

Note: This case was referred to a CEA Disciplinary Committee (DC) before the operationalisation of the Estate Agents (Amendment) Act 2020 on 30 July 2021. With the Act amendments, the maximum financial penalty for disciplinary breaches has been raised and a DC can impose a higher financial penalty on errant offenders.

S/N 2/2014 – Advertising Properties Without Owners’ Consent

Facts of Case

The Respondent made 38 advertisements of properties. He saw advertisements of properties and copied them without seeking the consent of the owners.

Charges

The Respondent was charged for 38 counts of breach of paragraphs 3.8 and 3.10 of the Practice Guidelines on Ethical Advertising in contravention of paragraph 4(1) read with paragraph 4(2)(a) of the Code of Ethics and Professional Client Care (the “**Code**”) in each of the charges.

Outcome

The Respondent reached a plea bargain with CEA whereby he agreed to plead guilty and CEA agreed to proceed with 4 Charges, with the remaining 34 charges being taken into consideration for purposes of imposition of penalties.

The DC ordered the Respondent to pay a financial penalty of \$3,000 for each of the 4 proceeded charges and also ordered the Respondent to pay fixed costs of \$1,000.