induced the purchaser to buy the property from the vendor at \$31,428,000.

It was alleged that as a result, the purchaser paid over \$5.4 million more in the transaction.

The defendant has been released on ICAC bail, pending his court appearance on Friday.

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## 新聞公佈

# 廉署起訴地產公司董事涉嫌在兩宗交易欺詐買家多付一千五百萬元

2018年12月19日

廉政公署今日(十二月十九日)落案起訴一名經營兩間地產代理公司的董事，控告他涉嫌欺詐，誘使一名買家及其丈夫在兩宗物業交易中多付約一千五百萬元。

蟻樂祺，三十一歲，盈信置業地產代理有限公司(盈信)及譽匯置業有限公司(譽匯)的唯一董事，被控兩項欺詐罪名，違反《盜竊罪條例》第16A條。

被告將於星期五(十二月二十一日)在屯門裁判法院應訊，以待案件轉介區域法院答辯。

廉署早前接獲貪污投訴，調查後揭發上述涉嫌罪行。

被告是一名持牌地產代理，並於案發時是盈信及譽匯的唯一董事。兩間公司的業務是促使客人達成物業交易，以賺取佣金。他亦透過一間公司持有愉欣投資有限公司(愉欣)的股份。

其中一項控罪指被告涉嫌於二〇一四年十月十二日至十一月二十一日期間，向一位買家及其丈夫虛假地表示，新界天水圍嘉湖山莊一個商業發展項目單位的賣方以三千二百萬元出售物業；及在愉欣與賣方訂立臨時買賣協議以購買該物業後，沒有向該對夫婦披露他擁有愉欣的實益權益，並意圖詐騙而誘使該買家以二千八百五十六萬元向愉欣購買該物業。

該對夫婦從未獲告知賣方以一千九百萬元出售該物業，因此愉欣涉嫌誘使該對夫婦在交易中多付逾九百五十萬元。

另一項控罪指被告涉嫌於二〇一四年十二月十九日至二十三日期間，沒有向該對夫婦披露九龍青山道工廠大廈一個包括兩個單位的物業的賣方以約二千六百萬元出售該物業，並意圖詐騙而誘使該買家以三千一百四十二萬八千元向賣方購買該物業。

該買家因此在交易中涉嫌多付逾五百四十萬元。

被告已獲廉署准予保釋，以待星期五應訊。

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