

**Note:** This case was referred to a CEA Disciplinary Committee (DC) before the operationalisation of the Estate Agents (Amendment) Act 2020 on 30 July 2021. With the Act amendments, the maximum financial penalty for disciplinary breaches has been raised and a DC can impose a higher financial penalty on errant offenders.

## **S/N 4 – Advertising Property Without Owner’s Consent**

### Facts of Case

An owner of a HDB flat had decided to sell his property himself, without the assistance from any salesperson, and posted a classified advertisement in the Straits Times. The Respondent saw the advertisement and advertised the property on the Property Guru website without seeking consent from the owner. The owner was aggrieved and complained to CEA.

### Charge

The Respondent was charged for advertising the owner’s HDB flat in breach of paragraph 3.8 of the Practice Guidelines on Ethical Advertising read with paragraph 4(1) and paragraph 4(2)(a) of the Code of Ethics and Professional Client Care.

### Outcome

The Respondent pleaded guilty and a financial penalty of \$3,000 was imposed upon him. The DC also ordered him to pay fixed costs of \$1,000.