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Notification No. B 17 — The Estate Agents (Amendment) Bill is published for general information. It was introduced in Parliament on 26 March 2020.

Estate Agents (Amendment) Bill

Bill No. 17/2020.

Read the first time on 26 March 2020.

A BILL

i n t i t u l e d

An Act to amend the Estate Agents Act (Chapter 95A of the 2011 Revised Edition).

Be it enacted by the President with the advice and consent of the Parliament of Singapore, as follows:

Short title and commencement

1. This Act is the Estate Agents (Amendment) Act 2020 and comes into operation on a date that the Minister appoints by notification in the *Gazette*.

Amendment of section 9

2. Section 9(1) of the Estate Agents Act (called in this Act the principal Act) is amended by inserting, immediately after paragraph (d), the following paragraph:

“(da) to accredit activities, courses and programmes for continuing professional education for or in respect of estate agents and salespersons;”.

Amendment of section 15

3. Section 15 of the principal Act is amended —

(a) by deleting the words “No suit or other legal proceedings shall lie” in subsection (1) and substituting the words “No liability lies”;

(b) by inserting, immediately after the words “in good faith” in subsection (1), the words “and with reasonable care”;

(c) by inserting, immediately after the words “pursuant to any written law, neither” in subsection (2), the words “the Council nor”;

(d) by deleting the words “employees nor” in subsection (2) and substituting the words “employees or”;

(e) by inserting, immediately after the words “if made in good faith” in subsection (2), the words “, with reasonable care”;

(f) by inserting, immediately after the words “the duties of” in subsection (2), the words “the Council or”; and

(g) by deleting the word “personal” in the section heading.

New section 32A

4. The principal Act is amended by inserting, immediately after section 32, the following section:

“Additional grounds for refusal of licence or registration, etc.

32A.—(1) In addition to sections 30 and 31, the Council —

- (a) may refuse to grant an application for or to renew an estate agent’s licence made under section 33 if the estate agent had been ordered to pay a financial penalty under section 49(6)(a), 52(3) or 66(3)(a), and the financial penalty has not been paid at the time of the application; and 5
- (b) may refuse to grant an application to renew an estate agent’s licence made under section 33 if — 10
 - (i) in the case of an estate agent that is an individual — the estate agent has not satisfied the CPE requirements;
 - (ii) in the case of an estate agent that is a partnership — the key executive officer of the estate agent, or any partner of the estate agent performing or intending to perform estate agency work, has not satisfied the CPE requirements; or 15 20
 - (iii) in the case of an estate agent that is a body corporate (other than a limited liability partnership) — the key executive officer of the estate agent, or any director of the estate agent performing or intending to perform estate agency work, has not satisfied the CPE requirements. 25

(2) In addition to section 32, the Council —

- (a) may refuse to register or renew the registration of an individual as a salesperson if the individual had been ordered to pay a financial penalty under section 49(6)(a), 52(3) or 66(3)(a), and the financial penalty has not been paid at the time of the application for registration or renewal; and 30