

EA Alert Dated: 9 December 2015

EA Alert: CEA Advisory to Employment Agencies

This mail is sent by MOM on behalf of the Council of Estate Agencies (“CEA”)

To: All Employment Agencies in Singapore

The CEA, a statutory board established under the Estate Agents Act 2010 (“Act”), commenced operations on 22 October 2010. Through collaborative efforts with the real estate agency industry, CEA seeks to raise the professionalism of the industry and to safeguard consumer interests.

2 “Estate agency work” is defined under the Act as

“...any work done in the course of business for a client or any work done for or in expectation of any fee (whether or not in the course of business) for a client —

- i) being work done in relation to the introduction to the client of a third person who wishes to acquire or dispose of a property, or to the negotiation for the acquisition or disposition of a property by the client; or
- ii) being work done, after the introduction to the client of a third person who wishes to acquire or dispose of a property or the negotiation for the acquisition or disposition of a property by the client, in relation to the acquisition or disposition, as the case may be, of the property by the client.

Under the Act, estate agency work in respect of property located in Singapore and outside of Singapore can only be performed by licensed estate agents and registered salespersons.

3 Any offender who operates without an estate agent licence shall be liable on conviction to a fine not exceeding \$75,000, or to imprisonment for a term not exceeding 3 years or to both. Any offender who carries out estate agency work without registration may be liable on conviction to a fine of up to \$25,000 or to imprisonment of up to 12 months or to both.

4 We draw your attention that should an employment agency engage a third party to conduct estate agency work to find rental accommodation or the purchase of property, the third party must be a licensed estate agent/ registered salesperson under the Act. All licensed estate agents and registered salespersons can be found in the Public Register at CEA’s website www.cea.gov.sg. Should you find any unlicensed estate agents or unregistered salespersons conducting estate agency work in Singapore, please alert CEA at feedback@cea.gov.sg.

5 More information about CEA, the Act, and its Regulations and Guidelines are available on these sites:

CEA homepage	http://www.cea.gov.sg/
Estate Agents Act 2010	http://www.cea.gov.sg/cea/content/binary/pdfFiles/EstateAgentsAct%28Gazetted%29.pdf
Estate Agents (Estate Agency Work) Regulations 2010	http://statutes.agc.gov.sg/aol/search/display/view.w3p;page=0;query=Compld%3A48b0b658-2992-473f0d28afd8396%20ValidTime%3A20151124000000%20TransactionTime%3A20151124000000;rec=0;resl%3DactsForce
Public Register	http://www.cea.gov.sg/cea/app/newimplpublicregister/publicregister.jspa

6 For further clarifications, please contact CEA at the following:

490, Lorong 6 Toa Payoh HDB Hub Biz 3,
#05-10, Singapore 310490
Email: feedback@cea.gov.sg
Toll-free Customer Service Line: 1800 643 2555

7 Thank you.

Yours sincerely

Brian Wong

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