

CITATION: Ng (Re), 2026 BCSRE 163

Date: 2026-05-29

File # INC 26-6518

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)**

CONSENT ORDER

[This Order has been redacted before publication.]

RESPONDENTS: Jimmy Chor Ngen Ng, Managing Broker, 3PM Real Estate Services Inc.
3PM Real Estate Services Inc.

DATE OF CONSENT ORDER: May 29, 2026

COUNSEL: Laura Forseille, Legal Counsel for BC Financial Services Authority
Samantha Bourns, Legal Counsel for the Respondent

PROCEEDINGS:

On May 29, 2026, the Superintendent of Real Estate (the "**Superintendent**"), or the Superintendent's authorized delegate, of BC Financial Services Authority ("**BCFSA**") accepted the Consent Order Proposal (the "**Proposal**") submitted by Jimmy Chor Ngen Ng on their own behalf and on behalf of 3PM Real Estate Services Inc.

WHEREAS the Proposal, a copy of which is attached hereto, has been executed by Jimmy Chor Ngen Ng ("**J. Ng**") and 3PM Real Estate Services Inc. (the "**Brokerage**").

NOW THEREFORE, having made the findings proposed in the attached Proposal, and found that J. Ng and the Brokerage committed professional misconduct within the meaning of sections 6(2)(b) and 35(1)(a) of the

Real Estate Services Act (“**RESA**”) and sections 28(1)(a) and (b) and 75 of the *Real Estate Services Rules* (the “**Rules**”), pursuant to section 43 of the RESA the Superintendent orders that:

1. The Brokerage be liable to pay a discipline penalty of \$20,000 if the 2025 Filing is filed within 60 days of the date of this Order, payable on the date the 2025 Filing is filed.
2. The Brokerage be liable to pay enforcement expenses to BCFSA in the amount of \$1,000 within 30 days of the date of this Order.
3. The Brokerage’s licence be cancelled if the Brokerage does not file the 2025 Filing within 60 days of the date of this Order.
4. J. Ng’s licence be cancelled if the Brokerage does not file the 2025 Filing within 60 days of this Order. If J. Ng’s licence is cancelled, J. Ng’s shall be permitted to continue being licensed as a representative.
5. If J. Ng’s licence is cancelled, before J. Ng is permitted to requalify as a managing broker, he must complete the Broker’s Licensing Course offered by the Real Estate Division of the Sauder School of Business at the University of British Columbia.

If either J. Ng or the Brokerage fails to comply with any of the terms of this Order, the Superintendent may suspend or cancel their licences without further notice to them, pursuant to sections 43(3) and 43(4) of the RESA.

Dated this 29th day of May, 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

Attch.

BC FINANCIAL SERVICES AUTHORITY

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

IN THE MATTER OF

**JIMMY CHOR NGEN NG
(151900)**

AND

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

**CONSENT ORDER PROPOSAL BY JIMMY CHOR NGEN NG
AND 3PM REAL ESTATE SERVICES INC.**

BACKGROUND AND FACTS

This Consent Order Proposal (the "**Proposal**") is made by Jimmy Chor Ngen Ng ("**J. Ng**") and 3PM Real Estate Services Inc. (the "**Brokerage**") to the Superintendent of Real Estate (the "**Superintendent**") of BC Financial Services Authority ("**BCFSA**") pursuant to section 41 of the *Real Estate Services Act* ("**RESA**").

For the purposes of the Proposal, J. Ng, the Brokerage, and the Superintendent have agreed upon the following facts:

1. J. Ng (151900) has been licensed with the Brokerage as a managing broker since May 2021.
2. The Brokerage (X035182) has been licensed in the trading services and rental property management services categories since May 2021.
3. The Brokerage's fiscal year-end was July 31, 2025. Pursuant to section 75 of the *Real Estate Services Rules* (the "**Rules**"), the Brokerage was required to file with the Superintendent its annual financial statements, accountant's report, and brokerage activity report (the "**2025 Filing**") within 120 days of its fiscal year-end, being November 28, 2025.
4. On December 4, 2025, BCFSA Real Estate Audit issued a non-compliance warning letter to the Brokerage via email to J. Ng, advising that the 2025 Filing was past due and that BCFSA would take enforcement action if it was not received by January 3, 2026.
5. On December 17, 2025, [Individual 1], CEO of the Brokerage, emailed [Auditor 1] of BCFSA to advise that the delay in the 2025 Filing had resulted from internal organizational changes including the departure of senior accounting staff, a shareholder dispute, and loss of access to accounting software between May and September 2025.

6. Upon regaining access to the Brokerage's accounting software, [Individual 2], the Brokerage's CFO, retained a third-party auditor to complete the 2025 Filing. On the auditor's representation, [Individual 2] advised [Individual 1], who subsequently advised [Auditor 1], that the 2025 Filing would be submitted in late January 2026.
7. [Individual 1] emailed [Auditor 1] on January 12, 2026 to advise that the Brokerage's accounting firm was still working on completing the 2025 Filing.
8. On February 10, 2026, [Auditor 1] emailed J. Ng to follow up on the 2025 Filing.
9. On February 20, 2026, J. Ng requested an additional extension for the 2025 Filing; this was denied by [Auditor 1] in an email on March 4, 2026.
10. On March 5, 2026, [Individual 2] contacted [Auditor 1] to advise that the 2025 Filing would be ready by late March.
11. A Notice of Discipline Hearing was issued on April 14, 2026 and served on J. Ng and the Brokerage.
12. To date, the Brokerage has not filed its 2025 Filing with the Superintendent for its fiscal year ending July 31, 2025.

PROPOSED FINDINGS OF MISCONDUCT

For the sole purposes of the Proposal and based on the Facts outlined herein, J. Ng and the Brokerage propose the following findings of misconduct be made by the Superintendent:

1. The Brokerage committed professional misconduct within the meaning of section 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. J. Ng, while the managing broker of the Brokerage, committed professional misconduct within the meaning of section 35(1)(a) of 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.

PROPOSED ORDERS

Based on the facts herein and the Proposed Findings of Misconduct, J. Ng and the Brokerage propose that the Notice of Discipline Hearing in this matter be resolved through the following Orders being made by the Superintendent, pursuant to section 43 of RESA:

6. The Brokerage be liable to pay a discipline penalty of \$20,000 if the 2025 Filing is filed within 60 days of the date of this Order, payable on the date the 2025 Filing is filed.
7. The Brokerage be liable to pay enforcement expenses to BCFSA in the amount of \$1,000 within 30 days of the date of this Order.
8. The Brokerage's licence be cancelled if the Brokerage does not file the 2025 Filing within 60 days of the date of this Order.
9. J. Ng's licence be cancelled if the Brokerage does not file the 2025 Filing within 60 days of this Order. If J. Ng's licence is cancelled, J. Ng shall be permitted to continue being licensed as a representative.

10. If J. Ng's licence is cancelled, before J. Ng is permitted to requalify as a managing broker, he must complete the Broker's Licensing Course offered by the Real Estate Division of the Sauder School of Business at the University of British Columbia.
11. If either J. Ng or the Brokerage fails to comply with any of the terms of the Order set out above, the Superintendent may suspend or cancel their licence without further notice to them.

ACKNOWLEDGEMENTS AND WAIVER OF APPEAL RIGHT

1. J. Ng and the Brokerage acknowledge and understand that the Superintendent may accept or reject the Proposal. If the Proposal is rejected by the Superintendent, the matter may be referred to a disciplinary hearing.
2. J. Ng and the Brokerage acknowledge that they have been urged and given the opportunity to seek and obtain independent legal advice with respect to the disciplinary process, the allegations contained in the Notice of Discipline Hearing, and the execution and submission of the Proposal to the Superintendent; and, that they have obtained independent legal advice or has chosen not to do so, and that they are making the Proposal with full knowledge of the contents and the consequences if the Proposal is accepted.
3. J. Ng and the Brokerage acknowledge and are aware that BCFSA will publish the Proposal and the Consent Order or summaries thereof on BCFSA's website, on CanLII, a website for legal research and in such other places and by such other means as BCFSA in its sole discretion deems appropriate.
4. J. Ng and the Brokerage hereby waive their right to appeal pursuant to section 54 of the RESA.
5. If the Proposal is accepted and/or relied upon by the Superintendent, J. Ng and the Brokerage will not make any public statement(s) inconsistent with the Proposal and its contents. Nothing in this section is intended to restrict J. Ng and the Brokerage from making full answer and defence to any civil or criminal proceeding(s).
6. The Proposal and its contents are made by J. Ng and the Brokerage for the sole purpose of resolving the Notice of Discipline Hearing in this matter and do not constitute an admission of civil liability. Pursuant to section 41(5) of the RESA, the Proposal and its contents may not be used without the consent of J. Ng and the Brokerage in any civil proceeding with respect to the matter.

"Original signed by Jimmy Ng"

"Original signed by Jimmy Ng"

JIMMY CHOR NGEN NG
Dated 28th day of May, 2026

JIMMY CHOR NGEN NG, Authorized Signatory
for 3PM REAL ESTATE SERVICES INC.

Dated 28th day of May, 2026