



Press Releases

Four charged with fraud over auction of \$4m small house

2019-3-27

Three serving and former senior executives of a finance company and a director of an auction company have been charged by the ICAC today (March 27) with conspiracy to defraud interested purchasers at an auction of a small house in the New Territories at a reserve price of \$4 million.

Wong Lai-man, 33, senior loan officer of Ego Finance Limited (EFL), Sun Lap-kei, 49, manager of EFL, Yung Man-pik, 44, former assistant general manager of EFL; and Tsang Kit-chun, 54, sole director cum shareholder of AA Property Auctioneers Limited (AAPA), face a joint charge of conspiracy to defraud, contrary to Common Law.

The defendants will appear at the Kowloon City Magistracy on Friday (March 29) for transfer of the case to the District Court for plea.

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

At the material time, Wong and Sun were respectively senior loan officer and manager of EFL, a financial institution engaged in money lending business, while Yung was its former assistant general manager. Tsang was the sole director cum shareholder of AAPA, an auction firm engaged in selling real estate or properties entrusted by its customers.

The owner of the small house in Tai Po Tsai Tsuen, Sai Kung, the New Territories, had obtained various loans from EFL and pledged the property as collateral. Since he passed away in March 2015, no loan repayment had been made to EFL. As a result, EFL repossessed the property.

On January 24, 2017, EFL and AAPA entered into an agreement whereby AAPA was entrusted to sell the property by public auction at a reserve price of \$4 million.

The charge alleges that between February 2 and 23, 2017, Wong, Sun, Yung and Tsang conspired together and with other unknown persons to defraud such persons who might attend the auction (interested purchasers) held for the sale and purchase of the property by dishonestly:

- (i) falsely representing to the interested purchasers that the price they offered for the purchase of the property did not meet the reserve price;
- (ii) inducing the interested purchasers to give up bidding for the property; and
- (iii) causing the property to be sold to Wong at the price of \$4 million.

ICAC enquiries revealed that one of the interested purchasers offered the last bid price higher than \$4

million after four or five bids by interested purchasers at the auction held on February 15, 2017. However, Tsang withdrew the property from the auction.

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

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新聞公佈

廉署起訴四人就四百萬元丁屋拍賣涉嫌串謀詐騙買家

2019年3月27日

廉政公署今日(三月二十七日)落案起訴三名財務公司現任和前任高層人員以及一名拍賣公司董事，控告他們在一項涉及底價為四百萬元的新界丁屋拍賣中涉嫌串謀詐騙有興趣買家。

黃麗敏，三十三歲，及時雨信貸有限公司(及時雨)高級貸款主任；孫立基，四十九歲，及時雨經理；戎文碧，四十四歲，及時雨前助理總經理；及曾傑俊，五十四歲，環亞物業拍賣有限公司(環亞)獨資董事兼股東，同被控一項串謀詐騙罪名，違反普通法。

各被告將於星期五(三月二十九日)在九龍城裁判法院應訊，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。

黃麗敏及孫立基於案發時分別是及時雨高級貸款主任及經理，戎文碧則是及時雨前助理總經理，而及時雨是一家從事放債業務的財務機構。曾傑俊是環亞的獨資董事兼股東，環亞是一家拍賣行，以拍賣方式出售由客戶委託的房地產或物業。

新界西貢大埔仔村一間丁屋的業主從及時雨取得多筆貸款，並以該物業作為抵押品。該業主於二〇一五年三月離世，自此沒有向及時雨償還貸款。及時雨因此收回有關物業。

及時雨與環亞於二〇一七年一月二十四日達成協議，環亞獲委託以公開拍賣方式出售該物業，底價為四百萬元。

控罪指黃麗敏、孫立基、戎文碧及曾傑俊涉嫌於二〇一七年二月二日至二十三日期間一同串謀和與其他身份不詳人士串謀詐騙某些為買賣該物業而會出席拍賣會的人士(有興趣買家)，即不誠實地：

- (i) 向該些有興趣買家虛假地表示他們購買該物業的要約價未符底價；
- (ii) 誘使該些有興趣買家放棄競投有關物業；及
- (iii) 致使該物業以四百萬元的價格售予黃麗敏。

廉署調查發現，有興趣買家於二〇一七年二月十五日舉行的拍賣會曾先後出價四次或五次，而其中一名有興趣買家最後出價高於四百萬元，惟曾傑俊將有關物業從該次拍賣會中收回。

各被告已獲廉署准予保釋，以待星期五應訊。

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