

10 THINGS TO KNOW ABOUT THE OPERATIONALISATION OF THE ESTATE AGENTS (AMENDMENT) ACT 2020

1 The EAA amendments came into effect on 30 July 2021



2 CEA consulted the industry on the EAA amendments from December 2019 to January 2020

- The majority of industry stakeholders who responded either agreed with or held neutral views towards the amendments.
- The Ministry of National Development (MND) and CEA incorporated the industry's feedback into the EAA amendments.

3 The EAA amendments will benefit both the industry and consumers

The amendments aim to:

- Better deter errant real estate salesperson (RESs) and estate agents (EAs) from committing disciplinary breaches.
- Update the regulatory framework to keep abreast of technology advancements.
- Align levers against money laundering and terrorism financing to meet international standards.



4 It increases the maximum financial penalties that a CEA Disciplinary Committee (DC) can impose

- The maximum financial penalties that a DC can impose will increase from \$75,000 to \$100,000 per case for RESs and \$400,000 per case for EAs.
- This increase will deter a minority group of errant RESs and EAs from committing disciplinary breaches, enhancing the professionalism of the industry.

5 It introduces a new Letter of Censure (LOC) Disciplinary Regime for minor disciplinary breaches

- Under the new LOC Disciplinary Regime, CEA can issue a LOC and impose financial penalties of up to \$5,000 per case for minor disciplinary breaches, without referring the case to the DC.
- Such penalties can be published in the CEA Public Register as a further deterrent.
- This enables CEA to handle minor disciplinary breaches in a more effective and timely manner.



6 It offers an updated regulatory framework to keep pace with technology advancements

- CEA can require any person to furnish electronic devices that can be inspected, copied or extracted for its investigations.
- Document inspections of EAs can be conducted electronically.
- Notices and documents can be served via electronic means.

7 New Estate Agents (Transaction Records) Regulations 2021 (TR Regulations) was introduced to complement the EAA amendments

- To complement the amendments to the EAA on the Transaction Records Initiative (TRI), details of the information to be collected and published under the TRI are prescribed in the TR Regulations, which was operationalised on 30 July 2021.
- Failure to submit transaction records with the required particulars to CEA without reasonable excuse or the submission of false or misleading information knowingly is an offence.



8 Duties to prevent money laundering and terrorism financing (ML/TF) are elevated to the EAA

- This aligns the EAA with international standards required by the Inter-Governmental Financial Action Task Force (FATF).
- As a FATF member, Singapore is committed to comply with FATF's recommendations to combat money-laundering, terrorism financing and other threats to the integrity of the international financial system.

9 Details of the duties to prevent ML/TF are prescribed in the Estate Agents (Prevention of Money Laundering and Financing of Terrorism) Regulations 2021 (PMLFT Regulations)

- CEA operationalised the PMLFT Regulations on 30 July 2021 with the EAA amendments.
- The PMLFT Regulations prescribes duties on customer due diligence, risk assessment, internal controls and compliance management arrangements and record-keeping.



10 CEA published a new Guide on the CEA Regulatory and Enforcement Framework

- With the changes to the EAA, CEA published a Guide to provide an overview of key aspects of our regulatory and enforcement framework.
- The Guide covers complaint management and enforcement actions taken against potential criminal offences or disciplinary breaches under the EAA and its subsidiary legislation, and CEA's sentencing approach in disciplinary and criminal proceedings.

Real Estate Agents Registration Amendment Act

**Michigan. Legislature. House of
Representatives**



Real Estate Agents Registration Amendment Act:

Parliamentary Debates. Legislative Council and House of Representatives New Zealand. Parliament, 1987 The Statutes of New Zealand New Zealand, 2010 *Quarterly List of Official Publications (with Prices and Postage Affixed)* Issued by H.M. Stationery Office, 1913 Quarterly List of Parliamentary Publications Great Britain. Stationery Office, 1912
Parliamentary Papers Great Britain. Parliament. House of Commons, 1914 *Congressional Record* United States. Congress, 1960 **Reports of Mining Cases Decided by the Courts of British Columbia and the Courts of Appeal Therefrom to the 1st of October, 1902** British Columbia. Courts, Archer Martin, 1903 **Conveyancing and Property Law in New South Wales** James Edward Hogg, 1909 **Arrangement of the Papers Printed by Order of the House of Commons and of the Papers Presented by Command** Great Britain. Parliament. House of Commons, 1916 Walton's Vermont Register, Farmers' Almanac, and Business Directory, 1875 *Statutes of the Province of British Columbia* British Columbia, 1920 **Joint Volumes of Papers Presented to the Legislative Council and Legislative Assembly** New South Wales. Parliament, 1917 Includes various departmental reports and reports of commissions Cf Gregory Serial publications of foreign governments 1815 1931 **California Real Estate**, 1925 *Journal of the House of Representatives of the United States* United States. Congress. House, 1989 Some vols include supplemental journals of such proceedings of the sessions as during the time they were depending were ordered to be kept secret and respecting which the injunction of secrecy was afterwards taken off by the order of the House **A Digest of the Questions Asked at the Final Examination of Articled Clerks in Common Law, Conveyancing, and Equity** Henry Wakeham PURKIS, 1876 Bills, Public Great Britain. Parliament. House of Commons, 1914 **Journal** Michigan. Legislature. House of Representatives, 1895 Includes extra sessions *Journal of the House of Representatives of the State of Michigan* Michigan. Legislature. House of Representatives, 1901 *Lois de L'Ontario* Ontario, 1910 Prefixed to the first vol is An act for the union of Canada Nova Scotia and New Brunswick 29th March 1867 with special t p Anno regni Victori Britanniarum regin tricesimo et tricesimo primo At a Parliament begun and holden at Westminster Toronto 1868 45 p The Law Times, 1887

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