



Press Releases

Ex-senior manager in court for bribery and fraud over property deal

2017-12-22

A former senior manager of a property agency appeared in the Eastern Magistracy today (December 22) after being charged by the ICAC with soliciting \$40,000 from vendors of a property for negotiating with purchasers for a higher purchase price and defrauding the purchasers of an extra agency commission amounting to \$53,700 in the transaction.

Ng Ngai-pan, 37, former senior principal account manager of Centaline Property Agency Limited (Centaline), who was charged on Wednesday (December 20), faced a charge of agent soliciting an advantage, contrary to Section 9(1)(a) of the Prevention of Bribery Ordinance.

The defendant also faced a charge of fraud, contrary to Section 16A of the Theft Ordinance, and an alternative charge of theft, contrary to Section 9 of the Theft Ordinance.

No plea was taken today. Principal Magistrate Ms Bina Chainrai adjourned the case to January 26 next year for mention.

At the material time, the defendant was a senior principal account manager of Centaline. He was tasked to procure sale and purchase transactions of properties, including arranging flat tours, and negotiating with vendors and purchasers about property prices and agency commissions to Centaline.

One of the charges alleged that between January 1 and February 29, 2016, the defendant, without lawful authority or reasonable excuse, solicited \$40,000 from a vendor couple for negotiating with a purchaser couple for a higher purchase price in the sale and purchase of a property at a private residential estate in Tseung Kwan O.

The other charge alleged that between July 8 and 11, 2016, the defendant falsely represented to the husband of the purchaser couple that they were required to pay \$61,700 to Centaline as agency commission for their purchase of the property, and with intent to defraud, induced the husband to issue a cheque for \$8,000 in favour of Centaline and hand over cash of \$53,700 to him, which resulted in benefit to him or in prejudice to the husband.

The remaining alternative charge alleged that on an unknown day of July 2016, the defendant stole the \$53,700 belonging to the husband.

The defendant was granted cash bail of \$10,000. He was also ordered to reside at his reported address,

inform the ICAC 24 hours prior to any change of address, and not to contact prosecution witnesses directly or indirectly.

Centaline had rendered full assistance to the ICAC during its investigation.

The prosecution was today represented by ICAC officer Chris Chan.

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新聞公佈

廉署起訴前高級經理涉嫌就物業交易貪污詐騙今提堂

2017年12月22日

廉政公署落案起訴一名物業代理公司前高級經理，控告他涉嫌向一個物業的賣方索取四萬元，以向買方洽商較高買價，並在交易中詐騙買方五萬三千七百元額外代理佣金。被告今日(十二月二十二日)在東區裁判法院應訊。

吳藝斌，三十七歲，中原地產代理有限公司(中原)前高級資深客戶經理，於星期三(十二月二十日)被控一項代理人索取利益罪名，違反《防止賄賂條例》第9(1)(a)條。

他另被控一項欺詐罪名，違反《盜竊罪條例》第16A條，及一項盜竊交替罪名，違反《盜竊罪條例》第9條。

被告今日無需答辯。主任裁判官錢禮將案件押後至明年一月二十六日再提訊。

被告於案發時是中原的高級資深客戶經理，其職責是促成物業買賣交易，包括安排客人視察單位，以及與物業買賣雙方協物業成交價和向中原支付的代理佣金。

其中一項控罪指被告涉嫌於二〇一六年一月一日至二月二十九日期間，無合法權限或合理辯解而向賣方夫婦索取四萬元，作為於其將軍澳私人屋苑物業的買賣中，向買方夫婦洽商較高買價的報酬。

另一項控罪指被告涉嫌於二〇一六年七月八日至十一日期間，虛假地向買方夫婦的丈夫表示，他們須向中原支付六萬一千七百元，作為購入上述物業的代理佣金，並意圖詐騙而誘使有關丈夫開出一張以中原為收款人的八千元支票，以及把五萬三千七百元現金交給他，導致他獲得利益或有關丈夫蒙受不利。

餘下一項交替控罪指被告涉嫌於二〇一六年七月某日，偷竊屬於有關丈夫的五萬三千七百元。

被告獲准以現金一萬元保釋。他亦受命須在報住的地址居住、如更改地址須於二十四小時前通知廉署，以及不得直接或間接接觸控方證人。

中原在廉署調查案件期間提供全面協助。

控方今日由廉署人員陳湛銘代表出庭。

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