

**BC FINANCIAL SERVICES AUTHORITY**

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

**AND**

**IN THE MATTER OF**

**JIMMY CHOR NGEN NG  
(151900)**

**AND**

**3PM REAL ESTATE SERVICES INC.  
(X035182)**

**NOTICE OF DISCIPLINE HEARING**

**[This Notice has been redacted before publication.]**

To: Jimmy Chor Ngen Ng  
Managing Broker  
c/o 3PM Real Estate Services Inc.  
1140 – 13700 Mayfield Place  
Richmond, BC | V6V 2E4

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1140 – 13700 Mayfield Place  
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**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 **June 1, 2026 commencing at 9:30 am** in the Hearing Room at BCFSA’s offices located at **600 – 750 West Pender Street, Vancouver, British Columbia** or in such other (including virtual) Hearing Room of which BCFSA informs you to determine whether your conduct contravened the RESA, the regulation made under the RESA (the “**Regulation**”), or the *Real Estate Services Rules* (the “**Rules**”).

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

1. 3PM Real Estate Services Inc. (the “**Brokerage**”) committed professional misconduct within the meaning of s. 35(1)(a) of RESA by breaching s. 75 of the Rules when it failed to file its financial statements, accountant’s report, and brokerage activity report for the year ending July 31, 2025, by November 28, 2025; and

2. Jimmy Chor Ngen Ng, while the managing broker of the Brokerage, committed professional misconduct within the meaning of s. 35(1)(a) of the RESA by breaching s. 6(2)(b) of RESA and ss. 28(1)(a) and (b) of the Rules by failing to ensure the Brokerage complied with s. 75 of the Rules as alleged.

**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 ss. 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 ss. 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 14<sup>th</sup> day of April, 2026 at the City of Victoria, British Columbia.

Superintendent of Real Estate

“Original signed by Chris Biscoe”

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Chris Biscoe  
Delegate of the Superintendent of Real Estate  
Province of British Columbia