

**Response to “Both unregistered real estate salesperson and 'flat owner' should be punished”  
– Wanbao Forum, 5 Nov 2011**

21 Nov 2011

Dear Editor

We refer to the forum article “Both unregistered real estate salesperson and 'flat owner' should be punished” by Ms Luo Zhifang (5 Nov 2011).

2 The Council for Estate Agencies (CEA) and Housing and Development Board (HDB) are currently looking into the complainant Mr Ng's case. Under the Estate Agents Act 2011, it is an offence for a person to perform estate agency work without registration with CEA. In Jun and Oct this year, the Council has charged two persons for allegedly passing themselves off as registered salespersons.

3 HDB rental flats are heavily subsidised and provided for the truly needy. They can only be occupied by persons, approved by HDB, who fulfil the relevant eligibility conditions. The subletting of a rental flat, with an intent for commercial gain, is strictly not allowed as it is an abuse of state subsidies.

4 Tenants who sublet their rental flat or who harbour unauthorised occupiers will have their flats recovered by HDB. They will also face a financial penalty and be debarred from applying to purchase or rent HDB flats. In Mr Ng's case, HDB will not hesitate to take stern action against the tenant, if any infringement is found.

5 Consumers are advised not to respond to any real estate agency flyer, leaflet or advertisement that does not provide a salesperson's details or registration number. Consumers should only engage salespersons who are registered with CEA. They should report to CEA when they encounter any person carrying out estate agency work but who are not listed on CEA's Public Register ([www.cea.gov.sg](http://www.cea.gov.sg)). They can report this person to CEA through 1800-6432555 or [feedback@cea.gov.sg](mailto:feedback@cea.gov.sg).

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