



Western Australia

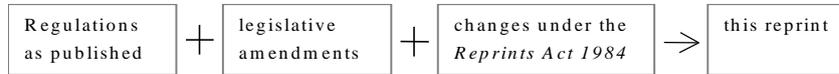
Real Estate and Business Agents Act 1978

Real Estate and Business Agents (General) Regulations 1979

Reprint 5: The regulations as at 8 June 2007

Guide for using this reprint

What the reprint includes



Endnotes, Compilation table, and Table of provisions that have not come into operation

1. Details about the original regulations and legislation that has amended its text are shown in the Compilation table in endnote 1, at the back of the reprint. The table also shows any previous reprint.
2. Transitional, savings, or other provisions identified in the Compilation table may be important. The table may refer to another endnote setting out the text of these provisions in full.
3. A table of provisions that have not come into operation, to be found in endnote 1a if it is needed, lists any provisions of the regulations being reprinted that have not come into operation and any amendments that have not come into operation. The full text is set out in another endnote that is referred to in the table.

Notes amongst text (italicised and within square brackets)

1. If the reprint includes a regulation that was inserted, or has been amended, since the regulations being reprinted were made, editorial notes at the foot of the regulation give some history of how the regulation came to be as it is. If the regulation replaced an earlier regulation, no history of the earlier regulation is given (the full history of the regulations is in the Compilation table).

Notes of this kind may also be at the foot of Schedules or headings.

2. The other kind of editorial note shows something has been —
 - removed (because it was repealed or deleted from the law); or
 - omitted under the *Reprints Act 1984* s. 7(4) (because, although still technically part of the text, it no longer has any effect).

The text of anything removed or omitted can be found in an earlier reprint (if there is one) or one of the written laws identified in the Compilation table.

Reprint numbering and date

1. The reprint number (in the footer of each page of the document) shows how many times the regulations have been reprinted. For example, numbering a reprint as “Reprint 3” would mean that the reprint was the 3rd reprint since the regulations were published. Reprint numbering was implemented as from 1 January 2003.
2. The information in the reprint is current on the date shown as the date as at which the regulations are reprinted. That date is not the date when the reprint was published by the State Law Publisher and it is probably not the date when the most recent amendment had effect.

Western Australia

Real Estate and Business Agents (General) Regulations 1979

CONTENTS

1.	Citation	1
2.	Terms used in these regulations	1
3.	Common seal	2
4.	Fees	2
4A.	Holding fee	2
4AA.	Prescribed educational requirements for agents	3
4B.	Prescribed periods	5
5.	Notice of application for licence	5
6.	Prescribed examinations	6
6A.	Prescribed qualifications for sales representatives	6
6B.	Grant of certificate of registration	7
6BA.	Requirements for appointment to act as an agent	7
6C.	Definition of “authorised financial institution” — prescribed classes	9
6D.	Designation of trust accounts	9
6E.	Prescribed requirements for separate accounts	10
6F.	Interest payable on trust accounts	10
6G.	Content of receipts	11
6H.	Records under section 69(1)(b)	11
7.	Particulars to be included in registers	12
7AA.	Definition of “lending institution” — prescribed class	14
7A.	Prescribed form of application for assistance from Home Buyers Assistance Fund	14
7B.	Prescribed amount for purposes of section 131M(3)	14

Contents

8.	Notice of changes in particulars	15
9.	Recovery of fees, fines and costs	15
10.	Refund to unsuccessful applicant	15
11.	Application of Board Interest Account	16
12.	Claims against the Fidelity Fund	16
13.	Codes of conduct	16

Schedule 1 — Fees

**Schedule 1A — Professional
development subjects**

**Division 1 — Mandatory professional
development subjects**

**Division 2 — Elective professional development
subjects**

Schedule 2 — Forms

Notes

Compilation table	24
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Defined Terms



Reprinted under the
Reprints Act 1984 as
at 8 June 2007

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

In these regulations, unless the contrary intention appears —
“**dwelling**” has the same meaning as it has in section 131L of the Act;

“**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*;

“**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.]*

3. Common seal

- (1) The common seal of the Board shall be in the form of a circular embossment inscribed with the passage “Real Estate and Business Agents Supervisory Board —Western Australia” around its circumference and the coat of arms of Western Australia in its centre.
- (2) The common seal shall be kept in safe custody by the Registrar and shall not be applied to any document except pursuant to a resolution of the Board and upon the common seal being so applied the document shall be signed by the Chairman and either the Registrar or another officer nominated by the Board for that purpose.
- (3) Every resolution to apply the common seal to a document shall be recorded in the minutes of the meetings of the Board.

4. Fees

- (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 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

- (1) In this regulation —
 “holding fee” means the fee set out in item 13 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 Board 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.]

4AA. Prescribed educational requirements for agents

- (1) It is a prescribed educational requirement for the purposes of section 31(3)(b) of the Act that the licensee, or if the licensee is a body corporate, each person concerned in the management or conduct of the body corporate, has undertaken, during each of the 3 years of the preceding period —
- (a) an educational activity, approved under subregulation (3), for each of the subjects listed in Schedule 1A Division 1; and
 - (b) an educational activity, approved under subregulation (3), for any of the subjects listed in Schedule 1A Division 2,

so that the total value of the activities undertaken, calculated in accordance with subregulations (7) and (8), is 10 points or more.

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- (2) In subregulation (1) —
“preceding period” means the 3 years preceding the day on which the triennial certificate for which the licensee is seeking renewal, expired or is due to expire.
- (3) For each subject listed in Schedule 1A Divisions 1 and 2, the Board is to approve one or more of the following educational activities as activities that may be undertaken for the purposes of subregulation (1) —
- (a) attendance, including by means of audiolink or videolink, at a training course provided by a specified body or person and successful completion of any assessment requirements for that course;
 - (b) attendance, including by means of audiolink or videolink, at a seminar presented by a specified body or person;
 - (c) viewing of a specified recording;
 - (d) participation in a specified course of study, or a specified component of a course of study, and successful completion of any assessment requirements for that course or component.
- (4) In subregulation (3) —
“specified” means specified by the Board in the notice published under subregulation (5).
- (5) The Board is to publish notice of an approval under subregulation (3) on its website.
- (6) An approval under subregulation (3) may apply in relation to all licensees or to any class of licensees.
- (7) The value of an educational activity is measured in points and points accrue at the rate of —
- (a) 0.5 points per half hour spent engaged in an activity of a kind referred to in subregulation (3)(a) or (b); and

- (b) 0.5 points per hour spent engaged in an activity of a kind referred to in subregulation (3)(c) or (d).
- (8) The maximum number of points that a person can accrue in a year by undertaking educational activities of a kind referred to in subregulation (3)(c) or (d) is —
 - (a) 6 points if the person's principal place of business is more than 100 km from Perth, Kalgoorlie, Geraldton, Albany, Bunbury and Busselton; or
 - (b) 3 points in any other case.

[Regulation 4AA inserted in Gazette 6 Feb 2007 p. 307-9; amended in Gazette 9 Mar 2007 p. 848.]

4B. Prescribed periods

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

- (1) Notice of an application for the grant of a licence to be advertised pursuant to section 24(2) of the Act —
 - (a) shall be in a form approved by the Board; and
 - (b) shall be published by the Board in an issue of the newspaper known as "The West Australian" on a Saturday not less than 14 days before the day fixed for the hearing of the application.

[(2) repealed]

[Regulation 5 amended in Gazette 26 Oct 1990 p. 5370.]

6. Prescribed examinations

- (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 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;
 - (ii) Unit 15825 — Selling Businesses; and
 - (iii) Unit 15892 — Real Estate Law;
 - or
 - (b) the examinations required to be passed for the conferring 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.]

6A. Prescribed qualifications for sales representatives

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;
- (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.

[Regulation 6A inserted in Gazette 7 Feb 2003 p. 386.]

6B. Grant of certificate of registration

The Board or the Registrar 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;
- (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.]

6BA. Requirements for appointment to act as an agent

- (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;
 - (b) where —
 - (i) the appointment is to act as an agent in a transaction as defined in section 61(4a) of the Act; and

r. 6BA

- (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;
 - (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 Real Estate and Business Agents Supervisory Board 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.]

6C. Definition of “authorised financial institution” — prescribed classes

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. Designation of trust accounts

- (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;
 - (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”;
 - (b) the name of the holder of the triennial certificate, and any business name of that holder, recorded in the register;
 - (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.]

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6E. Prescribed requirements for separate accounts

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

- (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. Content of receipts

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

- (aa) the heading “Trust Account Receipt”;
- (a) the name of the holder of the triennial certificate, and any business name of that holder, recorded in the register;
- (b) a number or letter, or a combination of both, in consecutive order that allows the receipt to be uniquely identified;
- (c) the date on which the money is received;
- (d) the name of the person paying the money;
- (e) the amount of money received;
- (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. Records under section 69(1)(b)

- (1) A record shall be —
 - (a) kept in written form;
 - (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.

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- (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. Particulars to be included in registers

The prescribed particulars to be recorded, pursuant to section 13(2) of the Act, by the Registrar —

- (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 Fund 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;

r. 7AA

- (vi) the date upon which a holder commenced in that capacity to act for and on behalf of, or be 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.]

7AA. Definition of “lending institution” — prescribed class

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. Prescribed form of application for assistance from Home Buyers Assistance Fund

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. Prescribed amount for purposes of section 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. Notice of changes in particulars

A licensee shall give to the Registrar 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.

9. Recovery of fees, fines and costs

(1) The amount of —

(a) any fees prescribed by these regulations;

[(b) deleted]

(c) any costs ordered by the Board to be paid to the Registrar upon the determination of any proceedings,

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

(2) Where, upon the determination of any proceedings, the Board makes an order for costs in favour of a person other than the Registrar, 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.]

10. Refund to unsuccessful applicant

An amount paid to the Board 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 Guarantee Fund.

11. Application of Board Interest Account

For the purposes of section 127 of the Act —

- (a) moneys standing to the credit of the 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 Fund;
 - (ii) 57% to the General Purpose Fund; and
 - (iii) 38.5% to the Assistance Fund.

[Regulation 11 inserted in Gazette 25 Jun 1996 p. 2920; amended in Gazette 6 Nov 2001 p. 5837.]

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

12. Claims against the Fidelity Fund

A claim against the Fidelity Guarantee Fund 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.

13. Codes of conduct

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

Schedule 1 — Fees

[r. 4, 4A]

[Heading inserted in Gazette 27 Jun 2006 p. 2269.]

	\$
1. Application for licence	55
2. Grant of licence to natural person	580
3. Grant of licence to firm	760
4. Grant of licence to body corporate	760
5. Renewal of triennial certificate	375
6. Grant of certificate of registration	150
7. Renewal of certificate of registration	132
[8, 9. <i>deleted</i>]	
10. Inspection of a register	10
11. Copy (certified or uncertified) or an extract of an individual registration —	
first page	20
each subsequent page	2
12. Copy (certified or uncertified) or an extract of all registrations in a register	278
13. For the purposes of section 30(2a) (the holding fee)	170

[Schedule 1 inserted in Gazette 27 Jun 2006 p. 2269-70; amended in Gazette 17 Nov 2006 p. 4760.]

Schedule 1A — Professional development subjects

[r. 4AA]

[Heading inserted in Gazette 6 Feb 2007 p. 309.]

Division 1 — Mandatory professional development subjects

[Heading inserted in Gazette 6 Feb 2007 p. 309.]

1. Valid appointments
2. Conflicts of interest and disclosures
3. Reconciliation of trust accounts

[Division 1 inserted in Gazette 6 Feb 2007 p. 309.]

Division 2 — Elective professional development subjects

[Heading inserted in Gazette 6 Feb 2007 p. 309.]

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

Real Estate and Business Agents (General) Regulations 1979

Professional development subjects **Schedule 1A**

Elective professional development subjects **Division 2**

16. Strata management
17. Trust accounting
18. Understanding real estate documents
19. Valid appointment to act

[Division 2 inserted in Gazette 6 Feb 2007 p. 309-10.]

Schedule 2

[Regulation 7A]

Forms

Form 1

Western Australia

Real Estate and Business Agents Act 1978

[s. 131L(1)]

Real Estate and Business Agents (General) Regulations 1979

[r. 7A]

**APPLICATION FOR GRANT OF WHOLE OR ANY PART OF
INCIDENTAL EXPENSES IN CONNECTION WITH PURCHASE OF A
DWELLING OR PARTIALLY ERECTED DWELLING**

To be completed by applicant and submitted to a lending institution with application for a housing loan.

All details in this application form must be supplied.

1. Particulars of Applicant(s)

Applicant 1.

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/...../.....

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

Please tick (✓): Yes No

If so, please give particulars of the dwelling(s) and ownership:

.....

.....

3. Particulars of Dwelling to be purchased

Please tick (✓):

Is dwelling complete? Yes No Partially erected? Yes No

Street Address

Suburb/Town Post Code

Purchase price

Amount of loan

Name of lending institution(s)

Name of real estate agent

4. Particulars of Incidental Expenses

Expense	Amount \$	Carried forward	\$
Stamp duty — transfer — mortgage		Lending institution fees for lodging this application	
Registration fees — transfer — mortgage — caveat		Mortgage guarantee fees or mortgage insurance premium (not house and contents insurance or mortgage protection insurance)	
Conveyancing fees		Inspection fees	
Solicitor's fees		Establishment fees	
Valuation fees			
Sub Total	\$	Total	\$

Declaration

I do solemnly declare that:

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

And I make this solemn declaration by virtue of section 106 of the *Evidence Act 1906*.

Declared at

Dated this day of 2

Declarant 1.

Declarant 2.
(If applicable)

Before me
[Justice of the Peace, Commissioner for Declarations, or
Authorised Person]

*[Schedule 2 inserted in Gazette 2 Jul 1982 p. 2335-6; amended in
Gazette 30 Dec 1983 p. 5121-2; 30 Sep 1994 p. 4969-72; 25 Jun 1996
p. 2920-2; 27 Jun 1997 p. 3099-101; 8 Feb 2002 p. 599-602.]*



Notes

¹ This reprint is a compilation as at 8 June 2007 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</i> ³	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)
<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

Real Estate and Business Agents (General) Regulations 1979

Citation	Gazettal	Commencement
<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 Real Estate and Business Agents (General) Regulations 1979 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)
<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)

Real Estate and Business Agents (General) Regulations 1979

Citation	Gazettal	Commencement
<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> ^{4,5}	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)
<i>Real Estate and Business Agents (General) Amendment Regulations (No. 2) 2006</i>	17 Nov 2006 p. 4759-60	17 Nov 2006

Citation	Gazettal	Commencement
<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 June 2007 (includes amendments listed above)

- 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) reads as follows:

“

- (2) Despite the amendments effected by subregulation (1), examinations referred to in a provision of the *Real Estate and Business Agents (General) Regulations 1979* referred to in column 1 of the Table to this subregulation, as in force immediately before the commencement of these regulations, continue to be prescribed examinations for the purposes of clause 1(a) of the Schedule to the Act until the date specified in column 2 of that Table opposite the reference to the provision.

Table

r. 6(a)(i)	1 Jul 2003
r. 6(a)(ii), (b) or (c)	1 Jan 2004
r. 6(a)(iii)	1 Jan 2006

[Regulation 4(2) amended in *Gazette* 13 Jan 2004 p. 146.]

”

⁵ The *Real Estate and Business Agents (General) Amendment Regulations 2003* r. 5(2) reads as follows:

“

- (2) Despite the amendment effected by subregulation (1), the qualification referred to in regulation 6A(c) of the *Real Estate and Business Agents (General) Regulations 1979*, as in force immediately before the commencement of these regulations, continues to be a prescribed qualification for the purposes of section 47(2) of the Act in respect of an application for registration as a real estate and business sales representative made under the Act on or before 1 January 2004.

”

Defined Terms

Defined Terms

*[This is a list of terms defined and the provisions where they are defined.
The list is not part of the law.]*

Defined Term	Provision(s)
authorised financial institution.....	6C
business	6E(2)
dwelling	2
holding fee	4A(1)
lending institution	7AA
preceding period	4AA(2)
record	2
register	2
registered training provider.....	2
relevant bank accepted bills rate	6F(2)
specified.....	4AA(4)
working day	2