



## Press Releases

### **Trio charged with \$146,000 extra commission fraud over sale of first-hand residential flat**

**2018-7-4**

Three estate agents have been charged by the ICAC with conspiracy to defraud a property developer of an extra commission totalling over \$146,000 in relation to the sale of a first-hand flat at a private residential estate in Central.

Erica Lau Ka-yee, 37, sales manageress of Midland Realty International Limited (Midland); Fung Kwok-ki, 42, assistant associate director of Midland; and Lee Chung-yin, 48, senior district sales director of Midland, who were charged yesterday (July 3), face a joint charge of conspiracy to defraud, contrary to Common Law.

The defendants will appear in the Eastern Magistracy tomorrow (July 5) for plea.

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

At the material time, Lau was posted to a branch of Midland in Central. Lau's supervisor was Fung, who was supervised by Lee. They were responsible for procuring property transactions for clients of Midland.

In April 2016, Midland was engaged by Henderson Property Agency Limited (Henderson) to sell first-hand flats at a private residential estate in Robinson Road, Central. Henderson agreed to pay Midland 4% of the purchase price of a flat as commission for each completed transaction. On April 6, 2016, a buyer purchased a flat at over \$39 million.

The charge alleges that between April 6 and December 12, 2016, the defendants conspired together to defraud Henderson by dishonestly:

- (i) falsely representing to Henderson that a cash rebate of \$1.36 million would be given to the buyer for purchasing the flat at the residential estate by Midland;
- (ii) inducing Henderson to increase the commission to be paid to Midland for the sale of the flat to 4.375% of its purchase price; and
- (iii) causing Henderson Finance Company Limited to pay an extra commission in the sum of over \$146,000 to Midland.

Henderson Land Development Company Limited and Midland have rendered full assistance to the ICAC during its investigation into the case.

The defendants have been released on ICAC bail, pending their court appearance tomorrow.

[Back to Index](#)



## 新聞公佈

# 廉署起訴三人涉嫌就一手住宅單位銷售詐騙十四萬六千元額外佣金

2018年7月4日

廉政公署落案起訴三名地產代理，控告他們涉嫌就銷售中環私人住宅屋苑一個一手單位，串謀詐騙地產發展商共逾十四萬六千元額外佣金。

劉家兒，三十七歲，美聯物業代理有限公司(美聯)營業經理；馮國基，四十二歲，美聯助理聯席董事；及李頌賢，四十八歲，美聯高級區域營業董事，於昨日(七月三日)同被控一項串謀詐騙罪名，違反普通法。

各被告將於明日(七月五日)在東區裁判法院答辯。

廉署早前接獲貪污投訴，調查後揭發上述涉嫌罪行。

劉家兒於案發時被派往美聯位於中環一間分行工作，她的上司是馮國基，而李頌賢是馮國基的上司。他們負責為美聯的客戶促成物業交易。

美聯於二〇一六年四月獲恒基物業代理有限公司(恒基)委託推銷其位於中環羅便臣道一個私人住宅屋苑的一手單位。恒基同意就每宗已完成的交易向美聯支付有關單位買價的百分之四作為佣金。一名買家於二〇一六年四月六日以逾三千九百萬元購入一個單位。

控罪指被告涉嫌於二〇一六年四月六日至十二月十二日期間，一起串謀詐騙恒基，即不誠實地：

- (i) 虛假地向恒基表示，就購入有關屋苑住宅單位一事，美聯會向該名買家支付一百三十六萬元的現金回贈；
- (ii) 誘使恒基就出售該單位，調高向美聯支付的佣金至有關單位買價的百分之四點三七五；及
- (iii) 導致恒基財務有限公司向美聯支付一筆共逾十四萬六千元的額外佣金。

恒基兆業地產有限公司及美聯在廉署調查案件期間提供全面協助。

各被告已獲廉署准予保釋，以待明日應訊。

[返回目錄](#)