

MEDIA RELEASE

CEA TO PROSECUTE UNREGISTERED SALESPERSON

From 1 January 2011 onwards, all persons performing estate agency work must have written agreements with their estate agents and register with CEA before they can practise. It is an offence to do otherwise.

2. On 1 June 2011, CEA will charge Tan Cher Peng (45 years old, Singaporean male) in Court for holding himself as a salesperson without being registered with CEA. This is CEA's first prosecution. CEA's charges are listed in [Annex A](#).

About the Case

3. CEA's allegations against Mr Tan are as follows. Tan applied to CEA to register as a salesperson but made a false statement in the application. CEA found out that Tan was wanted by the police when processing the application, and did not register him. He also did not have a written agreement with the estate agent for him to practise. Despite this, Tan advertised properties on an online property portal under his name, while describing himself as a marketing director of a licensed estate agent. He also negotiated property transactions directly. Through joint efforts between CEA and the police, the police managed to arrest Tan.

4. Commenting on the case, Ms Purnima Shantilal, Director (Licensing & Investigations) of CEA, said, "It is a serious offence for individuals to perform estate agency work without registering with CEA. We will not hesitate to take strong enforcement action against such persons. CEA will continue to work closely with the Police and other enforcement agencies to investigate breaches of the Estate Agents Act."

Advice for Consumers

5. Consumers should only engage salespersons who are registered with CEA. They are advised to request for the salesperson's registration number, and verify that the salesperson is listed on CEA's Public Register at www.cea.gov.sg before engaging his or her services (see [Annex B](#)). Consumers should report to CEA when they encounter any person not listed on the Public Register but carrying out estate agency work illegally. They can report the person to the CEA at 1800-6432555 or feedback@cea.gov.sg.

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COUNCIL FOR ESTATE AGENCIES
1 June 2011


CEA'S CHARGES AGAINST TAN CHER PENG

Tan Cher Peng will be charged in Court under the Estate Agents Act (EAA) 2010 for the following 7 charges:

- (a) 3 charges for holding himself out as a salesperson without first being a registered salesperson of a licensed estate agent, under Section 29(1)(a) of the EAA 2010;
- (b) 3 charges for holding himself out as a salesperson of a licensed estate agent without first getting an authorisation by written agreement from the licensed estate agent, under Section 41(2) of the EAA 2010; and
- (c) 1 charge for making a false statement in his application to be a registered as a salesperson, under Section 34(7) of the EAA 2010.


2. The punishment for each offence under Section 29(1)(a) and Section 41(2) of the EAA 2010 is a fine not exceeding \$25,000/- or imprisonment for a term not exceeding 12 months or both. In the case of a continuing offence under Section 41(2), there is a further fine not exceeding \$2,500/- for every day or part thereof during which the offence continues after conviction. The punishment for each offence under Section 34(7) of the same Act is a fine not exceeding \$50,000/- or to imprisonment for a term not exceeding 3 years or both.

PUBLIC REGISTER OF ESTATE AGENTS AND SALESPERSONS ON CEA'S WEBSITE



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NEWS & EVENTS
LINKS

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Consumer Guides

FAQ

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Public Register of Estate Agents and Salespersons

What is the purpose of the Public Register of Estate Agents and Salespersons?

Terminology: Under the new Estate Agents Act

- *"Estate agents" means estate agency businesses (sole proprietors, partnerships, and companies)*
- *"Salespersons" means individuals who perform estate agency work*

The purpose of the register is to enable the public to make an informed decision when choosing a salesperson or estate agent by enabling consumers to:

- Check whether a real estate agent is a licensed estate agent,*
- Check whether a person is a registered salesperson,*
- Know whether a real estate agent or salesperson has been disciplined by the Council within the last three years.
- Know whether any awards have been conferred on a real estate agent or salesperson by the Council

* Estate Agents are granted licence by CEA and the salespersons of the estate agents are registered. They can perform estate agency work only if they have a valid licence or registration. In the Public Register, the validity period of the licence or registration is shown against the name of the estate agent or salesperson. The initial licence and registration period of 2 and 3 years (from Jan 2011) has been staggered for different estate agents and salespersons. This will better facilitate the industry and CEA administratively in the subsequent renewal for all estate agents and salespersons on a two-yearly basis.

Search Estate Agent
Search Salesperson

Estate Agents Name :

Estate Agents Licence No :

Estate Agents by Index

[A](#) [B](#) [C](#) [D](#) [E](#) [F](#) [G](#) [H](#) [I](#) [J](#) [K](#) [L](#) [M](#) [N](#) [O](#) [P](#) [Q](#) [R](#) [S](#) [T](#) [U](#) [V](#) [W](#) [X](#) [Y](#) [Z](#) <#>


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PUBLIC REGISTER

INDUSTRY E-SERVICE

Salesperson Details

Salesperson Name : SANDRA LIM POH GEK

Salesperson Registration Number : R123456A

Registration Period : 01 Jan 2011 to 31 Dec 2012

Awards : NA

Disciplinary Actions : NA

Estate Agents Name : RAIN TREE REALTY PTE LTD

Estate Agents Licence Number : [L3123456K](#)

Photo