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No. 7 of 2011

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First Session Tenth Parliament Republic of  
Trinidad and Tobago

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HOUSE OF REPRESENTATIVES

**BILL**

AN ACT for the Incorporation of the Association of  
Real Estate Agents and for matters incidental  
thereto

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## **BILL**

AN ACT for the Incorporation of the Association of  
Real Estate Agents and for matters incidental <sup>Preamble</sup>  
thereto

[ , 2011]

WHEREAS there has been established in Trinidad and  
Tobago an Organization known as the Association of  
Real Estate Agents.

And whereas it is expedient that the Association of Real Estate Agents be incorporated for the purposes hereinafter set forth:

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|---------------------|---|
| Enactment           | ENACTED by the Parliament of Trinidad and Tobago as follows:  |
| Short title         | <b>1.</b> This Act may be cited as the Association of Real Estate Agents Incorporation Act, 2011.   |
| Incorporation       | <b>2.</b> The Association of Real Estate Agents (hereinafter called “the Association”) is hereby created a body corporate.  |
| Aims and Objectives | <b>3.</b> The aims and objectives of the Association are to— <ul style="list-style-type: none"> <li>(a) maintain the dignity and responsibility of the calling of the real estate agent by insisting on principles of fair dealing in the business of buying and selling, renting and caring for real estate and all other activities pertaining to the real estate industry;</li> <li>(b) do all things necessary to promote interest in the marketing of real estate in all its aspects and to advance and improve the relations of the members of the Association with the public;</li> <li>(c) advance and promote the interest of those engaged in the real estate business as agents, valuers, examiners and experts and to increase public confidence in and respect for those engaged in the calling of the real estate agent;</li> <li>(d) encourage the study of real estate in all its aspects and to promote the exchange of views between members of the Association by affording opportunities for discussion,</li> </ul> |

correspondence and attendance at lectures, for the reading of papers and to disseminate useful information by circulation among the members, of publications, data and forms;

- (e) institute, promote and manage listing systems with the objective of rendering better service to the public by providing vendors of real estate with a wider potential market;
- (f) institute, promote and manage plans or systems for the benefit of members of the Association in the conduct of their business connected with all aspects of real estate; and
- (g) promote, encourage and protect the rights of ownership of real property and to endeavour to maintain real estate values and to do all things which may be deemed to be necessary or advisable to make real estate a sound and desirable investment.

4. The Association shall have power to—

Powers of the  
Association

- (a) acquire by purchase, transfer, donation, exchange, devise bequest, grant, gift, conveyance or howsoever otherwise any real or personal property or any estate or interest therein;
- (b) accept surrenders or reconveyances and to enter into contracts;
- (c) sell, exchange, demise, mortgage or otherwise dispose of and deal with all property which may for the time being be vested in it subject to any restraint, reservation or condition contained in the document under which it has acquired title.

5. All real or personal property of whatever nature now held by or vested in any other person for the use and benefit of the Association is hereby transferred to and vested in the Association.

Transfer Vesting  
Property

Mode of Execution  
of Documents

**6.** All documents requiring the seal of the Association shall be sealed with the common seal of the Association in the presence of the President and Secretary for the time being in office (or in the event of incapacity or absence from the territory, in the presence of some other person or persons authorised by the Association) who shall both sign every such document and such signing shall be *prima facie* evidence that the said seal was duly affixed and that the same is the lawful seal of the Association.

Service of Documents

**7.** (1) The Association shall at all times have a fixed address in Trinidad and Tobago for the service of documents on the Association at that address and any change thereof shall be registered with the Registrar General within twenty-eight days of the date of incorporation or the change of address as the case may be.

(2) Every document to be served to the Association may be served by leaving the same at, or by sending the same by registered post to the registered address of the Association.

(3) Failure to register the address and any change thereof is a summary offence and renders the Association liable to a fine of one hundred and twenty dollars and to a further fine of ten dollars for each day during which the offence continues after conviction thereof.

Powers to make rules

**8.** The Association may from time to time make rules for the proper conduct of its proceedings and discharge of its duties, powers and functions and such rules may be amended from time to time.

Saving of State and  
other rights

**9.** Nothing in this Act shall affect or be deemed to affect the rights of the State, or of any bodies politic or corporate or of any persons, except such as are mentioned or referred to in this Act and those claiming by, through, from or under them.



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FIRST SESSION  
TENTH PARLIAMENT  
REPUBLIC OF  
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Received and read the

First time .....

Second time .....

Third time .....

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