File # INV22.298.46601

BC FINANCIAL SERVICES AUTHORITY

IN THE MATTER OF THE *MORTGAGE BROKERS ACT*
RSBC 1996, c 313 as amended

AND

IN THE MATTER OF

KUNG HUNG LAU (AKA. KENNETH LAU)

AND

KABAK INVESTMENTS LTD.

AND

KABAK VENTURES LTD.

AND

SIBU INVESTMENTS LTD

NOTICE OF HEARING

(Pursuant to section 8 of the *Mortgage Brokers Act*)

[This Notice has been redacted before publication.]

NOTICES OF HEARING issued by the Registrar of Mortgage Brokers include allegations which will be considered at a hearing. Allegations contained in a Notice of Hearing are unproven until the Registrar of Mortgage Brokers or their designate has determined their validity.

To: Kung Hung Lau aka Kenneth Lau
[Address redacted]

And To: Kabak Ventures Ltd
[Address redacted]

And To: Kabak Investments Ltd
[Address redacted]

And To: Sibu Investments Ltd
[Address redacted]

TAKE NOTICE that the Registrar of Mortgage Brokers (the "Registrar") will hold a hearing pursuant to section 8 of the *Mortgage Brokers Act* ("MBA") in the virtual Hearing Room at BCFSA's offices located at **600 – 750 West Pender Street, Vancouver, British Columbia** where the Registrar will provide each of you with an opportunity to be heard prior to the Registrar making any order under the MBA should it be determined that your conduct contravened the MBA or the regulations made under the MBA (the "Regulations").

The hearing will commence on a date to be determined by the parties, and if no agreement is reached within one month of the date of this Notice, the hearing date will be determined by the Registrar.

AND TAKE NOTICE that the allegations against Kung Hung Lau aka Kenneth Lau are as follows:

1. Contrary to section 8(1.4), Kung Hung Lau aka Kenneth Lau carried on business as a mortgage broker or submortgage broker in British Columbia without being registered to do so, as required by section 21(1), and without being exempt from registration pursuant to section 11 of the MBA, in that from November 11, 2023, to August 1, 2024, inclusive, he carried out one or more of the following mortgage broker activities in respect of at least one or more of the mortgage applications set out in the attached **Schedule "A"**:

    a. Carrying on a business of lending money secured in whole or in part by mortgages;

    b. In any one year, receiving an amount of $1,000 or more in fees or other consideration, excluding legal fees, for arranging mortgages for other persons;

    c. During any one-year, lending money on the security of 10 or more mortgages; and

    d. Carrying on a business of collecting money secured by mortgages.

AND TAKE NOTICE that the allegations against Kabak Ventures Ltd are as follows:

2. Contrary to section 8(1.4), Kabak Ventures Ltd. carried on business as a mortgage broker in British Columbia without being registered to do so, as required by section 21(1), and without being exempted from registration pursuant to section 11 of the MBA, in that from approximately May 1, 2024, to June 1, 2024, inclusive, it carried out one or more of the following mortgage broker activities respect of at least one or more of the mortgage transactions set out in the attached **Schedule "A"**:

    a. Carrying on a business of lending money secured in whole or in part by mortgages;

    b. Carrying on a business of buying and selling mortgages or agreements for sale;

    c. In any one year, receiving an amount of $1,000 or more in fees or other consideration, excluding legal fees, for arranging mortgages for other persons;

    d. During any one-year, lending money on the security of 10 or more mortgages; and

    e. Carrying on a business of collecting money secured by mortgages.

AND TAKE NOTICE that the allegations against Kabak Investments Ltd are as follows:

3. Contrary to section 8(1.4), Kabak Investments Ltd. carried on business as a mortgage broker in British Columbia without being registered to do so, as required by section 21(1), and without being exempted from registration pursuant to section 11 of the MBA, in that on approximately May 1, 2024, it carried out one or more of the following mortgage broker activities in respect of at least one or more of mortgage transactions set out in the attached **Schedule "A"**:

    a. Carrying on a business of lending money secured in whole or in part by mortgages;

    b. Carrying on a business of buying and selling mortgages or agreements for sale;

    c. In any one year, receiving an amount of $1,000 or more in fees or other consideration, excluding legal fees, for arranging mortgages for other persons;

    d. During any one-year, lending money on the security of 10 or more mortgages; and

    e. Carrying on a business of collecting money secured by mortgages.

AND TAKE NOTICE that the allegations against Sibu Investments Ltd are as follows:

4. Contrary to section 8(1.4), Sibu Investments Ltd carried on business as a mortgage broker in British Columbia without being registered to do so, as required by section 21(1), and without being exempted from registration pursuant to section 11 of the MBA, in that from approximately December 1, 2023, to August 1, 2024, inclusive, it carried out one or more of the following mortgage broker activities in respect of at least one or more of the mortgage transactions set out in the attached **Schedule "A"**:

    a. Carrying on a business of lending money secured in whole or in part by mortgages;

    b. Carrying on a business of buying and selling mortgages or agreements for sale;

    c. In any one year, receiving an amount of $1,000 or more in fees or other consideration, excluding legal fees, for arranging mortgages for other persons;

    d. During any one-year, lending money on the security of 10 or more mortgages; and

    e. Carrying on a business of collecting money secured by mortgages.

AND TAKE FURTHER NOTICE that in the event the Registrar determines that the conduct of either of you, as set out above, contravened the MBA or the Regulations, the Registrar may make any of the orders set out in section 8 of the MBA including, but not limited to, the remedies permitted pursuant to section 8 of the MBA. In addition, the Registrar may make an order against you for payment of the investigation and costs of the hearing, pursuant to section 6(9) of the MBA and may make any further orders under the MBA as deemed appropriate by the Registrar.

AND TAKE FURTHER NOTICE that in the event of your non-attendance at the hearing, the Registrar may proceed with the hearing in your absence. The Registrar may hear evidence and make findings regarding your conduct and may make orders described above, all without further notice to you.

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

Dated this 28 day of August 2026 at the City of Victoria, British Columbia.

Registrar of Mortgage Brokers

"Original signed by Chris Biscoe"

Per: Chris Biscoe
Acting Registrar of Mortgage Brokers
Province of British Columbia

SCHEDULE "A"

	Name Search	Charge number	Property PID	Mortgage Date/New and Renewed	Mortgage amount
1	KABAK VENTURES LTD.	[Kabak Ventures Charge Number 1]	[Kabak Ventures PID 1]/ [Kabak Ventures PID 2]	01/18/2022 02/27/2024 10/15/2024	$545,000
2	KABAK VENTURES LTD.	[Kabak Ventures Charge Number 2]	[Kabak Ventures PID 3]	03/01/2022 04/19/2024	$2,050,000
3	KABAK VENTURES LTD.	[Kabak Ventures Charge Number 3]	[Kabak Ventures PID 4]	05/01/2022 05/24/2024	$600,000
4	KABAK VENTURES LTD.	[Kabak Ventures Charge Number 4]	[Kabak Ventures PID 5]	5/1/2024	$650,000
5	KABAK VENTURES LTD.	[Kabak Ventures Charge Number 5]	[Kabak Ventures PID 6]	6/1/2024	$1,530,000
6	KABAK VENTURES LTD.	[Kabak Ventures Charge Number 6]	[Kabak Ventures PID 7]/ [Kabak Ventures PID 8]	6/1/2024	$950,000

	Name Search	Charge number	Property PID	Mortgage Date/New and Renewed	Mortgage amount
1	KABAK INVESTMENTS LTD	[Kabak Investments Charge Number 1]	[Kabak Investments PID 1]	5/1/2024	$3,000,000

	Name Search	Charge number	Property PID	Mortgage Date/New and Renewed	Mortgage amount
1	SIBU INVESTMENTS LTD	[Sibu Investments Charge Number 1]	[Sibu Investments PID 1]	01/01/2023 10/31/2023	$1,900,000
2	SIBU INVESTMENTS LTD	[Sibu Investments Charge Number 2]	[Sibu Investments PID 2]	06/01/2023 05/27/2024	$2,200,000
3	SIBU INVESTMENTS LTD	[Sibu Investments Charge Number 3]	[Sibu Investments PID 3]/ [Sibu Investments PID 4]	06/01/2023 04/28/2024	$150,000
4	SIBU INVESTMENTS LTD.	[Sibu Investments Charge Number 4]	[Sibu Investments PID 5]	12/1/2023	$1,000,000
5	SIBU INVESTMENTS LTD.	[Sibu Investments	[Sibu Investments PID 6]/ [Sibu Investments PID 7]	1/31/2024	$1,500,000

		Charge Number 5]			
6	SIBU INVESTMENTS LTD.	[Sibu Investments Charge Number 6]	[Sibu Investments PID 8]	2/1/2024	$550,000
7	SIBU INVESTMENTS LTD.	[Sibu Investments Charge Number 7]	[Sibu Investments PID 9]	6/1/2024	$1,000,000
8	SIBU INVESTMENTS LTD.	[Sibu Investments Charge Number 8]	[Sibu Investments PID 10]	8/1/2024	$750,000
9	SIBU INVESTMENTS LTD.	[Sibu Investments Charge Number 9]	[Sibu Investments PID 11]	8/1/2024	$550,000