

Estate Agents (Transaction Records) Regulations 2021

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No. S 556

ESTATE AGENTS ACT (CHAPTER 95A)

ESTATE AGENTS (TRANSACTION RECORDS) REGULATIONS 2021

In exercise of the powers conferred by section 72(1) of the Estate Agents Act, the Council for Estate Agencies, with the approval of the Minister for National Development, makes the following Regulations:

Citation and commencement

1. These Regulations are the Estate Agents (Transaction Records) Regulations 2021 and come into operation on 30 July 2021.

Definitions

2. In these Regulations —

- “apartment” means any flat that is comprised in any building in a development permitted to be used under the Planning Act (Cap. 232) for residential purposes, and that is not a landed dwelling-house, an HDB flat, a condominium or an executive condominium;
- “condominium” means any unit comprised in a development which is shown in a plan approved and issued by a competent authority appointed under the Planning Act bearing the title “condominium”;
- “executive condominium” means any unit in a development comprising housing accommodation sold under the executive condominium scheme established under the Executive Condominium Housing Scheme Act (Cap. 99A);
- “flat” means a horizontal stratum of any building or part of the stratum, whether the stratum is on one or more levels or is partially or wholly below the surface of the ground, which is used or intended to be used as a complete and separate unit for the purpose of habitation or business or for any other purpose;
- “general location”, in relation to any property, means the name of the general location designated for the property by the Urban Redevelopment Authority at the Internet website <https://ura.gov.sg>;
- “HDB flat” means a flat, house or other property sold under Part IV or IVB of the Housing and Development Act (Cap. 129), whether the flat, house or other property was acquired directly from the Housing and Development Board or otherwise;
- “HDB Town”, in relation to an HDB flat, means the town designated for the HDB flat by the Housing and Development Board on the Internet website <https://hdb.gov.sg>;
- “Housing and Development Board” means the Housing and Development Board established by the Housing and Development Act;
- “landed dwelling-house” means a detached house, a semi-detached house or a terrace house (including a linked house or a townhouse), that is not comprised within a strata title plan registered under the Land Titles (Strata) Act (Cap. 158);
- “licence number”, in relation to an estate agent, is the licence number assigned by the Council on granting an estate agent’s licence;
- “postal district number”, in relation to any property, means the postal district number designated for the property by the Urban Redevelopment Authority on the Internet website <https://ura.gov.sg>;
- “registration number” means the registration number assigned by the Council to