

**IN THE MATTER OF THE REAL ESTATE SERVICES ACT
S.B.C. 2004, c. 42 as amended**

AND

IN THE MATTER OF

**WEI (VICKY) WANG
160830**

AND

**VICKY WANG PERSONAL REAL ESTATE CORPORATION
160830PC**

FIFTH FOURTH AMENDED NOTICE OF DISCIPLINE HEARING

[This Notice has been redacted before publication.]

To: Wei (Vicky) Wang
Vicky Wang Personal Real Estate Corporation
c/o Sutton Group-West Coast Realty
200-5511 West Boulevard
Vancouver, BC, V6M 3W6

TAKE NOTICE that that the Superintendent of Real Estate (the "Superintendent") of the BC Financial Services Authority ("BCFSA") will hold a discipline hearing under Part 4 of the *Real Estate Services Act* (the RESA) on **January 25-26, 2023, commencing at 9:30 am** in the Hearing Room at the BCFSA's offices located at **600– 750 West Pender Street, Vancouver, BC**, or in such other (including virtual) Hearing Room of which the BCFSA informs you, to determine whether your conduct contravened the RESA, the regulation made under the RESA (the "Regulation"), or any rules made under the RESA (the "Rules") in effect at the relevant time.

AND TAKE NOTICE that the allegations against you are as follows:

1. You committed professional misconduct within the meaning of section 35(1)(a) of the RESA in that while licensed as a representative with Sutton Group West Coast and acting as buyer's agent in relation to the purchase of properties located on [Property 1] in Richmond, BC and on [Property 2] in Vancouver, BC:
 - a. you failed to avoid a conflict of interest when you provided the buyer a loan towards the deposit required under the contract of purchase and sale for the property located at ~~[Property 2]~~ [Property 1], contrary to section 30 (i) *[take reasonable steps to avoid any conflict of interest]* (formerly s. 3-3(i)) of the Rules;
 - b. you failed to advise the buyer that the loan towards the deposit referred to in para 1(a) above constituted a conflict of interest, contrary to section 30 (j) *[promptly and fully disclose conflict of interest to client]* (formerly 3-3(j)) of the Rules;

AND FURTHER TAKE NOTICE that if you are found by the Superintendent to have committed professional misconduct, the Superintendent will make discipline orders against you and may also order you to pay enforcement expenses incurred by BCFSA under sections 43 and 44 of the RESA.

AND FURTHER TAKE NOTICE that if you do not attend the hearing, the Superintendent may proceed with the hearing in your absence upon proof of service of this Notice of Discipline Hearing. The Superintendent may hear evidence and make findings regarding your conduct and may make orders under sections 43 and 44 of the

RESA, without further notice to you.

AND FURTHER TAKE NOTICE that you are entitled, at your own expense, to be represented by legal counsel at the hearing and to cross-examine witnesses called by BCFSa and call evidence in your defence and reply to the allegations.

Dated at the City of Vancouver, BC this ~~8th day of December 2022~~ 13 day of January 2023

BC Financial Services Authority

“JONATHAN VANDALL”

Per: Jonathan Vandall
Delegate of the Superintendent of Real Estate
Province of British Columbia