



THE  
**JAMAICA GAZETTE**  
**SUPPLEMENT**

**PROCLAMATIONS, RULES AND REGULATIONS**

42LL

---

Vol. CXXXVII

TUESDAY, MARCH 11, 2014

No. 10G

---

No. 10G

**THE REAL ESTATE (DEALERS AND DEVELOPERS) ACT**

THE REAL ESTATE (DEALERS AND DEVELOPERS)  
(AMENDMENT) REGULATIONS, 2013

In exercise of the power conferred upon the Minister by sections 25 and 43 of the Real Estate (Dealers and Developers) Act, the following Regulations are hereby made, after consultation with the Real Estate Board:—

1. These Regulations may be cited as the Real Estate (Dealers and Developers) (Amendment) Regulations, 2013, and shall be read and construed as one with the Real Estate (Dealers and Developers) Regulations, 1988 (hereinafter referred to as the principal Regulations) and all amendments thereto.
2. Regulation 10 of the principal Regulations is amended—
  - (a) in paragraph (a)(ii), by deleting the words “or Planning and Development”;

- 
- 
- (b) in paragraph (a)(vi) by deleting all the words appearing in the paragraph and substituting therefor the words “is registered as a chartered valuation surveyor by the Royal Institution of Chartered Surveyors; and”;
  - (c) in paragraph (b)(i), by inserting immediately after the word “dealer” the words “who is in fulltime practice and”;
  - (d) in paragraph (b) (ii), by deleting the words “in oral examination” and substituting therefor the words “in such oral examination as the Board may require of him.”.
3. Regulation 11 of the principal Regulations is amended—
    - (a) in paragraph (a), by inserting the word “or” immediately after the semi-colon;
    - (b) in paragraph (b), by deleting the semi-colon and the word “or” and substituting therefor a full stop; and
    - (c) by deleting paragraph (c).
  4. The principal Regulations are amended by inserting next after regulation 18 the following as regulation 18A—

“18A. A vendor under any prepayment contract relating to land which is, or is intended to be, the subject of a development scheme, consisting of a strata plan under the *Registration (Strata Titles) Act*, shall, in writing, provide to prospective purchasers—

    - (a) a list of the common facilities to be provided in the complex;
    - (b) an estimate of the unit entitlement of the strata lots;
    - (c) the proposed by-laws;
    - (d) an estimate of the projected maintenance charge applicable to the strata lots;
    - (e) a list of the specific items covered by the charge referred to in paragraph (d); and
    - (f) a list of any other payments that may be applicable.”.
  5. Form A in the Schedule to the principal Regulations is amended by inserting at item 2.5 immediately after the word “of” the words “qualifications and”.

Dated this 10th day of March, 2014.

ROBERT PICKERSGILL  
Minister of Water, Land, Environment  
and Climate Change.