

**FOR IMMEDIATE RELEASE**

**15 SEPTEMBER 2014**

**UNLICENSED ESTATE AGENT SENTENCED TO HEAVY FINE**

Jordan Goh Swee Thye (48 years old, Singaporean male), was convicted in Court for unlicensed estate agency work on 10 September 2014 and sentenced to a fine of \$16,000, or in default six weeks imprisonment.

**About the Case**

2 Investigations by the Council for Estate Agencies (CEA) revealed that Jordan Goh had advertised a HDB flat in Block 92 Henderson Road for rental in the internet portal [www.gumtree.com.sg](http://www.gumtree.com.sg). The flat was a HDB rental flat and HDB did not allow any sublet of the flat.

3 A subtenant saw Jordan Goh's advertisement, contacted him and arranged to view the property. Jordan Goh conducted the viewing and assisted in the negotiation of the monthly rental amount between the main tenant and the subtenant, which was eventually agreed at \$1,200 per month and a tenancy agreement was signed for one year from February 2012 till February 2013. Jordan Goh collected \$600 commission each from the tenant and subtenant. Jordan Goh was aware that the flat was a HDB rental flat and he knew it was not supposed to be tenanted out.

4 HDB took action against the main tenant and repossessed the flat in June 2012 after it was discovered that the flat was illegally sublet. As a result, the subtenant was unable to occupy the flat and he reported the matter to CEA. He was

unable to recover the rental deposit from the main tenant and his commission from Jordan Goh.

5 Jordan Goh had knowingly performed estate agency work even though he was not licensed with CEA. The consequences of Jordan Goh's action were severe, including the re-possession of the HDB flat.

6 After investigation, Jordan Goh Swee Thye was charged by CEA in Court on 18 June 2014 and convicted and sentenced on 10 September 2014.

### **Advice for Consumers**

7 Consumers are advised to engage only estate agents and salespersons licensed/registered with CEA. They can check if a person is licensed/registered via the Public Register at [www.cea.gov.sg](http://www.cea.gov.sg). When consumers respond to advertisements in internet portals, they should check if the person posting the advertisement is licensed/registered with CEA. Such persons are required to display their licence number and registration number in their advertisement. Where the licence and registration number is not displayed in the internet advertisement, such as in this case involving Goh, the consumer should exercise caution. The public can report those who perform unlicensed estate agency work to CEA at 1800-6432555 or [feedback@cea.gov.sg](mailto:feedback@cea.gov.sg).

8 For more consumer tips and reference resources, consumers can visit the CEA online Consumer Resource Centre on [www.cea.gov.sg/consumerresources](http://www.cea.gov.sg/consumerresources).

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### **About Council for Estate Agencies**

The Council for Estate Agencies (CEA) is a statutory board established under the Estate Agents Act to regulate and promote the development of a professional and trusted real estate agency industry. The key responsibilities of CEA are to license estate agents and register salespersons, promote the integrity and competence of estate agents and salespersons, and equip consumers with the necessary knowledge to make informed decisions in property transactions. For more information, please visit [www.cea.gov.sg](http://www.cea.gov.sg)