

**BARBADOS ESTATE AGENTS AND VALUERS ASSOCIATION INC.
RULES FOR REAL ESTATE AGENTS**

Date Prescribed:

These rules are prescribed by the Real Estate Agent Council pursuant to and in accordance with and shall be read in conjunction with the By-Laws of the Barbados Estate Agents And Valuers Association Inc.

A. DEFINITIONS

In these rules, unless the context otherwise requires, or except as otherwise defined herein, capitalised terms used in these rules shall have the meanings ascribed to such terms in the By-Laws.

B. ADMISSION CRITERIA FOR REAL ESTATE AGENTS

1. The Company shall admit to Membership an individual or organisation which applies to the Company using the application process specified in the By-Law and whose application is approved by the Real Estate Agent Council.
2. **Broker.** A broker shall meet the following terms and conditions and shall have the following qualifications:
 - 2.1.1. was admitted to Full Membership prior to June 30, 2012; or
 - 2.1.2. has attained the age of 18 years; and
 - 2.1.2.1. is a citizen or permanent resident of Barbados, the holder of a Caricom Skilled Nationals Certificate, or a holder of a Valid Work Permit;
 - 2.1.2.2. is registered as a Real Estate Agent under the Profession, Trade and Business Registration Act; and
 - 2.1.2.3. is the holder of the following educational or other qualifications:
 - 2.1.2.3.1. the Barbados Community College Real Estate Agent Certificate and a local broker's certificate course recognised by the Company; or
 - 2.1.2.3.2. such other professional qualification, training or experience as the Real Estate Agent Committee may approve from time to time; or
 - 2.1.2.3.3. has been practicing as a Salesperson in Barbados for two years or more on a full time basis, and
 - 2.1.2.3.4. has been interviewed by the Real Estate Agent Council.
- 2.2. **Salesperson.** A salesperson shall meet the following terms and conditions and shall have the following qualifications:
 - 2.2.1. has attained the age of 18 years; and
 - 2.2.1.1. is a citizen or permanent resident of Barbados, the holder of a Caricom Skilled Nationals Certificate, or a holder of a Valid Work Permit; and
 - 2.2.1.2. is registered Real Estate Agent under the Profession, Trade and Business Registration Act; and
 - 2.2.1.3. is the holder of the following educational or other qualifications:
 - 2.2.1.3.1. the Barbados Community College Real Estate Agent Certificate; or
 - 2.2.1.3.2. such other professional qualification, training or experience as the Real Estate Agent Council may approve from time to time; or

2.2.1.3.3. has been working with a Broker for two years or more and agrees to complete the BEAVA required modules within a period of two years;

2.2.1.4. has been interviewed by the Real Estate Agent Council.

2.3. Trainee Salesperson. A trainee salesperson shall meet the following terms and conditions and shall have the following qualifications:

2.3.1. has attained the age of 18 years; and

2.3.1.1. is a citizen or permanent resident of Barbados, the holder of a Caricom Skilled Nationals Certificate, or a holder of a Valid Work Permit; and

2.3.1.2. is being trained by a Broker; and

2.3.1.3. has been approved by the Real Estate Agent Council to register for the BEAVA Training Modules.

2.3.2. A trainee salesperson shall complete the BEAVA Training Modules within three years or less.

2.4. Property Manager. A property manager shall meet the following terms and conditions and shall have the following qualifications:

2.4.1. was admitted to Full Membership prior to June 30, 2012; or

2.4.2. has attained the age of 18 years; and

2.4.2.1. is a citizen or permanent resident of Barbados, the holder of a Caricom Skilled Nationals Certificate, or a holder of a Valid Work Permit; and

2.4.2.2. is the holder of the following educational or other qualifications:

2.4.2.2.1. the Barbados Community College Property Management Certificate, the Open Campus, University of the West Indies Property Management Certificate; or

2.4.2.2.2. such other professional qualification, training or experience as the Real Estate Agent Committee may approve from time to time; or

2.4.2.2.3. has been practicing as a property manager for two years or more on a full time basis, and

2.4.2.2.4. has been interviewed by the Real Estate Agent Council.

2.5. Associate Membership:

2.5.1. A company incorporated or registered in Barbados and engaged in real estate development may be admitted to Associate Membership in the Company.

2.5.2. An Associate Member shall be represented by a Representative.

2.5.3. An Associate Member shall have one vote at a meeting of the members of the Company;

2.5.4. A Representative may:

2.5.4.1. on application to the Real Estate Agent Council, be granted full access to the BMLS on payment by the Associate Member of the prescribed Fee.

C. VOTING RIGHTS & ELIGIBILITY FOR HOLDING OFFICE

1.1. Broker Membership:

1.1.1. shall be considered a Full Member under Bylaw 2 are therefore entitled to vote at meetings of the Company

1.1.2. shall be eligible for appointment as an officer of the Company and;

1.1.3. shall be eligible for appointment as a Council Member

1.2. Salesperson Membership:

1.2.1. shall be considered a Full Member under Bylaw 2 are therefore entitled to vote at meetings of the Company

- 1.2.2. shall be eligible for appointment as an officer of the Company and;
- 1.2.3. shall be eligible for appointment as a Council Member
- 1.3. Trainee Salesperson Membership:
 - 1.3.1. shall be considered a Non-Voting Member under Bylaw 2 are therefore shall not be entitled to vote at meetings of the Company
 - 1.3.2. shall not be eligible for appointment as an officer of the Company and;
 - 1.3.3. shall not be eligible for appointment as a Council Member
- 1.4. Associate Membership:
 - 1.4.1. shall be considered an Associate Member under Bylaw 2 are therefore shall not be entitled to vote at meetings of the Company
 - 1.4.2. An Associate Member with a Representative shall:
 - 1.4.2.1. be entitled to vote at any meeting of Members of the Company;
 - 1.4.2.2. be eligible for appointment as an officer of the Company, and
 - 1.4.2.3. be granted access to the BMLS either in its own name or in the name of any individual in its employ.
 - 1.4.3. An Associate Member without a Representative shall not:
 - 1.4.3.1. be entitled to vote at any meeting of Members of the Company;
 - 1.4.3.2. be eligible for appointment as an officer of the Company, and
 - 1.4.3.3. be granted access to the BMLS either in its own name or in the name of any individual in its employ.
- 1.5. Property Manager:
 - 1.5.1. Shall be considered a Full Member under Bylaw 2 and therefore shall be entitled to vote at meetings of the Company
 - 1.5.2. shall be eligible for appointment as an officer of the Company and;
 - 1.5.3. shall be eligible for appointment as a Council Member