



Western Australia

Real Estate and Business Agents (General) Regulations 1979

Compare between:

[01 Jul 2012, 07-b0-01] and [24 Oct 2012, 07-c0-01]

Western Australia

Real Estate and Business Agents Act 1978

Real Estate and Business Agents (General) Regulations 1979

1. Citation

These regulations may be cited as the *Real Estate and Business Agents (General) Regulations 1979* ¹.

2. Terms used

In these regulations, unless the contrary intention appears —

calendar year means a period of 12 months beginning on 1 January;

CPD activity means —

- (a) in relation to the calendar year 2009 or any subsequent calendar year, an educational activity approved for that calendar year in accordance with regulation 4AA(1); and
- (b) in relation to either of the calendar years 2007 and 2008, an educational activity approved for that calendar year in accordance with regulations in force at the time of approval;

CPD subject means a subject listed in Schedule 1A;

dwelling has the same meaning as it has in section 131L of the Act;

educational activity means —

- (a) attendance, including by means of audiolink or videolink, at a specific training course provided by a

specific body or person and successful completion of any assessment requirements for that course; or

- (b) attendance, including by means of audiolink or videolink, at a specific seminar presented by a specific body or person and successful completion of any assessment requirements for that seminar; or
- (c) viewing of a specific recording, and successful completion of any assessment requirements for that viewing; or
- (d) participation in a specific course of study, or a specific component of a course of study, and successful completion of any assessment requirements for that course or component;

mandatory CPD activity, in relation to the calendar year 2009 or any subsequent calendar year, means a CPD activity for that year which the Commissioner has specified as a mandatory CPD activity for that year in accordance with regulation 4AA(3)(b);

mandatory CPD subject, in relation to either of the calendar years 2007 and 2008, means a CPD subject which is a mandatory subject for that calendar year under or in accordance with regulations in force with respect to that calendar year;

point value means —

- (a) in relation to a CPD activity approved for the calendar year 2009 or any subsequent calendar year, the point value specified under regulation 4AA(2)(a); and
- (b) in relation to a CPD activity approved for either of the calendar years 2007 or 2008, the point value specified or determined in accordance with regulations in force at the time of approval;

record means a record under section 69(1)(b) of the Act;

register means the register referred to in regulation 7(b);

registered training provider has the same meaning as in section 5(1) of the *Vocational Education and Training Act 1996*;

regulated person means a licensee to whom regulation 4AB applies or a sales representative to whom regulation 4AC applies;

relevant day, for a calendar year, means —

- (a) for the calendar year 2009, the day which is 14 days after the day on which regulation 5 of the *Real Estate and Business Agents (General) Amendment Regulations 2009* comes into operation¹; and
- (b) for the calendar year 2010 and each subsequent calendar year, 1 January in that calendar year;

working day means a day that is not a Saturday, Sunday, public holiday or public service holiday.

[Regulation 2 inserted in Gazette 25 Jun 1996 p. 2918; amended in Gazette 7 Feb 2003 p. 385; 28 Dec 2007 p. 6403-4; 17 Apr 2009 p. 1319-21; 30 Jun 2011 p. 2671.]

[3. Deleted in Gazette 30 Jun 2011 p. 2669.]

3A. Prescribed duty (Act s. 4(4)(d))

For the purposes of section 4(4)(d) of the Act the prescribed duty is collecting a payment on behalf of the owner of premises from a person in respect of the right of that person to occupy the premises.

[Regulation 3A inserted in Gazette 24 Jul 2007 p. 3660.]

4. Fees (Sch. 1)

- (1) The fees set out in Schedule 1 shall be payable in respect of the matters prescribed in that Schedule.
- (2) If a certificate of registration is renewed in accordance with section 49 of the Act after the day on which the certificate

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expired, a late fee equal to one quarter of the fee specified in item 7 of Schedule 1 for the renewal of the certificate is payable in addition to that specified fee.

[Regulation 4 amended in Gazette 2 Jul 1982 p. 2334; 25 Jun 1996 p. 2924.]

4A. Holding fee, when payable etc.

- (1) In this regulation —
holding fee means the fee set out in item 11 of Schedule 1 and referred to in section 30(2a)(b) of the Act.
- (2) The holding fee is payable —
 - (a) in the case of a licensee who, on the coming into operation of Part 8 of the *Business Licensing Amendment Act 1995*, holds a licence but does not hold a triennial certificate in respect of the licence, within 60 days after the coming into operation of that Part, and triennially after that payment; or
 - (b) in any other case, within 60 days after a licensee ceases to hold a current triennial certificate in respect of the licence held by the licensee, and triennially after that payment.
- (3) The Commissioner may refund to a licensee —
 - (a) two-thirds of the holding fee paid by the licensee if the licensee is granted a triennial certificate less than one year after paying the holding fee; or
 - (b) one-third of the holding fee paid by the licensee if the licensee is granted a triennial certificate one year or more, but less than 2 years, after paying the holding fee.

[Regulation 4A inserted in Gazette 25 Jun 1996 p. 2924; amended in Gazette 17 Jun 2008 p. 2558; 30 Jun 2011 p. 2671.]

4AA. CPD activities, approval of etc.

- (1) For each calendar year the Commissioner is to approve educational activities in accordance with this regulation.
- (2) In approving an educational activity under subregulation (1) —
 - (a) the Commissioner is to specify a point value for the educational activity, and may specify different point values in relation to different regulated persons or classes of regulated persons; and
 - (b) the Commissioner is to specify the CPD subject or CPD subjects in relation to which the educational activity is approved; and
 - (c) the Commissioner may approve the educational activity in relation only to specified regulated persons or a specified class of regulated persons.
- (3) Before the relevant day for each calendar year, in relation to each regulated person —
 - (a) the Commissioner is to approve educational activities for that calendar year under subregulation (1) which have an aggregate point value of at least 10; and
 - (b) the Commissioner may specify one or more CPD activities for that calendar year as mandatory CPD activities for that calendar year.
- (4) At any time after the relevant day for each calendar year the Commissioner may approve further educational activities for that calendar year under subregulation (1).
- (5) Throughout each calendar year the Commissioner is to maintain on the website maintained by the Commissioner an up-to-date notice setting out —
 - (a) sufficient details to identify each CPD activity for that calendar year for each regulated person; and
 - (b) in relation to each CPD activity —

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- (i) the CPD subject to which it relates; and
 - (ii) its point value;
- and
- (c) if the Commissioner has specified mandatory CPD activities for that year in accordance with subregulation (3)(b), sufficient details to identify the mandatory CPD activities for each regulated person.

[Regulation 4AA inserted in Gazette 17 Apr 2009 p. 1321-2; amended in Gazette 30 Jun 2011 p. 2671.]

4AB. Prescribed educational requirement (Act s. 31(3)(b))

- (1) This regulation applies to a licensee —
 - (a) who is a natural person; and
 - (b) whose triennial certificate is due to expire during the calendar year 2009 or a subsequent calendar year.
- (2) It is an educational requirement for the purposes of section 31(3)(b) that, subject to subregulation (3), during each of the 3 calendar years preceding the calendar year in which a triennial certificate expires the licensee has undertaken CPD activities approved for that calendar year in relation to the licensee —
 - (a) which have an aggregate point value of at least 10; and
 - (b) which —
 - (i) in respect of any calendar year before the calendar year 2009, include at least one CPD activity approved in respect of each mandatory CPD subject for that calendar year; and
 - (ii) in respect of the calendar year 2009 or any subsequent calendar year, include any mandatory CPD activities in relation to that licensee for that calendar year.
- (3) Where a triennial certificate —

- (a) expires during the calendar year 2009; or
- (b) expires for the first time after it was granted,

the requirement to have undertaken CPD activities set out in subregulation (2) applies only in respect of the 2 calendar years preceding the year in which the certificate expires.

[Regulation 4AB inserted in Gazette 17 Apr 2009 p. 1322-3.]

4AC. Prescribed educational requirement (Act s. 48(5)(b))

- (1) This regulation applies to a sales representative whose certificate of registration is due to expire during the calendar year 2010 or a subsequent calendar year.
- (2) It is an educational requirement for the purposes of section 48(5)(b) that, subject to subregulation (3), during each of the 3 calendar years preceding the calendar year in which a certificate of registration expires the sales representative has undertaken CPD activities approved for that calendar year in relation to the sales representative —
 - (a) which have an aggregate point value of at least 10; and
 - (b) which, in respect of the calendar year 2009 or any subsequent calendar year, include any mandatory CPD activities in relation to that sales representative for that calendar year.
- (3) Where a certificate of registration expires for the first time after it was granted, the requirement to have undertaken CPD activities set out in subregulation (2) applies only in respect of the 2 calendar years preceding the year in which the certificate expires.

[Regulation 4AC inserted in Gazette 17 Apr 2009 p. 1323.]

4B. Prescribed periods (Act s. 48(1), (2) and 49(2))

- (1) For the purposes of section 48(1) and (2) of the Act, the prescribed period is 3 years.

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- (2) For the purposes of section 49(2) of the Act, the prescribed period is 3 years.

[Regulation 4B inserted in Gazette 25 Jun 1996 p. 2924.]

5. Notice of application for licence, advertisement of (Act s. 24(2))

- (1) Notice of an application for the grant of a licence to be advertised pursuant to section 24(2) of the Act —
- (a) is to be in a form approved by the Commissioner; and
 - (b) is to be published by the Commissioner in a newspaper with State-wide circulation as soon as practicable after the application is made.

[(2) deleted]

[Regulation 5 amended in Gazette 26 Oct 1990 p. 5370; 30 Jun 2011 p. 2670.]

6. Prescribed examinations (Act Sch. cl. 1(a))

- (1) The prescribed examinations for the purposes of clause 1(a) of the Schedule to the Act are —
- (a) the examinations which are required by a registered training provider to be passed for the conferral of a Diploma of Property (Real Estate), together with the examinations conducted by a registered training provider in the following courses —
 - (i) Unit 15826 — Rural Sales; and
 - (ii) Unit 15825 — Selling Businesses; and
 - (iii) Unit 15892 — Real Estate Law;
 - or
 - (ba) the examinations which are required by a registered training provider to be passed for the conferral of a Diploma of Property Services (Agency Management) CPP50307; or

- (b) the examinations required to be passed for the conferral of a Bachelor of Commerce (Property and Marketing) or a Bachelor of Commerce (Property) by the Curtin University of Technology.
- (2) In respect of a person who was a licensee and ceased to be licensed due to section 30(2a) of the Act the prescribed examinations for the purposes of clause 1(a) of the Schedule also include the examinations which were prescribed under regulation 6 of these regulations immediately before the commencement of the *Real Estate and Business Agents (General) Amendment Regulations 2003* ¹.

[Regulation 6 inserted in Gazette 7 Feb 2003 p. 385; amended in Gazette 13 Jan 2004 p. 145; 8 May 2009 p. 1491-2.]

**6A. Prescribed qualifications for sales representatives
(Act s. 47(2))**

- (1) The prescribed qualifications for the purposes of section 47(2) of the Act are the successful completion of —
 - (a) the TAFE Sales Representatives Registration Course provided by a registered training provider; or
 - (b) the REIWA Sales Representatives Registration Course provided by the Real Estate Institute of Western Australia Incorporated; or
 - (c) both —
 - (i) Real Estate Business 305; and
 - (ii) Property Management 330,provided by the Curtin University of Technology; or
 - (d) each of the following modules from the CPP07 Property Services Training Package —
 - (i) CPPDSM4003A — Appraise property;
 - (ii) CPPDSM4007A — Identify legal and ethical requirements of property management to complete agency work;

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- (iii) CPPDSM4008A — Identify legal and ethical requirements of property sales to complete agency work;
- (iv) CPPDSM4012A — List property for sale;
- (v) CPPDSM4014A — Market property for sale;
- (vi) CPPDSM4022A — Sell and finalise the sale of property by private treaty;
- (vii) CPPDSM4080A — Work in the real estate industry,
provided by a registered training provider; or
- (e) in the case of an application for registration as a sales representative with a condition restricting the registrant to property management transactions only — each of the following modules from the CPP07 Property Services Training Package —
 - (i) CPPDSM4007A — Identify legal and ethical requirements of property management to complete agency work;
 - (ii) CPPDSM4010A — Lease property;
 - (iii) CPPDSM4011A — List property for lease;
 - (iv) CPPDSM4013A — Market property for lease;
 - (v) CPPDSM4016A — Monitor and manage lease/tenancy agreements;
 - (vi) CPPDSM4080A — Work in the real estate industry,
provided by a registered training provider.

- (2) In this regulation —

CPP07 Property Services Training Package means the CPP07 Property Services Training Package published by the National Training Information Service.

[Regulation 6A inserted in Gazette 7 Feb 2003 p. 386; amended in Gazette 24 Jun 2008 p. 2886-7.]

6B. Certificate of registration, grant of (Act s. 47)

The Commissioner may grant a certificate of registration under section 47 of the Act to an applicant —

- (a) who applies within one year of successfully completing a qualification prescribed in regulation 6A; or
- (b) who has held a certificate of registration for at least 3 of the 5 years immediately preceding the making of the application; or
- (c) who complies with regulation 6(1)(a) or (b).

[Regulation 6B inserted in Gazette 8 May 1987 p. 2103; amended in Gazette 30 Oct 1987 p. 4047; 12 Aug 1988 p. 2770; 7 Feb 2003 p. 386-7; 30 Dec 2004 p. 6924; 17 Nov 2006 p. 4760; 30 Jun 2011 p. 2671.]

6BA. Appointment to act as agent, content of

- (1) If an amount is not fixed under section 61(1) of the Act, an appointment to act as an agent —
 - (a) where the commission, reward or other valuable consideration to be received by the agent for the services rendered by the agent is expressed as a percentage, is to clearly set out the basis (e.g. selling price, gross rental) on which the percentage is to be calculated; and
 - (b) where —
 - (i) the appointment is to act as an agent in a transaction as defined in section 61(4a) of the Act; and
 - (ii) the commission, reward or other valuable consideration to be received by the agent for the services rendered is expressed as an hourly, weekly or other periodic rate,is to specify the maximum amount to be received by the agent, expressed as a monetary amount; and

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- (c) where the consideration to be received by the agent for the services rendered by the agent is based on the use by a person of certain services provided by the agent, is to provide a full explanation of the nature of the services so provided; and
 - (d) where any expenses (in addition to the commission, reward or other valuable consideration) are to be received by the agent, is to —
 - (i) specify the nature of those expenses; and
 - (ii) clearly set out the method by which the expenses will be calculated.
- (2) If an amount is not fixed under section 61(1) of the Act, an appointment to act as an agent by a person for whom services are to be rendered is to contain, immediately before the statement of the commission, reward or other valuable consideration to be received by the agent, a statement that the commission, reward or consideration is not to be received pursuant to a scale fixed by law but is to be agreed upon between the person and the agent.
- (3) An appointment to act as an agent is to include a statement in clear, concise and plain English to the effect that the person for whom the services are to be rendered by the agent (e.g. the vendor or landlord) may seek assistance from the Commissioner in relation to disputes as to the commission, reward or other valuable consideration to be received by the agent.

[Regulation 6BA inserted in Gazette 16 Oct 1998 p. 5734-5; amended in Gazette 30 Jun 2011 p. 2671.]

6C. Authorised financial institution (Act s. 67), classes of body prescribed

For the purposes of the definition of *authorised financial institution* in section 67 of the Act, the following classes of bodies are prescribed —

- (a) the class that consists of all banks; and
- (b) the class that consists of all societies.

[Regulation 6C inserted in Gazette 25 Jun 1996 p. 2918.]

6D. Trust accounts, designation of (Act s. 68(1))

- (1) For the purposes of section 68(1) of the Act, a trust account is to be designated in the manner provided for in this regulation.
- (2) The designation of a trust account, other than a separate account, is to include —
 - (a) the description “REBA Trust Account” or “REBA Tenancy Bond Trust Account” as appropriate; and
 - (b) the name of the holder of the triennial certificate, and any business name of that holder, recorded in the register; and
 - (c) the letters “TC” followed by the triennial certificate number recorded in the register.
- (3) The designation of a separate account is to include —
 - (a) the description “REBA Trust Account — IB”; and
 - (b) the name of the holder of the triennial certificate, and any business name of that holder, recorded in the register; and
 - (c) the words “in trust for” followed by the name of the person who requested the separate account; and
 - (d) the letters “TC” followed by the triennial certificate number recorded in the register.

[Regulation 6D inserted in Gazette 25 Jun 1996 p. 2918-19.]

6E. Separate trust accounts, requests for, requirements prescribed (Act s. 68A(4))

- (1) For the purposes of section 68A(4) of the Act, where the transaction in respect of which moneys are paid relates to the

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sale of real estate or a business, an agent shall only comply with the request for a separate account if the agent is satisfied that —

- (a) the amount of moneys paid to the agent exceeds \$20 000; or
 - (b) the transaction is not to be settled within 60 days.
- (2) In subregulation (1) —
business means any commercial undertaking or enterprise in respect of any profession, trade, employment, vocation, or calling.

[Regulation 6E inserted in Gazette 25 Jun 1996 p. 2919.]

6F. Trust accounts, interest on (Act s. 68B(1))

- (1) For the purposes of section 68B(1) of the Act, interest on the balance of a trust account is to be paid —
- (a) at the rate that is 70% of the relevant bank accepted bills rate calculated on a daily basis; and
 - (b) within 5 working days of the end of each month.

- (2) In subregulation (1)(a) —
relevant bank accepted bills rate means the 30 day bank accepted bills rate as published in Table F.1 of the “Reserve Bank of Australia Bulletin” for the month that is 2 months before the month in respect of which the interest is to be paid.

(For example, the relevant bank accepted bills rate for May is the 30 day bank accepted bills rate for March.)

[Regulation 6F inserted in Gazette 25 Jun 1996 p. 2919.]

6G. Receipts by agents, information in prescribed (Act s. 69(1)(a))

A receipt given under section 69(1)(a) of the Act shall contain the following information —

- (aa) the heading “Trust Account Receipt”; and

- (a) the name of the holder of the triennial certificate, and any business name of that holder, recorded in the register; and
- (b) a number or letter, or a combination of both, in consecutive order that allows the receipt to be uniquely identified; and
- (c) the date on which the money is received; and
- (d) the name of the person paying the money; and
- (e) the amount of money received; and
- (f) a brief description of the purpose of the payment; and
- (g) if the receipt is hand-written, the name of the person receiving the money evidenced by the signature of that person.

[Regulation 6G inserted in Gazette 25 Jun 1996 p. 2919; amended in Gazette 17 Nov 2006 p. 4760.]

6H. Record keeping requirements

- (1) A record shall be —
 - (a) kept in written form; and
 - (b) kept for a period of not less than 6 years from the date on which the money was received; and
 - (c) readily accessible.
- (2) Where a receipt has been given for money received, a record shall contain the information contained in the receipt and may take the form of a duplicate copy of the receipt.
- (3) Where money has been received by electronic transfer, a record shall contain the information specified in regulation 6G(b), (c), (d), (e) and (f) and, for that purpose, the reference in regulation 6G(b) to “receipt” is to be read as a reference to “record”.

[Regulation 6H inserted in Gazette 25 Jun 1996 p. 2919-20.]

7. Registers of licensees etc., particulars in prescribed (Act s. 133(2))

The prescribed particulars to be recorded, pursuant to section 133(2) of the Act, by the Commissioner —

- (a) in the register of licensees are, in respect of each licensee —
 - (i) the name and address of the licensee;
 - (ii) where the licensee is a firm, the name, address, and, where applicable, licence number of each partner constituting the firm;
 - (iii) where the licensee is a body corporate, the name, address, and, where applicable, licence number of each director of the licensee;
 - (iv) the licence number and the date on which the licence held by the licensee was granted;
 - (v) any special condition to which the licence held by the licensee is subject;
 - (vi) where a claim has been made or sustained against the Fidelity Account in respect of the licensee, a reference to that claim;
- (b) in the register of holders of current triennial certificates are, in respect of each holder —
 - (i) the name and address of the holder;
 - (ii) any business name under which the holder carries on business as an agent;
 - (iii) the situation of the registered office of the holder;
 - (iv) where the holder is a firm, the name, address, and, where applicable, licence number of each partner constituting the firm;

- (v) where the holder is a body corporate, the name, address and, where applicable, licence number of each director of the holder;
- (vi) where the holder is a firm or body corporate, the name and address of the person in *bona fide* control of the business of the holder;
- (vii) the licence number, and the date on which the licence held by the holder of the certificate was granted;
- (viii) the certificate number, and the date on which the certificate currently held by the holder was granted or renewed, as the case may be;
- (ix) the name and address of the auditor appointed by the holder;
- (x) the amount of any payment made under section 113 of the Act by the holder;
- (c) in the register of holders of current certificates of registration are, in respect of each holder —
 - (i) the name and address of the holder;
 - (ii) the certificate number and the date on which the certificate currently held by the holder was granted or renewed, as the case may be;
 - (iii) any special condition to which the certificate held by the holder is subject;
 - (iv) the amount of any payment made under section 113 of the Act by the holder;
 - (v) the name and address of the licensee or developer for and on behalf of whom the holder acts or by whom the holder is employed;
 - (vi) the date upon which a holder commenced in that capacity to act for and on behalf of, or be

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- employed by, the licensee or developer referred to in subparagraph (v);
- (vii) the name and address of every other licensee or developer for and on behalf of whom the holder has acted, or by whom the holder has been employed in that capacity, and the dates on which the holder commenced and ceased to so act or be employed by each of them, respectively.

[Regulation 7 amended in Gazette 7 Feb 2003 p. 387; 23 Dec 2008 p. 5467; 10 Nov 2009 p. 4495; 30 Jun 2011 p. 2671.]

7AA. Lending institution (Act s. 131A), classes of body prescribed

For the purposes of the definition of ***lending institution*** in section 131A of the Act, the class consisting of bodies, other than bodies referred to in paragraphs (a), (b) and (c) of that definition, that provide loans to persons in order to assist those persons to purchase a dwelling is prescribed.

[Regulation 7AA inserted in Gazette 25 Jun 1996 p. 2920.]

7A. Application for assistance from Home Buyers Assistance Account, form of (Act s. 131L(1))

For the purposes of section 131L(1) of the Act, the prescribed form of application is in the form of Form 1 set out in Schedule 2.

[Regulation 7A inserted in Gazette 2 Jul 1982 p. 2355.]

7B. Maximum amount prescribed (Act s. 131M(3))

For the purposes of section 131M(3) the prescribed maximum amount is \$2 000.

[Regulation 7B inserted in Gazette 30 Sep 1994 p. 4969.]

8. Changes in particulars, licensees to notify Commissioner of

A licensee shall give to the Commissioner notice in writing —

- (a) where the licensee is a body corporate, of any change in the directors of the body corporate;
- (b) where the licensee is a firm and any of the persons by whom or by which it is constituted is a body corporate, of any change in the directors of any such body corporate;
- (c) where the licensee is a firm or body corporate, of any change in the person in *bona fide* control of the business operated under the licence held by the licensee,

within one month of the change.

Penalty: \$100.

[Regulation 8 amended in Gazette 30 Jun 2011 p. 2672.]

9. Fees and costs, recovery of

- (1) The amount of —

- (a) any fees prescribed by these regulations;
- [(b) deleted]*
- (c) any costs ordered by a court or tribunal to be paid to the Commissioner upon the determination of any proceedings,

may be sued for and recovered by the Commissioner on behalf of the Crown in any court of competent jurisdiction.

- (2) Where, upon the determination of any proceedings, a court or tribunal makes an order for costs in favour of a person other than the Commissioner, the amount of those costs may be sued for by that person and recovered from the person against whom the order is made, in any court of competent jurisdiction.

[Regulation 9 amended in Gazette 30 Dec 2004 p. 6924; 30 Jun 2011 p. 2672.]

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10. Unsuccessful applicant for licence etc., refund to (Act s. 113)

An amount paid to the chief executive officer under section 113 of the Act in respect of an application referred to in that section shall, where that application does not result in the grant or renewal of a licence, triennial certificate, or certificate of registration, be refunded to the applicant from the Fidelity Account.

[Regulation 10 amended in Gazette 10 Nov 2009 p. 4495; 30 Jun 2011 p. 2672.]

11. Real Estate and Business Agents Interest Account, application of (Act s. 127)

For the purposes of section 127 of the Act —

- (a) moneys standing to the credit of the Real Estate and Business Agents Interest Account are to be applied monthly before the end of each month; and
- (b) the following proportions are prescribed —
 - (i) 4.5% to the Fidelity Account; and
 - (ii) 57% to the General Purpose Account; and
 - (iii) 38.5% to the Assistance Account.

[Regulation 11 inserted in Gazette 25 Jun 1996 p. 2920; amended in Gazette 6 Nov 2001 p. 5837; 10 Nov 2009 p. 4495-6; 30 Jun 2011 p. 2672.]

[11A, 11AA and 11B. Deleted in Gazette 25 Jun 1996 p. 2920.]

12. Fidelity Guarantee Account, claims against

A claim against the Fidelity Guarantee Account shall be made in writing and be verified by a statutory declaration made by a person who deposes to the facts therein set out of his own knowledge.

[Regulation 12 amended in Gazette 10 Nov 2009 p. 4495-6.]

13. Codes of conduct prescribed to be published (Act s. 101)

Any code of conduct that the Commissioner may from time to time prescribe pursuant to section 101 of the Act shall be published in the *Government Gazette*.

[Regulation 13 amended in Gazette 30 Jun 2011 p. 2672.]

14. Infringement notices, offences and modified penalties for etc.

- (1) The offences specified in Schedule 3 are offences for which an infringement notice may be issued under Part 2 of the *Criminal Procedure Act 2004*.
- (2) The modified penalty specified opposite an offence in Schedule 3 is the modified penalty for that offence for the purposes of the *Criminal Procedure Act 2004* section 5(3).
- (3) The Commissioner may, in writing, appoint persons or classes of persons to be authorised officers or approved officers for the purposes of the *Criminal Procedure Act 2004* Part 2.
- (4) The Commissioner is to issue to each authorised officer a certificate, badge or identity card identifying the officer as a person authorised to issue infringement notices.

[Regulation 14 inserted in Gazette 28 Aug 2009 p. 3348; amended in Gazette 30 Jun 2011 p. 2672.]

15. Forms (Sch. 2)

The forms set out in Schedule 2 are prescribed in relation to the matters specified in those forms.

[Regulation 15 inserted in Gazette 28 Aug 2009 p. 3348.]

Schedule 1 — Fees

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[Heading inserted in Gazette 23 Jun 2009 p. 2454.]

Item	Type of fee	Fee
1.	Application for licence	\$67.00
2.	Grant of licence	\$707.00
3.	Grant of licence to firm	\$925.00
4.	Grant of licence to body corporate	\$925.00
5.	Renewal of triennial certificate	\$454.00
6.	Grant of certificate of registration	\$181.00
7.	Renewal of certificate of registration	\$149.00
8.	Inspection of a register	\$10.50
9.	Copy (certified or uncertified) or an extract of an individual registration — first page each subsequent page	\$21.10 \$2.10
10.	Copy (certified or uncertified) or an extract of all registrations in a register	\$312.00
11.	For the purposes of section 30(2a) (the holding fee) ...	\$213.00

[Schedule 1 inserted in Gazette 23 Jun 2009 p. 2454; amended in Gazette 25 Jun 2010 p. 2851-2; 22 Jun 2011 p. 2368; 15 Jun 2012 p. 2600.]

Schedule 1A — Professional development subjects

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[Heading inserted in Gazette 28 Dec 2007 p. 6407.]

1. Agency agreements
2. Auctions
3. Business broking
4. Business management practices
5. Buyer's agents
6. Communication
7. Conflict of interest and disclosure
8. Customer service skills
9. Disciplinary proceedings
10. Law of contracts
11. Managing agency risk
12. Legislation regulating the carrying on of business as an agent in Western Australia
13. Property management
14. Sale and lease of commercial property
15. Sale process
16. Strata management
17. Trust accounting
18. Understanding real estate documents
19. Valid appointment to act

[Schedule 1A inserted in Gazette 28 Dec 2007 p. 6407.]

Schedule 2 — Forms

[r. 15]

[Heading inserted in Gazette 28 Aug 2009 p. 3349.]

Form 1—

HOME BUYERS ASSISTANCE ACCOUNT

**Application for grant for assistance with incidental expenses under the
Real Estate and Business Agents Act 1978 section 131L**

~~Real Estate and Business Agents Act 1978~~

Section A — To be completed by the applicant ~~and submitted to a lending institution with application for a housing loan.~~ (s)

~~All details in this application~~ persons who are purchasing the dwelling must be included in the Application

All sections of this Application form must be supplied completed.

~~1. — Particulars of~~ PARTICULARS OF THE APPLICANT(S)

Applicant(s) 1

~~Applicant 1.~~

Please tick (✓):- ☐ Mr ☐ Mrs ☐ Miss ☐ Ms ☐ Other

~~Surname~~

~~Given Names~~

~~Previous Name~~

~~Occupation~~

~~Street Address~~

Family Name

First Given Name

Other Given Name(s)

Previous Family Name

Street Address _____

Suburb/Town _____

Post Code _____

Telephone No. _____ (Business) _____ (Bus)

(Home) _____ (Mobile) _____

Email _____

Date of Birth _____ / _____ / _____

Applicant 2. (If applicable)

Please tick (✓): ☐ Mr ☐ Mrs ☐ Miss ☐ Ms ☐ Other _____

Surname _____

Given Names _____

Previous Name _____

Occupation _____

Street Address _____

Suburb/Town _____ Post Code _____

Telephone No. _____ (Business) _____ (Home)

_____ (Mobile)

Date of Birth _____ / _____ / _____

2. ~~Particulars of any other dwelling owned or partially owned~~

Do either of the applicants you own or partially own, or have either of the applicants you ever owned, or partially owned, any dwelling in Western Australia?

Please tick (✓): ☐ Yes ☐ No

If ~~so~~, “Yes”, please give particulars of the dwelling(s) and ownership:

~~3. — Particulars of Dwelling to be purchased~~

Do you own or partially own, or have you ever owned or partially owned, vacant land in Western Australia?

Please tick (✓): ☐ Yes ☐ No

If “Yes”, please give particulars of the vacant land previously owned:

Applicant 2 (If applicable)

Please tick (✓): ☐ Mr ☐ Mrs ☐ Miss ☐ Ms ☐ Other

~~Is~~ Family Name

First Given Name

Other Given Name(s)

Previous Family Name

Street Address

Suburb/Town

Post Code

Telephone No.

(Bus)

(Home)

(Mobile)

Email

Date of Birth

 / /

Do you own or partially own, or have you ever owned or partially owned, any dwelling ~~complete?~~ in Western Australia?

Please tick (✓): ☐ Yes ☒ ~~No~~ ~~Partially erected?~~ ☒ ~~Yes~~ ☐ No

~~Street Address~~

If “Yes”, please give particulars of the dwelling(s) and ownership:

Do you own or partially own, or have you ever owned or partially owned, vacant land in Western Australia?

Please tick (✓): ☐ Yes ☐ No

If "Yes", please give particulars of the vacant land previously owned:

1. What is the address of the dwelling purchased?

Street Address

Suburb/Town

 Post Code

2. What was the purchase price

Amount of loan

 the dwelling?

Name of lending institution(s)

Name of

 \$

3. Was the dwelling purchased through a licensed real estate agent carrying on business in WA?

4. Particulars of Incidental Expenses

Please tick (✓): ☐ Yes ☐ No

If "Yes", please provide the name and address of the selling real estate agent:

4. What is the name and address of the lending institution that provided the loan to purchase the dwelling?

Name

Real Estate and Business Agents (General) Regulations 1979
Schedule 2 Forms

Address _____

5. Was the dwelling established or partially built at the time of purchase?

Please tick (✓): ☐ Yes ☐ No

6. Do all applicants intend to live in the dwelling for at least 12 months after settlement on purchase of the established dwelling or completion of the partially built dwelling?

Please tick (✓): ☐ Yes ☐ No

7. Is there an existing tenancy agreement in place for the established dwelling purchased?

Please tick (✓): ☐ Yes ☐ No

If "Yes":

(a) When does the tenancy agreement expire?

____ / ____ / ____

(b) Do all applicants intend to live in the dwelling for at least 12 months after expiry of the existing tenancy agreement?

Please tick (✓): ☐ Yes ☐ No

8. What were your incidental expenses?

Expense _____	Amount - \$	Carried forward	\$
<u>Settlement / Conveyancing fees</u> Stamp duty _____ <u>Strata company enquiry fee / section 43 certificate fee</u> <u>Landgate transfer registration fee</u> _____ <u>mortgage</u>		<u>Lending institution fees for lodging this application</u> <u>Mortgage guarantee fees or mortgage insurance premium (not house and</u>	

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Real Estate and Business Agents (General) Regulations 1979

Forms **Schedule 2**

Registration fees transfer mortgage caveat Conveyancing fees Solicitor's fees Valuation <u>Inspection</u> fees		contents insurance or mortgage protection insurance) Inspection fees Establishment fees	
Sub-Total	\$	Total	\$

Statutory ~~declaration~~ Declaration

I/We,

 [~~name, and address and occupation of person(s)~~ applicant 1 making the declaration]

 [~~name and address of~~ applicant 2 making the declaration]

sincerely declare as follows —

- (a) ~~the~~ The information provided by me/us in this ~~application~~ Home Buyers Assistance Account Application is true and correct;
- (b) ~~I/we do not intend to lease the dwelling, or permit it to be leased, for the period of 12 months after settlement on its purchase;~~
- (c) ~~the dwelling, unless it is a partly built dwelling, is to be used as the principal place of residence of myself/ourselves and my/our immediate family for at least the period referred to in paragraph (b) of this declaration.~~

This declaration is true and I/we know that it is an offence to make a declaration knowing that it is false in a material particular.

Applicant 1

Real Estate and Business Agents (General) Regulations 1979
Schedule 2 Forms

This declaration is made under the *Oaths, Affidavits and Statutory Declarations Act 2005* at ~~[place]~~

_____ on ~~[date]~~ / / by _____

~~[Signature(s) of person(s) making the declaration]~~

~~in~~

Place

Date

Signature of **applicant 1**
making the declaration

In the presence of _____:

~~[Signature of authorised witness]~~

~~[Name of authorised witness and qualification as such a witness]~~

Signature of
authorised witness

Name of authorised
witness

Qualifications as such a
witness

Applicant 2 (If applicable)

This declaration is made under the *Oaths, Affidavits and Statutory Declarations Act 2005* at

_____ on / / by _____

Place

Date

Signature of **applicant 1**
making the declaration

In the presence of:

Signature of authorised
witness

Name of authorised
witness

Qualifications as such a
witness

AUTHORITY TO RELEASE PERSONAL INFORMATION

I _____ of _____

[Name and address of **applicant 1**]

I _____ of _____

[Name and address of applicant 2]

being the applicant(s) for assistance from the Home Buyers Assistance Account under the Real Estate and Business Agents Act 1978 AUTHORISE the Chief Executive Officer of the Department of Commerce, or persons that he or she may direct, to make such further enquiries as deemed necessary to assess this Application under the Act. My general consent includes specifically authorising the Chief Executive Officer, or persons that he or she may direct, to obtain on my behalf from any relevant agency any information that may be necessary to assist with the assessment. I acknowledge that the Chief Executive Officer, or persons that he or she may direct, can use any or all of the information or documentation received pursuant to this authority for the purpose of assessing this Application.

_____ on ____ / ____ / ____

Signature of applicant 1 making the declaration Date

_____ on ____ / ____ / ____

Signature of applicant 2 making the declaration Date

Section B — To be completed by the lending institution

(The lender is the party that actually provides the loan, not the agent/broker who arranged the loan)

Applicant 1

Full name _____

Applicant 2 (If applicable)

Full name _____

Loan BSB and account number _____

Name of lending institution _____

Address _____

Suburb/Town _____ Postcode _____

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Schedule 2 Forms

Business Telephone No. _____

Business Fax No. _____

Further incidental expenses associated with the loan

<u>Expense</u>	<u>Amount \$</u>
<u>Mortgage registration fees</u>	
<u>Caveat registration fees</u>	
<u>Bank's solicitor fees</u>	
<u>Valuation fees</u>	
<u>Lending institution fees for lodging this Application</u>	
<u>Mortgage guarantee fees or mortgage insurance premium</u> <u>(not house and contents insurance or mortgage protection</u> <u>insurance)</u>	
<u>Loan Establishment fees</u>	
<u>Total</u>	

Having approved a loan to assist the applicant(s) to purchase a dwelling we:

- (a) hereby lodge the Application for a grant to cover the whole or part of the
amount of incidental expenses in connection with the purchase; and
- (b) advise that the details disclosed in the Application in relation to our
arrangements and the incidental expenses, to the best of our knowledge
and involvement, are correct.

Signature of authorised officer of lending
institution

Name of officer of lending institution
(please print)

Title of authorised officer of lending institution

affix seal here



*[Form 1 inserted in Gazette ~~8 Feb 2002~~[23 Oct 2012](#) p. ~~599-602~~;
amended in Gazette ~~28 Aug 2009~~ p. ~~3349~~; ~~28 May 2010~~
p. ~~2298~~[5049-54](#).]*

Form 2 — Infringement notice

<i>Real Estate and Business Agents Act 1978</i>		Infringement notice no.
Infringement notice		
Alleged offender	Name: Family name _____	
	Given names _____	
	or Company name _____	
	ACN _____	
	Address _____	
	Postcode _____	
Alleged offence	Description of offence _____	
	<i>Real Estate and Business Agents Act 1978 s.</i>	
	<i>Real Estate and Business Agents (General) Regulations 1979 r.</i>	
	Date / /20 Time a.m./p.m.	
	Modified penalty \$ _____	
Officer issuing notice	Name _____	
	Signature _____	
	Office _____	
Date	Date of notice / /20	
Notice to alleged offender	<p>It is alleged that you have committed the above offence.</p> <p>If you do not want to be prosecuted in court for the offence, pay the modified penalty within 28 days after the date of this notice.</p>	

	<p>How to pay</p> <p>By post: Send a cheque or money order (payable to 'Approved Officer — <i>Real Estate and Business Agents Act 1978</i>') to the following address:</p> <p>Approved Officer Department of Commerce — Consumer Protection [Address]</p> <p>In person: Pay the cashier at:</p> <p>Department of Commerce — Consumer Protection [Address]</p> <p>If you do not pay the modified penalty within 28 days, you may be prosecuted or enforcement action may be taken under the <i>Fines, Penalties and Infringement Notices Enforcement Act 1994</i>. Under that Act your driver's licence and/or vehicle licence may be suspended.</p>
	<p>If you need more time to pay the modified penalty, you can apply for an extension of time by writing to the Approved Officer at the above postal address.</p>
	<p>If you want this matter to be dealt with by prosecution in court, sign here _____ and post this notice to the Approved Officer at the above postal address within 28 days after the date of this notice.</p>

[Form 2 inserted in Gazette 28 Aug 2009 p. 3349-50; amended in Gazette 30 Jun 2011 p. 2670.]

Form 3 — Withdrawal of infringement notice

<i>Real Estate and Business Agents Act 1978</i>		Withdrawal no.
Withdrawal of infringement notice		
Alleged offender	Name: Family name _____	
	Given names _____	
	or Company name _____	
	ACN _____	
	Address _____	
		Postcode _____
Infringement notice	Infringement notice no. _____	
	Date of issue / /20	
Alleged offence	Description of offence _____	
	<i>Real Estate and Business Agents Act 1978 s.</i> <i>Real Estate and Business Agents (General) Regulations 1979 r.</i>	
	Date / /20 Time a.m./p.m.	
Officer withdrawing notice	Name _____	
	Signature _____	
	Office _____	
Date	Date of withdrawal / /20	
Withdrawal of infringement notice [*delete whichever is not applicable]	The above infringement notice issued against you has been withdrawn. If you have already paid the modified penalty for the alleged offence you are entitled to a refund. * Your refund is enclosed. or	

Forms **Schedule 2**

[Form 3 inserted in Gazette 28 Aug 2009 p. 3350-1; amended in Gazette 30 Jun 2011 p. 2670.]

Schedule 3 — Prescribed offences and modified penalties

[r. 14]

[Heading inserted in Gazette 28 Aug 2009 p. 3351.]

Offences under <i>Real Estate and Business Agents Act 1978</i>		Modified Penalty
s. 35	Failing to notify Commissioner of ceasing or commencing business	\$400
s. 36(1)	Failing to have registered office in the State	\$200
s. 37(1)	Failing to register a branch office	\$200
s. 37(2)	Failing to have qualified manager at branch office	\$200
s. 37(3)	Branch manager acting for more than one licensee or as an agent on own account	\$400
s. 40(1)(a)	Carrying on business under a name not endorsed on triennial certificate	\$200
s. 40(1)(b)	Failing to include surname and initials of licensee on all business correspondence	\$200
s. 40(3)	Failing to notify Commissioner of alteration of business name	\$200
s. 41(1)(a)	Failing to display official details at registered office	\$400
s. 41(1)(b)	Failing to display official details at branch office	\$400
s. 41(2)(a)	Failing to display official details on all correspondence and documents from registered office	\$400

Real Estate and Business Agents (General) Regulations 1979
Prescribed offences and modified penalties **Schedule 3**

Offences under <i>Real Estate and Business Agents Act 1978</i>		Modified Penalty
s. 41(2)(b)	Failing to display official details on all correspondence and documents from branch office	\$400
s. 51(1)	Failing to notify Commissioner of commencing or ceasing employment, or to act, as a sales representative	\$400
s. 70(1)	Failing to cause audit of trust account	\$600
s. 70(3)	Failing to deliver audit report to the Commissioner	\$600
s. 70(8)	Failing to deliver a termination audit report	\$600
s. 86	Failing to lodge a statutory declaration in relation to the audit of trust accounts	\$200
Offence under <i>Real Estate and Business Agents (General) Regulations 1979</i>		Modified Penalty
r. 8	Failing to notify Commissioner of change in particulars	\$20

[Schedule 3 inserted in Gazette 28 Aug 2009 p. 3351-2; amended in Gazette 30 Jun 2011 p. 2670; [23 Oct 2012 p. 5055.](#)]

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[=====](#)

Real Estate and Business Agents (General) Regulations 1979

Notes

- ¹ This is a compilation of the *Real Estate and Business Agents (General) Regulations 1979* and includes the amendments made by the other written laws referred to in the following table. The table also contains information about any reprint.

Compilation table

Citation	Gazettal	Commencement
<i>Real Estate and Business Agents (General) Regulations 1979</i>	31 Aug 1979 p. 2616-18	1 Sep 1979
<i>Real Estate and Business Agents (General) Amendment Regulations 1980</i>	26 Sep 1980 p. 3312	26 Sep 1980
<i>Real Estate and Business Agents (General) Amendment Regulations 1981</i>	26 Jun 1981 p. 2293	26 Jun 1981
<i>Real Estate and Business Agents (General) Amendment Regulations (No. 2) 1981</i>	6 Nov 1981 p. 4526	1 Dec 1981 (see r. 2)
<i>Real Estate and Business Agents (General) Amendment Regulations 1982</i>	2 Jul 1982 p. 2334-6	2 Jul 1982 ²
Reprint of the <i>Real Estate and Business Agents (General) Regulations 1979</i> in <i>Gazette</i> 26 Nov 1982 p. 4667-74 (includes amendments listed above)		
<i>Real Estate and Business Agents (General) Amendment Regulations 1983</i>	21 Oct 1983 p. 4298	1 Jan 1984 (see r. 2)
<i>Real Estate and Business Agents (General) Amendment Regulations (No. 2) 1983</i>	30 Dec 1983 p. 5121-2	30 Dec 1983
<i>Real Estate and Business Agents (General) Amendment Regulations 1984 ³</i>	21 Dec 1984 p. 4191	21 Dec 1984
<i>Real Estate and Business Agents (General) Amendment Regulations 1985</i>	21 Jun 1985 p. 2262	21 Jun 1985
<i>Real Estate and Business Agents (General) Amendment Regulations 1986</i>	28 Feb 1986 p. 668	28 Feb 1986

Real Estate and Business Agents (General) Regulations 1979

Citation	Gazettal	Commencement
<i>Real Estate and Business Agents (General) Amendment Regulations 1986</i>	13 Jun 1986 p. 1997-8	1 Jul 1986 (see r. 2)
<i>Real Estate and Business Agents (General) Amendment Regulations (No. 3) 1986</i>	8 Aug 1986 p. 2870-1	1 Feb 1987 (see r. 2)
<i>Real Estate and Business Agents (General) Amendment Regulations (No. 4) 1986</i>	24 Dec 1986 p. 4998	24 Dec 1986
<i>Real Estate and Business Agents (General) Amendment Regulations 1987</i>	8 May 1987 p. 2103	8 May 1987
<i>Real Estate and Business Agents (General) Amendment Regulations (No. 2) 1987</i>	4 Sep 1987 p. 3519	4 Sep 1987
<i>Real Estate and Business Agents (General) Amendment Regulations (No. 3) 1987</i>	30 Oct 1987 p. 4047	30 Oct 1987
<i>Real Estate and Business Agents (General) Amendment Regulations (No. 4) 1987</i>	18 Dec 1987 p. 4516	18 Dec 1987
<i>Real Estate and Business Agents (General) Amendment Regulations 1988</i>	12 Aug 1988 p. 2770	12 Aug 1988
<i>Real Estate and Business Agents (General) Amendment Regulations (No. 2) 1988</i>	2 Sep 1988 p. 3466	2 Sep 1988
<i>Real Estate and Business Agents (General) Amendment Regulations 1989</i>	20 Jan 1989 p. 132	20 Jan 1989
<i>Real Estate and Business Agents (General) Amendment Regulations (No. 2) 1989</i>	3 Feb 1989 p. 360	3 Feb 1989
<i>Real Estate and Business Agents (General) Amendment Regulations (No. 3) 1989</i>	30 Jun 1989 p. 1979	1 Jul 1989 (see r. 2)

Real Estate and Business Agents (General) Regulations 1979

Citation	Gazettal	Commencement
<i>Real Estate and Business Agents (General) Amendment Regulations 1990</i>	15 Jun 1990 p. 2723 (erratum 22 Jun 1990 p. 3034)	15 Jun 1990
<i>Real Estate and Business Agents (General) Amendment Regulations (No. 2) 1990</i>	20 Jul 1990 p. 3461	20 Jul 1990
<i>Real Estate and Business Agents (General) Amendment Regulations (No. 3) 1990</i>	1 Aug 1990 p. 3652-3	1 Aug 1990
<i>Real Estate and Business Agents (General) Amendment Regulations (No. 4) 1990</i>	26 Oct 1990 p. 5370	26 Oct 1990
<i>Real Estate and Business Agents (General) Amendment Regulations 1991</i>	28 Jun 1991 p. 3119	28 Jun 1991
<i>Real Estate and Business Agents (General) Amendment Regulations (No. 2) 1991</i>	13 Dec 1991 p. 6160	13 Dec 1991
<i>Real Estate and Business Agents (General) Amendment Regulations 1992</i>	14 Aug 1992 p. 4011-12	14 Aug 1992
Reprint of the <i>Real Estate and Business Agents (General) Regulations 1979</i> as at 1 Oct 1992 (includes amendments listed above)		
<i>Real Estate and Business Agents (General) Amendment Regulations 1993</i>	30 Nov 1993 p. 6411-12	30 Nov 1993
<i>Real Estate and Business Agents (General) Amendment Regulations 1994</i>	30 Sep 1994 p. 4969-72	6 Oct 1994 (see r. 2)
<i>Real Estate and Business Agents (General) Amendment Regulations (No. 2) 1994</i>	9 Dec 1994 p. 6661-2	9 Dec 1994
<i>Real Estate and Business Agents (General) Amendment Regulations 1996</i>	7 Jun 1996 p. 2392	7 Jun 1996
<i>Real Estate and Business Agents (General) Amendment Regulations (No. 3) 1996</i>	25 Jun 1996 p. 2917-22	1 Jul 1996 (see r. 2 and <i>Gazette</i> 25 Jun 1996 p. 2902)

Real Estate and Business Agents (General) Regulations 1979

Citation	Gazettal	Commencement
<i>Real Estate and Business Agents (General) Amendment Regulations (No. 2) 1996</i>	25 Jun 1996 p. 2923-5	1 Jul 1996 (see r. 2 and <i>Gazette</i> 1 Jul 1996 p. 3179)
<i>Real Estate and Business Agents (General) Amendment Regulations 1997</i>	27 Jun 1997 p. 3099-101	1 Jul 1997 (see r. 2)
Reprint of the Real Estate and Business Agents (General) Regulations 1979 as at 28 Nov 1997 (includes amendments listed above)		
<i>Real Estate and Business Agents (General) Amendment Regulations 1998</i>	16 Oct 1998 p. 5733-5	1 Nov 1998 (see r. 2 and <i>Gazette</i> 16 Oct 1998 p. 5729)
<i>Real Estate and Business Agents (General) Amendment Regulations 1999</i>	8 Oct 1999 p. 4782-3	8 Oct 1999
<i>Real Estate and Business Agents (General) Amendment Regulations 2000</i>	18 Feb 2000 p. 913-14	18 Feb 2000
<i>Real Estate and Business Agents (General) Amendment Regulations 2001</i>	6 Nov 2001 p. 5837	6 Nov 2001
<i>Real Estate and Business Agents (General) Amendment Regulations 2002</i>	8 Feb 2002 p. 599-602	8 Feb 2002
Reprint of the Real Estate and Business Agents (General) Regulations 1979 as at 8 Mar 2002 (includes amendments listed above)		
<i>Real Estate and Business Agents (General) Amendment Regulations 2003</i> ⁴	7 Feb 2003 p. 384-7 (as amended 13 Jan 2004 p. 145-6)	7 Feb 2003
<i>Real Estate and Business Agents (General) Amendment Regulations 2004</i>	13 Jan 2004 p. 145-6	13 Jan 2004
<i>Real Estate and Business Agents (General) Amendment Regulations (No. 2) 2004</i>	30 Dec 2004 p. 6924	1 Jan 2005 (see r. 2 and <i>Gazette</i> 31 Dec 2004 p. 7130)
<i>Real Estate and Business Agents (General) Amendment Regulations 2006</i>	27 Jun 2006 p. 2269-70	1 Jul 2006 (see r. 2)

Real Estate and Business Agents (General) Regulations 1979

Citation	Gazettal	Commencement
<i>Real Estate and Business Agents (General) Amendment Regulations (No. 2) 2006</i>	17 Nov 2006 p. 4759-60	17 Nov 2006
<i>Real Estate and Business Agents (General) Amendment Regulations 2007</i>	6 Feb 2007 p. 307-10	6 Feb 2007
<i>Real Estate and Business Agents (General) Amendment Regulations (No. 2) 2007</i>	9 Mar 2007 p. 847-8	9 Mar 2007
Reprint 5: The Real Estate and Business Agents (General) Regulations 1979 as at 8 Jun 2007 (includes amendments listed above)		
<i>Real Estate and Business Agents (General) Amendment Regulations (No. 4) 2007</i>	24 Jul 2007 p. 3659-60	r. 1 and 2: 24 Jul 2007 (see r. 2(a)); Regulations other than r. 1 and 2: 25 Jul 2007 (see r. 2(b) and <i>Gazette</i> 25 Jul 2007 p. 3657)
<i>Real Estate and Business Agents (General) Amendment Regulations (No. 5) 2007</i>	28 Dec 2007 p. 6403-7	r. 1 and 2: 28 Dec 2007 (see r. 2(a)); Regulations other than r. 1 and 2: 29 Dec 2007 (see r. 2(b))
<i>Real Estate and Business Agents (General) Amendment Regulations (No. 2) 2008</i>	17 Jun 2008 p. 2557-8	r. 1 and 2: 17 Jun 2008 (see r. 2(a)); Regulations other than r. 1 and 2: 1 Jul 2008 (see r. 2(b))
<i>Real Estate and Business Agents (General) Amendment Regulations 2008</i>	24 Jun 2008 p. 2886-7	r. 1 and 2: 24 Jun 2008 (see r. 2(a)); Regulations other than r. 1 and 2: 25 Jun 2008 (see r. 2(b))
<i>Real Estate and Business Agents (General) Amendment Regulations (No. 3) 2008</i>	23 Dec 2008 p. 5465-7	r. 1 and 2: 23 Dec 2008 (see r. 2(a)); Regulations other than r. 1 and 2: 24 Dec 2008 (see r. 2(b))
<i>Real Estate and Business Agents (General) Amendment Regulations 2009</i>	17 Apr 2009 p. 1319-23	r. 1 and 2: 17 Apr 2009 (see r. 2(a)); Regulations other than r. 1 and 2: 18 Apr 2009 (see r. 2(b))
<i>Real Estate and Business Agents (General) Amendment Regulations (No. 2) 2009</i>	8 May 2009 p. 1491-2	r. 1 and 2: 8 May 2009 (see r. 2(a)); Regulations other than r. 1 and 2: 1 Jul 2009 (see r. 2(b))

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Citation	Gazettal	Commencement
<i>Real Estate and Business Agents (General) Amendment Regulations (No. 4) 2009</i>	23 Jun 2009 p. 2453-4	r. 1 and 2: 23 Jun 2009 (see r. 2(a)); Regulations other than r. 1 and 2: 1 Jul 2009 (see r. 2(b))
<i>Real Estate and Business Agents (General) Amendment Regulations (No. 3) 2009</i>	28 Aug 2009 p. 3347-52	r. 1 and 2: 28 Aug 2009 (see r. 2(a)); Regulations other than r. 1 and 2: 29 Aug 2009 (see r. 2(b))
<i>Real Estate and Business Agents (General) Amendment Regulations (No. 5) 2009</i>	10 Nov 2009 p. 4495-6	r. 1 and 2: 10 Nov 2009 (see r. 2(a)); Regulations other than r. 1 and 2: 11 Nov 2009 (see r. 2(b))
Reprint 6: The Real Estate and Business Agents (General) Regulations 1979 as at 11 Dec 2009 (includes amendments listed above)		
<i>Real Estate and Business Agents (General) Amendment Regulations 2010</i>	28 May 2010 p. 2297-8	r. 1 and 2: 28 May 2010 (see r. 2(a)); Regulations other than r. 1 and 2: 29 May 2010 (see r. 2(b))
<i>Real Estate and Business Agents (General) Amendment Regulations (No. 2) 2010</i>	25 Jun 2010 p. 2851-2	r. 1 and 2: 25 Jun 2010 (see r. 2(a)); Regulations other than r. 1 and 2: 1 Jul 2010 (see r. 2(b))
<i>Real Estate and Business Agents (General) Amendment Regulations 2011</i>	22 Jun 2011 p. 2367-8	r. 1 and 2: 22 Jun 2011 (see r. 2(a)); Regulations other than r. 1 and 2: 1 Jul 2011 (see r. 2(b))
<i>Real Estate and Business Agents (General) Amendment Regulations (No. 2) 2011</i>	30 Jun 2011 p. 2669-72	r. 1 and 2: 30 Jun 2011 (see r. 2(a)); Regulations other than r. 1 and 2: 1 Jul 2011 (see r. 2(b))
Reprint 7: The Real Estate and Business Agents (General) Regulations 1979 as at 3 Feb 2012 (includes amendments listed above)		
<i>Real Estate and Business Agents (General) Amendment Regulations 2012</i>	15 Jun 2012 p. 2599-600	r. 1 and 2: 15 Jun 2012 (see r. 2(a)); Regulations other than r. 1 and 2: 1 Jul 2012 (see r. 2(b))
<i>Real Estate and Business Agents (General) Amendment Regulations (No. 2) 2012</i>	23 Oct 2012 p. 5049-55	r. 1 and 2: 23 Oct 2012 (see r. 2(a)); Regulations other than r. 1 and 2: 24 Oct 2012 (see r. 2(b))

Real Estate and Business Agents (General) Regulations 1979

² The commencement date in r. 2 was of no effect as it was before the date of gazettal.

³ The *Miscellaneous Regulations (Validation) Act 1985* applied to these regulations. It deems the regulations not to have ceased to have effect as a result of the failure to comply with section 42(1) of the *Interpretation Act 1984*, subject to their being laid before the Legislative Assembly. The *Interpretation Act 1984* s. 42(2) then applied as if the words “or if any regulations are not laid before both Houses of Parliament in accordance with subsection (1)” had been omitted.

⁴ The *Real Estate and Business Agents (General) Amendment Regulations 2003*-r. 4(2) (as amended in *Gazette* 13 Jan 2004 p. 146) and r. 5(2) are transitional provisions that are of no further effect.