

Appoint Licensed Estate Agents to Avoid Disputes

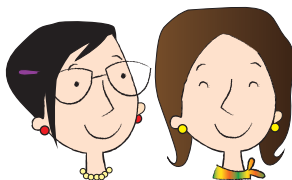
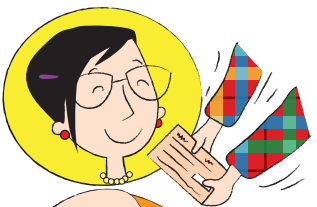


EAA 地產代理監管局
ESTATE AGENTS AUTHORITY

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Mr. Ma planned to buy another flat in the same estate that he was living in. The caretaker, Uncle Helpful, offered him assistance in flat hunting.



Introduced by Uncle Helpful, Mr. Ma inspected the flat owned by Ms. Chan and liked it very much. He gave Ms. Chan the initial deposit right away and gave a red packet to Uncle Helpful as a token of appreciation.

Shortly afterwards, Mr. Ma learnt from a licensed estate agent that the flat he planned to buy was co-owned by Ms. Chan and her younger sister. The transaction would only be valid if both owners agree to sell and sign the Provisional Agreement for Sale and Purchase. Mr. Ma was shocked as neither Ms. Chan nor Uncle Helpful had told him about this.

Mr. Ma looked for Ms. Chan to clarify the situation but in vain. At last, he found Ms. Chan's younger sister but she refused to sell the flat. Feeling troubled, Mr. Ma was worried about where to live because he had already sold his own flat that he was living in.



In this case, Mr. Ma had appointed an unlicensed estate agent, caretaker Uncle Helpful, in flat hunting. However, Uncle Helpful could not find the correct ownership of the flat and hence Mr. Ma suffered a loss.

Licensed estate agents possess professional knowledge in property transactions and their practice and conduct are regulated. Therefore, be a smart consumer and for your own protection, only appoint licensed estate agents in property transactions.

Moreover, engaging in unlicensed estate agency work is a criminal offence.



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