

BC FINANCIAL SERVICES AUTHORITY

**IN THE MATTER OF THE *REAL ESTATE SERVICES ACT*
SBC 2004, c 42 as amended**

AND

IN THE MATTER OF

**BENJAMIN NG
(163409)**

AND

**BEN NG PERSONAL REAL ESTATE CORPORATION
(163409PC)**

NOTICE OF DISCIPLINE HEARING

[This Notice has been redacted before publication.]

To: Benjamin Ng
Ben Ng Personal Real Estate Corporation
c/o Team 3000 Realty Ltd.
101 – 5701 Granville Street
Vancouver, BC, V6M 4J7

TAKE NOTICE that the Superintendent of Real Estate (the “Superintendent”) of BC Financial Services Authority (“BCFSA”) will hold a discipline hearing under Part 4 of the *Real Estate Services Act* (“RESA”) on **September 9 to 10, 2026 commencing at 9:30 am** in the virtual Hearing Room at BCFSA’s offices located at **600 – 750 West Pender Street, Vancouver, British Columbia** to determine whether your conduct contravened the RESA, the *Real Estate Services Regulation* (the “Regulation”), or the *Real Estate Services Rules* (the “Rules”).

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

1. You committed professional misconduct within the meaning of sections 35(1)(a) and (c) of the RESA in that:
 - a. you failed to disclose, prior to a potential buyer entering into an agreement for the disposition of real estate, that you, through a corporate entity (the “Selling Corporation”), had a direct or indirect ownership interest in the property located at [Property 1], Vancouver, BC (the “Property”), contrary to former section 5-9 of the Rules (now section 53) and former section 3-4 of the Rules (now sections 33 and 34);

- b. you intentionally concealed that you had a direct or indirect interest in the Property, contrary to former section 3-4 of the Rules (now sections 33 and 34) and/or constituting deceptive dealing within the meaning of section 35(1)(c) of RESA, in that you, among other things:
 - i. failed to provide a Disclosure of Interest in Trade to the buyers' agent before the buyers made an offer;
 - ii. represented in your emails to the buyers' agent that you were acting on behalf of separate "sellers," when you were, in fact, one of the sellers;
 - iii. failed to provide the buyers' agent with requested corporate records for the Selling Corporation; and/or,
 - iv. provided the buyers' agent with a "Notice of Change of Directors" dated September 8, 2017 listing you and [Individual 1] as directors, when you knew or ought to have known that a more recent Notice of Change of Directors dated May 31, 2019 identified you as the sole director of the Selling Corporation;
- c. you published false and misleading advertising by representing that certain areas of the Property were private or limited common property when you knew, or ought to have known, that those areas were common property, contrary to section 4-7 of the Rules (now section 41) and section 3-4 (now sections 33 and 34); and/or,
- d. you contacted potential buyers of the Property directly regarding the purchase price and commissions when you knew they were represented by a buyers' agent, contrary to section 3-4 of the Rules (now sections 33 and 34).

AND FURTHER TAKE NOTICE that if the Superintendent finds you committed professional misconduct, the Superintendent must make an order 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 discipline hearing, the Superintendent may proceed with the discipline hearing in your absence and may make findings and 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 and to participate in the discipline hearing.

Dated this 6th day of February, 2026 at the City of Victoria, British Columbia.

Superintendent of Real Estate

"Original signed by Jonathan Vandall"

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