
20 February 2017

**Man convicted and fined \$23,000 for
unlicensed and unregistered estate agency work**

A 56-year-old Singaporean man was convicted in Court today for two charges of conducting estate agency work without first being licensed as an estate agent or registered as a salesperson by the Council for Estate Agencies (CEA) in relation to two rental transactions involving entire HDB flats.

2. Shakir Khan was sentenced to pay a fine totalling \$23,000, in default 11 weeks' imprisonment. In sentencing Shakir, the court also took into account three other similar charges of conducting estate agency work without being licensed and registered by the CEA.

3. Under the Estate Agents Act (EAA)¹, it is an offence for entities and/or individuals to act as estate agents and/or salespersons in any property transaction if they are not licensed or registered by the CEA.

CEA's charges against Shakir Khan

4. Shakir was convicted and sentenced in Court under the EAA for the following two charges:

- a) One charge under Section 28(1)(b) of the EAA for acting as an estate agent without first being licensed by the CEA; and

¹ Under the Estate Agents Act (Cap. 95A), "estate agents" refer to estate agency businesses (sole-proprietors, partnerships, and companies). Such businesses are commonly known as property agencies. "Salespersons" refer to individuals who perform estate agency work. They are commonly known as property agents.

- b) One charge under Section 29(1)(a) of the EAA for holding himself out as a salesperson of a licensed estate agent, HSR International Realtors Pte Ltd, without first being registered by the CEA.

5. In respect of the charge under Section 28(1)(b) of the EAA, Shakir assisted a tenant in the rental of an entire HDB flat in Ang Mo Kio between January and February 2016. He acted on behalf of the tenant, introduced him to the landlord and co-owner of the flat, facilitated the tenant's intended lease of the flat for one year, and collected commission of \$700 from the tenant.

6. In respect of the charge under Section 29(1)(a) of the EAA, Shakir represented both the tenant and the landlord of a HDB flat in Kallang to arrange and close a one year lease of the entire flat in May 2012. Shakir arranged for the tenant to view the flat and facilitated negotiations between the tenant and the landlord on the terms of the lease. He also facilitated the tenant and landlord's signing of a Letter of Intent under HSR's letterhead and collected commission of \$750 each from the tenant and the landlord.

7. In sentencing Shakir, the court took into account three other similar charges of conducting estate agency work without being licensed and registered by the CEA:

- a) On two occasions, Shakir assisted a tenant to renew his lease of a HDB flat in Bedok, first in August 2011 and again in August 2012. He liaised with the landlord's agent, facilitated the tenant's renewal of the lease, and collected commission totalling \$2,600 from the tenant for the two renewals. For this, Shakir faced two charges under Section 28(1)(b) of the EAA.
- b) Sometime in September 2012, Shakir acted on behalf of the same tenant in the above Bedok flat and liaised with a landlord's agent to arrange for the viewing and prospective lease of a flat in Pasir Ris. The lease transaction did not go through when the landlord's agent discovered that Shakir was not an agent registered with HSR and was not registered with the CEA. For this, Shakir faced one charge under Section 29(1)(a) of the EAA.

8. Details of the five charges can be found in our [media release](#) that issued when Shakir was first charged in Court.

9. The punishment for each charge under Section 28(1)(b) of the EAA is a fine not exceeding \$75,000 or imprisonment for a term not exceeding three years or both. The punishment for each charge under Section 29(1)(a) of the EAA is a fine not exceeding \$25,000 or imprisonment for a term not exceeding 12 months or both.

Outcomes of Police's charges against Shakir

10. Shakir was also convicted of charges brought by the Police. He was sentenced for

- Five counts of cheating in respect of which a total of 68 months' imprisonment was imposed; and
- One count of forgery in respect of which 10 months' imprisonment was imposed.

As some of the sentences will run concurrently, Shakir will serve a total of 38 months in jail.

11. In sentencing Shakir, the court also took into account 10 counts of cheating and one count of theft in dwelling.

Advice to Consumers

12. CEA advises consumers who choose to have a property agent to assist them in their property transactions to engage only property agencies and agents who are licensed and registered with the CEA. The public can verify whether an entity or individual is licensed or registered with the CEA via the [Public Register](#) on the CEA website.

13. The public can report those who perform unlicensed and unregistered estate agency work to the CEA at 1800-6432555 or feedback@cea.gov.sg. [Useful information](#) on engaging a professional and effective property agency and agent are also available on the CEA's website.

About the Council for Estate Agencies

The Council for Estate Agencies (CEA) is a statutory board established in 2010 under the Estate Agents Act (Cap. 95A) to regulate and promote the development of a professional and trusted real estate agency industry. The key responsibilities of the CEA are to license property agencies and register property agents, promote the integrity and competence of property agencies and property agents, and equip consumers with the necessary knowledge to make informed decisions in property transactions. For more information, please visit: www.cea.gov.sg.