

## MEDIA RELEASE

11 August 2025

### CCCS Secures Court Orders Against Immigration Consultancy Businesses for Misleading Practices

1. The Competition and Consumer Commission of Singapore (“**CCCS**”) has obtained court orders against several immigration consultancy businesses. At the centre of the case is Cheng Yong Teck (“**Cheng**”) the mastermind behind the unfair trade practices carried on by Paul Immigrations<sup>1</sup>, VED Immigrations<sup>2</sup> and SAVA Immigrations<sup>3</sup>. The unfair trade practices involved misleading consumers on the urgent need to apply for Singapore Permanent Residency (“**PR**”) and to guarantee success of applications made through these businesses.
2. Investigations by CCCS first commenced against Paul Immigrations after the Consumers Association of Singapore (“**CASE**”) received multiple consumer complaints in relation to its sales tactics.<sup>4</sup> The focus of the investigations shifted to VED Immigrations, after CCCS found that Cheng had ceased Paul Immigrations’ operations but resumed similar practices through VED Immigrations. Cheng was subsequently found to be operating through a third business, SAVA Immigrations.

#### CCCS's Findings

3. The websites of Paul Immigrations, VED Immigrations and SAVA Immigrations featured forms where potential customers could check their chances of getting PR.<sup>5</sup> However, instead of receiving results online after filling the form, potential customers would receive calls inviting them for “free consultations”. During these consultation sessions, sales staff would make unsubstantiated claims about rapidly changing PR rules and intense competition from other applicants, to try to persuade customers to apply as soon as possible. The sales staff would then make baseless guarantees of PR application approval if customers engaged their services.<sup>6</sup> CCCS found no

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<sup>1</sup> Paul Immigrations Pte. Ltd., which operated through its now defunct website at <https://www.paulimmigrations.sg>.

<sup>2</sup> VED Immigrations Pte. Ltd., which operated under the business name “Ray Immigrations” and through its now defunct website at <https://www.rayimmigrations.sg>.

<sup>3</sup> SAVA Immigrations Pte. Ltd., which operated through its now defunct website at <https://www.savaimmigrations.sg>.

<sup>4</sup> CASE continued to receive complaints against Paul Immigrations even after the business had signed an agreement with CASE to stop such practices.

<sup>5</sup> See Annex A for screenshots of the website operated by VED Immigrations.

<sup>6</sup> The Immigration and Checkpoints Authority (“**ICA**”) has previously issued an advisory relating to applications for long-term immigration facilities through commercial entities or consultants, stating that ICA does not support nor endorse the services offered by such entities or consultants. The ICA’s advisory can be accessed at <https://www.ica.gov.sg/public-education/apply-long-term-immigration-facilities-through-commercial-entities>.

reasonable basis for the businesses to make such claims or guarantees, except to close the deals. Affected customers paid up to \$10,000 for such services.

4. The investigation revealed that Cheng was responsible for directing the operations of these businesses<sup>7</sup> and was deliberate in implementing the misleading practices. When Paul Immigrations was investigated by CCCS, Cheng continued to operate through other businesses to evade detection.<sup>8</sup> Cheng personally wrote scripts on what staff members needed to do and say to prospective customers, monitored their sales tactics through closed-circuit television footage and implemented a punishment-and-reward system to ensure that his staff members followed his methods.

### Court Order

5. The District Court has ordered Cheng and the relevant businesses to:
  - Cease the unfair trade practices;
  - Publish details of the court orders on online platforms used for marketing their services and in major newspapers in Singapore;
  - Inform all potential customers about the court orders before contracting with them; and
  - Notify CCCS about any change to business structures, and to Cheng's employment, control or ownership of his businesses.<sup>9</sup>
6. This case marks CCCS's first court action against a person who used new business entities to evade detection of unfair trade practices.
7. "In this case, the businesses exploited consumers' insecurities and unfamiliarity with Singapore's immigration system, misleading them into paying substantial sums of money for immigration consultancy services. The mastermind attempted to evade detection by closing the initial business while continuing the same practices through other businesses. CCCS has taken court action in this case and will not hesitate to do so in similar cases," said CCCS's Chief Executive, Mr. Alvin Koh.
8. Members of the public can report cases of unfair trade practices to CASE at 6277 5100 (Mondays to Fridays, 9am to 5pm) or <https://crdcomplaints.azurewebsites.net/>.

**– End –**

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<sup>7</sup> For example, Cheng had operated VED Immigrations under the alias "James Loh".

<sup>8</sup> The registered shareholders and directors of VED Immigrations and SAVA Immigrations are Cheng's family members.

<sup>9</sup> See Annex B for the court order.

## **About the Competition and Consumer Commission of Singapore**

The Competition and Consumer Commission of Singapore (“**CCCS**”) is a statutory board of the Ministry of Trade and Industry. Our mission is to make markets work well to create opportunities and choices for businesses and consumers in Singapore.

CCCS administers and enforces the Competition Act 2004 and the Consumer Protection (Fair Trading) Act 2003, to guard against anti-competitive activities and unfair trade practices. Additionally, CCCS ensures that businesses observe fair trade measurement practices by administering the Weights and Measures Act 1975, and ensures the supply of safe consumer goods by enforcing and implementing the Consumer Protection (Trade Descriptions and Safety Requirements) Act 1975 and its associated Regulations.


For more information, please visit [www.cccs.gov.sg](http://www.cccs.gov.sg).

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Annex A – Ray Immigrations website, operated by VED Immigrations



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High

Skillset | Profession

Low

High

Other Factors

Low

High

### Calculate Your PR Chances \*

Applicant Name

Age

Work Pass in Singapore

Salary per Month

Highest Qualification

Relation to any Singapore Citizen or PR

Inform My Results to

Singapore Mobile Number

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### The Calculation

List of Factors That Affect Your Approval Chances

Work Pass

An indicator of your skillset and contribution to local economy.

Low

High

Education and Skillset

An insight to your potential contribution to the country as a talent.

Low

High

Length of Stay

To determine your ability to integrate with local society and plan to reside permanently.

Low

High

Age and Family Ties

Evaluates your potential as a social asset or contribution to the country.

Low

High

Other Factors

These factors include your position at work, involvement in local community, admirable awards, tax, work experience, etc.

Low

High

Chances of Your PR Approval

Low | High

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Page 4 of 6

"Efficient and superbly helpful. Affordable as they handle process from start to submission. My PR application experience went smoothly. Kudos to the team!"

Premmala Manoj, 37  
India  
Head of Sales  
PR application approved in 4 months



### Calculate Your PR Chances \*

Age

▼

Work Pass in Singapore

▼

Salary per Month

▼

Highest Qualification

▼

Relation to any Singapore Citizen or PR

▼

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Singapore Mobile Number

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\*Actual success may vary, based on the individual's qualifications. Ray Immigrations cannot guarantee that the Singapore authorities will agree with our Consultant's assessment.

Note: Image captured by CCCS on 3 November 2023

IN THE STATE COURTS OF THE REPUBLIC OF SINGAPORE

Case No.: DC/OA 56/2025

In the matter of Sections 9 and 10 of the Consumer Protection (Fair Trading) Act 2003

Doc No.: DC/ORC 1692/2025

Between

Filed: 28-July-2025 07:38 PM

Competition and Consumer Commission of Singapore  
(Registration No. T08GB0010E)

...Claimant(s)



And

1. VED Immigrations Pte. Ltd.  
(Singapore UEN No. 202230895R)
2. SAVA Immigrations Pte. Ltd.  
(Singapore UEN No. 202436178G)
3. Cheng Yong Teck  
(NRIC No. [REDACTED])

...Defendant(s)



ORDER OF COURT

Case No: DC/OA 56/2025  
Before: District Judge Sim Mei Ling  
Venue: In Chambers  
Hearing date/Time: 22-July-2025

The Court made the following orders in the above application:

- a. Pursuant to Order 9, Rule 4(2) of the Rules of Court 2021 (the "**ROC**"), a declaration that the 1st Defendant ("**VED Immigrations**") has engaged in the following unfair practices under section 4(a) of the Consumer Protection (Fair Trading) Act 2003 (the "**CPFTA**");
  - i. making various representations so as to mislead a consumer on the need to apply to the Immigration and Checkpoints Authority ("**ICA**") for Singapore permanent residence ("**PR**") as soon as possible; and
  - ii. making various representations so as to mislead a consumer that the consumer's application to the ICA for Singapore PR was guaranteed to be approved if the consumer were to engage VED Immigrations' immigration consultancy services .
- b. Pursuant to Order 9, Rule 4(2) of the ROC, that VED Immigrations, whether by itself, its agents, salespersons, employees or otherwise, be restrained from engaging in the unfair practices referred to in paragraph a.
- c. Pursuant to Order 9, Rule 4(2) of the ROC, that:
  - i. VED Immigrations publish, at its own expense, within 21 days from the date of the Order, details of the declaration and injunction granted against VED Immigrations, by way of a full-page public notice and in a clear and visible manner that is easily readable by the general public, in The Straits

Times, Lianhe Zaobao, Berita Harian, and Tamil Murasu;

- ii. VED Immigrations publish, at its own expense, within 21 days from the date of the Order, for a period of 3 years from the date of the Order, at the top on the landing page of any digital platform (including but not limited to internet webpages and social media accounts) utilised by VED Immigrations for marketing its services, the details of the declaration and injunction granted against VED Immigrations in a clear and visible manner that is easily readable by the general public, and further, notify the Claimant in writing within 7 days of such publication, the details of the digital platform(s) on which the notice(s) are published;
  - iii. in the event that the Claimant publishes or causes to be published details of the declaration and injunction granted against VED Immigrations, that VED Immigrations reimburse the Claimant for the cost of publishing the said notice(s) within 14 days of the Claimant's written notice to VED Immigrations;
  - iv. VED Immigrations must, before any consumer enters into a contract in relation to a consumer transaction with VED Immigrations during a period of 3 years from the date of the Order, notify the consumer in writing about the declaration and injunction granted against VED Immigrations and obtain the consumer's written acknowledgement of such notice; and
  - v. VED Immigrations must, for a period of 3 years from the date of the Order, notify the Claimant in writing within 14 days after the occurrence of any of the following events:
    1. a change in the premises or number of premises at which VED Immigrations carries on its business as a supplier;
    2. a change in the Internet address or number of Internet addresses through which consumer transactions with VED Immigrations may be entered into;
    3. the conversion of VED Immigrations from a private company to a limited liability partnership under section 27 of the Limited Liability Partnerships Act 2005 (the "LLPA");
    4. VED Immigrations undergoing any arrangement, reconstruction or amalgamation under Part 7 of the Companies Act 1967 (the "CA");
    5. an order being made under section 71 of the Insolvency, Restructuring and Dissolution Act 2018 (the "IRDA") approving a compromise or an arrangement between VED Immigrations and its creditors;
    6. VED Immigrations being subjected to receivership under Part 6 of the IRDA;
    7. VED Immigrations being subjected to judicial management under Parts 7 and 9 of the IRDA;
    8. VED Immigrations being subjected to winding up under Parts 8 and 9 of the IRDA;
    9. a change in VED Immigrations' name or the name under which VED Immigrations is carrying on business;
    10. if VED Immigrations adopts for its business a new name, symbol or design, any arrangement by VED Immigrations to carry out any activity for the purpose of identifying its business with that new name, symbol or design;
    11. a sale of VED Immigrations' business;
    12. a change in the board of directors of VED Immigrations or a change in the person or persons who hold directly or indirectly 15% or more of the total voting power or total issued shares in VED Immigrations; or
    13. any shareholder of VED Immigrations entering into an arrangement under which that shareholder holds on behalf of another person any profits, gains or dividends derived from the carrying on of VED Immigrations' business.
- d. Pursuant to Order 9, Rule 4(2) of the ROC, a declaration that the 2nd Defendant ("**SAVA Immigrations**") is about to be engaged in the following unfair practices under section 4(a) of the CPFTA:
- i. making various representations so as to mislead a consumer on the need to apply to the ICA for Singapore PR as soon as possible; and
  - ii. making various representations so as to mislead a consumer that the consumer's application to the ICA for Singapore PR was guaranteed to be approved if the consumer were to engage SAVA Immigrations' immigration consultancy services.
- e. Pursuant to Order 9, Rule 4(2) of the ROC, that SAVA Immigrations, whether by itself, its agents, salespersons, employees or otherwise, be restrained from engaging in the unfair practices referred to in paragraph d.



- f. Pursuant to Order 9, Rule 4(2) of the ROC, that:
- i. SAVA Immigrations publish, at its own expense, within 21 days from the date of the Order, details of the declaration and injunction granted against SAVA Immigrations, by way of a full-page public notice and in a clear and visible manner that is easily readable by the general public, in The Straits Times, Lianhe Zaobao, Berita Harian, and Tamil Murasu;
  - ii. SAVA Immigrations publish, at its own expense, within 21 days from the date of the Order, for a period of 3 years from the date of the Order, at the top on the landing page of any digital platform (including but not limited to internet webpages and social media accounts) utilised by SAVA Immigrations for marketing its services, the details of the declaration and injunction granted against SAVA Immigrations in a clear and visible manner that is easily readable by the general public, and further, notify the Claimant in writing within 7 days of such publication, the details of the digital platform(s) on which the notice(s) are published;
  - iii. in the event that the Claimant publishes or causes to be published details of the declaration and injunction granted against SAVA Immigrations, that SAVA Immigrations reimburse the Claimant for the cost of publishing the said notice(s) within 14 days of the Claimant's written notice to SAVA Immigrations;
  - iv. SAVA Immigrations must, before any consumer enters into a contract in relation to a consumer transaction with SAVA Immigrations during a period of 3 years from the date of the Order, notify the consumer in writing about the declaration and injunction granted against SAVA Immigrations and obtain the consumer's written acknowledgement of such notice; and
  - v. SAVA Immigrations must, for a period of 3 years from the date of the Order, notify the Claimant in writing within 14 days after the occurrence of any of the following events:
    1. a change in the premises or number of premises at which SAVA Immigrations carries on its business as a supplier;
    2. a change in the Internet address or number of Internet addresses through which consumer transactions with SAVA Immigrations may be entered into;
    3. the conversion of SAVA Immigrations from a private company to a limited liability partnership under section 27 of the LLPA;
    4. SAVA Immigrations undergoing any arrangement, reconstruction or amalgamation under Part 7 of the CA;
    5. an order being made under section 71 of the IRDA approving a compromise or an arrangement between SAVA Immigrations and its creditors;
    6. SAVA Immigrations being subjected to receivership under Part 6 of the IRDA;
    7. SAVA Immigrations being subjected to judicial management under Parts 7 and 9 of the IRDA;
    8. SAVA Immigrations being subjected to winding up under Parts 8 and 9 of the IRDA;
    9. a change in SAVA Immigrations' name or the name under which SAVA Immigrations is carrying on business;
    10. if SAVA Immigrations adopts for its business a new name, symbol or design, any arrangement by SAVA Immigrations to carry out any activity for the purpose of identifying its business with that new name, symbol or design;
    11. a sale of SAVA Immigrations' business;
    12. a change in the board of directors of SAVA Immigrations or a change in the person or persons who hold directly or indirectly 15% or more of the total voting power or total issued shares in SAVA Immigrations; or
    13. any shareholder of SAVA Immigrations entering into an arrangement under which that shareholder holds on behalf of another person any profits, gains or dividends derived from the carrying on of SAVA Immigrations' business.
- g. By consent, that the 3rd Defendant ("CYT") be restrained from knowingly abetting, aiding, permitting, or procuring VED Immigrations and SAVA Immigrations to engage in the unfair practices referred to in paragraphs a and d respectively;
- h. By consent, that:
- i. CYT publish, at his own expense, within 21 days from the date of the Order, details of the injunction granted against him, by way of a full-page public notice and in a clear and visible manner that is easily readable by the general public, in The Straits Times, Lianhe Zaobao, Berita Harian, and Tamil Murasu;
  - ii. CYT publish, at his own expense, within 21 days from the date of the Order, for a period of 3



years from the date of the Order, the details of the injunction granted against CYT in a clear and visible manner that is easily readable by the general public: (1) at the top of the landing page of any digital platform (including but not limited to internet webpages and social media accounts) utilised by VED Immigrations or SAVA Immigrations for marketing its services; (2) at the top of the landing page of any digital platform (including but not limited to internet webpages and social media accounts) utilised by CYT for marketing VED Immigrations' or SAVA Immigrations' services, or similar services as VED Immigrations' or SAVA Immigrations', or both; and (3) at the top of the landing page of any digital platform (including but not limited to internet webpages and social media accounts) utilised by any businesses controlled or owned by CYT for marketing VED Immigrations' or SAVA Immigrations' services, or similar services as VED Immigrations' or SAVA Immigrations', or both, and further, notify the Claimant in writing within 7 days of such publication, the details of the digital platform(s) on which the notice(s) are published;

- iii. in the event that the Claimant publishes or causes to be published details of the injunction granted against CYT, that CYT reimburse the Claimant for the cost of publishing the said notice(s) within 14 days of the Claimant's written notice to CYT; and
- iv. CYT must, for a period of 3 years from the date of the Order, notify the Claimant in writing within 14 days after the occurrence of a notifiable event as specified in the Fifth Schedule to the CPFTA.
- i. The costs of and incidental to this application fixed at \$18,000 (all-in) be paid jointly and severally by the Defendants to the Claimant.

Date of Order 22 July 2025



**NOTES:**

1. The person or entity served with this judgment/order and who/which has been ordered to pay money, to do or not to do any act must comply immediately or within the time specified in the judgment/order, if any.
2. Failure to comply may result in enforcement of judgment/order proceedings, including contempt of Court proceedings, against the said person or entity.

**PENAL NOTICES:**

- (a) If you, the within-named 1st Defendant (**VED IMMIGRATIONS PTE. LTD.**) neglect to obey this Order by the time therein limited and/or disobey this Order, you will be liable to process of execution for the purpose of compelling you to obey the same.
- (b) If you, the within-named 2nd Defendant (**SAVA IMMIGRATIONS PTE. LTD.**) neglect to obey this Order by the time therein limited and/or disobey this Order, you will be liable to process of execution for the purpose of compelling you to obey the same.
- (c) If the 2nd Defendant (**SAVA IMMIGRATIONS PTE. LTD.**) neglects to obey this order by the time therein limited and/or disobeys this Order, you, **CHENG POO HUAT** of NRIC No. [REDACTED] (a director or officer of the said 2nd Defendant) will be liable to process of execution for the purpose of compelling the said 2nd Defendant to do the same.
- (d) If you, the within-named 3rd Defendant (**CHENG YONG TECK** of NRIC No. [REDACTED]) neglect to obey this Order by the time therein limited and/or disobeys this Order, you will be liable to process of execution for the purpose of compelling you to obey the same.



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