

LAND AND BUSINESS AGENTS REGULATIONS

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SCHEDULE 1

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REGULATIONS 1979, No. 29*

Regulations under the *Land and Business Agents Act*

I, JOHN ARMSTRONG ENGLAND, the Administrator of the Northern Territory of Australia, acting with the advice of the Executive Council, hereby make the following Regulations under the *Land and Business Agents Act*.

Dated this twenty-second day of October, 1979.

J. A. ENGLAND
Administrator

LAND AND BUSINESS AGENTS REGULATIONS

PART I—PRELIMINARY

- | | |
|--------------|---|
| Short title | 1. These Regulations may be cited as the Land and Business Agents Regulations. |
| Commencement | 2. These Regulations shall come into operation on a date to be fixed by the Administrator by notice in the <i>Gazette</i> .† |
| Definitions | 3. In these Regulations, unless the contrary intention appears—
“licence” includes a provisional licence;
“registration as an agent’s representative” includes provisional registration as an agent’s representative; |

PART II—LICENSING AND REGISTRATION

Division 1—Notice of Intention to Apply for a Licence or Registration as an Agent’s Representative

- | | |
|--|---|
| Notice of intending agent | 4. A notice referred to in section 26(b)(i) or 27(b)(i) of the Act, as the case may be, that a person intends to apply for the grant of a licence to carry on business as a real estate agent or business agent, or both, shall be in accordance with Form 1 of Schedule 1. |
| Notice of intending agent’s representative | 5. A person who intends to apply for registration as an agent’s representative shall cause to be published in a newspaper or newspapers nominated by the Board a notice in accordance with Form 1 of Schedule 1. |

*Notified in the *Northern Territory Government Gazette* on 2 November, 1979.

†The date fixed was 9 November, 1979 (see *Northern Territory Government Gazette* No. 45 of 9 November, 1979, page 2).

Division 2—Application for a Licence, Renewal of a Licence or Registration as an Agent's Representative

6. An application for a licence to carry on business as a real estate agent or business agent, or both— Application for licence

- (a) by a person, not being a company or firm, shall be in accordance with Form 2 of Schedule 1;
- (b) by a company, shall be in accordance with Form 3 of Schedule 1; or
- (c) by a firm, shall be in accordance with Form 4 of Schedule 1,

and shall be accompanied by—

- (d) such particulars, documents, certificates or copies of documents or certificates as are required by Form 2, 3 or 4 of Schedule 1, as the case may be;
- (e) in the case of an application by a person, not being a company or firm—a testimonial in accordance with regulation 17;
- (f) in the case of an application by a company—a testimonial in accordance with regulation 17 in respect of each director of the company who is resident in the Territory and each person concerned in the management or control of the company who is resident in the Territory other than such a director or person who is a licensed agent or a registered agent's representative;
- (g) in the case of an application by a firm—a testimonial in accordance with regulation 17 in respect of each person by whom the firm is constituted and each person concerned in the management or control of the firm, other than such a person who is a licensed agent or a registered agent's representative; and
- (h) a statutory declaration made by the applicant, a director of the applicant company or a person by whom the applicant firm is constituted, as the case may be, verifying all statements contained in the application and in the documents, certificates or copies of documents or certificates that are required to accompany the application.

7. An application for a renewal of a licence to carry on business as a real estate agent or business agent, or both, shall be in accordance with Form 6 of Schedule 1. Application for renewal

8. An application for the registration of a person as an agent's representative shall— Application for registration

- (a) be in accordance with Form 7 of Schedule 1;
- (b) be lodged with the Registrar not earlier than 7 days after, and not later than 14 days after, the applicant has—
 - (i) caused to be published a notice in accordance with regulation 5; and
 - (ii) served on the Commissioner of Police notice of the fact that the applicant intends to apply for registration as an agent's representative and setting out his full name, the date and place of his birth, his present residential address and any other residential addresses at which he has resided during the 3 years immediately preceding the date on which the notice is given to the Commissioner of Police,

and shall be accompanied by—

- (c) such particulars, documents, certificates or copies of documents or certificates as are required by Form 7 of Schedule 1;
- (d) a testimonial in accordance with regulation 17; and
- (e) a statutory declaration made by the applicant, verifying all statements contained in the application and in the documents, certificates, or copies of documents or certificates that are required to accompany the application.

Division 3—Educational Qualifications

9. For the purposes of sections 20(c) and 22(c) of the Act, the prescribed educational qualifications for a licence to carry on business as a real estate agent or business agent are— Prescribed educational qualifications for agent

- (a) Diploma of the Real Estate Institute of Australia; or
- (b) Real Estate Practice Certificate of the Darwin Community College.

Prescribed
educational
qualifications for
representative

10. For the purpose of section 39(1)(c) of the Act, the prescribed educational qualification for registration as an agent's representative is the Agents' Representatives Practice Certificate of the Darwin Community College or equivalent certificate issued by any other educational institution approved by the Minister.

Division 4—Form of Licences and Certificates of Registration

Licence

11. A licence to carry on business as a real estate agent or business agent or a renewal of such a licence shall be in accordance with Form 8, 9 or 10 of Schedule 1, as the case requires.

Certificate of
Registration

12. A certificate of registration as an agent's representative shall be in accordance with Form 11 or 12 of Schedule 1, as the case requires.

PART III—AUDIT OF ACCOUNTING RECORDS RELATING TO TRUST MONEYS

First audit

13. Subject to regulation 14, where a person commences to carry on business as a licensed agent during the 3 months immediately preceding 30 June in any year, unless the Board otherwise directs, a reference to the "prescribed period" in Division 3 of Part V of the Act shall, for the purposes of the first audit of the licensed agent's accounting records relating to trust moneys, be read as a reference to the period commencing on the date when the licensed agent commenced to carry on business as a licensed agent and ending on 30 June in the next following year.

Audit where
agent ceases to
carry on business

14.(1) Where a licensed agent ceases to carry on business as a licensed agent he shall, within 2 months after the date that he so ceases, cause to be audited his accounting records relating to trust moneys received and paid by him during the period commencing on the date to which those accounting records were last audited, or, if they have not previously been audited, the date when the licensed agent commenced to carry on business as a licensed agent, and ending on the date when he ceased to carry on such business.

(2) Where a licensed agent—

- (a) who carries on business as a licensed agent; or
- (b) who is required, pursuant to sub-regulation (1), to cause to be audited his accounting records relating to trust moneys but has not caused those accounting records to be audited,

dies, his personal representative shall, within 2 months after his death cause to be audited the licensed agent's accounting records relating to trust moneys received and paid by the licensed agent during the period commencing on the date to which those accounting records were last audited or, if they have not been previously audited, the date when the licensed agent commenced to carry on business as a licensed agent, and ending on the date when he died or ceased to carry on business as a licensed agent, as the case may be.

(3) The provisions of Division 3 of Part V of the Act, with such alterations or additions as the circumstances may require, apply to and in relation to an audit conducted in pursuance of this regulation.

(4) This regulation does not apply to or in relation to a licensed agent who—

- (a) is a branch manager, employee or director of a company which is a licensed agent; or
- (b) is a branch manager or employee of a firm which is a licensed agent or a person by whom a firm which is a licensed agent is constituted,

where the company or firm, as the case may be, continues to carry on business as a licensed agent after the first-mentioned licensed agent ceases to carry on business or dies, as the case may be.

15.(1) Subject to this regulation, an auditor shall not disclose or give to any other person any information obtained in conducting an audit in pursuance of the Act or these Regulations. Disclosure of information by auditor

Penalty: \$100.

(2) Sub-regulation (1) does not apply to or in relation to any information disclosed—

- (a) by means of any report made pursuant to the Act or these Regulations;
- (b) in or for the purpose of any legal proceedings arising out of such a report or instituted in connection with a trust account of the licensed agent to whom the information related;
- (c) to the Board or a member of the Board; or
- (d) with the consent of the person to whom the information relates.

16.(1) Where, during any period in respect of which a licensed agent is required by a provision of the Act or these Regulations to cause to be audited his accounting records relating to trust moneys received and paid by him during that period, that provision does not apply to the licensed agent if he did not, at any time during the period, receive or hold any trust moneys and the licensed agent, within 2 months after the end of the period makes and delivers to the Board a statutory declaration to that effect. Exemption from audit requirements

(2) For the purposes of sub-regulation (1), “licensed agent” includes the personal representative of a licensed agent.

PART IV—MISCELLANEOUS

17.(1) For the purposes of these Regulations, a testimonial shall be in accordance with Form 5 of Schedule 1 and shall be signed by a person— Testimonials

- (a) who has known the person to whom the testimonial relates for a period of not less than 12 months; and
- (b) who is not a relation of that second-mentioned person; and
- (c) who is—
 - (i) a person authorized by the *Oaths Act* to administer an oath for any purpose;
 - (ii) a Justice of the Peace;
 - (iii) a commissioner for declarations appointed by the Attorney-General of the Commonwealth under the *Statutory Declaration Act* 1959 of the Commonwealth;
 - (iv) a barrister or solicitor;
 - (v) a member of the Northern Territory Police Force;
 - (vi) a bank manager;
 - (vii) a judge;
 - (viii) a magistrate;
 - (ix) a notary public;
 - (x) a clerk of the court appointed under the *Local Courts Act*; or
 - (xi) a commissioner for taking affidavits in the Supreme Court of a State or Territory.

(2) For the purposes of sub-regulation (1), “relation” means—

- (a) the parent, grandparent, brother, sister, uncle, aunt, nephew, niece or adopted child of that person or of his or her spouse; or
- (b) the spouse or *de facto* spouse of that person or of any other person specified in paragraph (a).

18. A provision of Part V, XI or XII of the Act or these Regulations that requires a licensed agent to do, or to refrain from doing, an act or to carry out an obligation Responsibility where licensed agent a company or firm

shall, in the case of a licensed agent which is a company or firm, be read as imposing jointly and severally on—

- (a) in the case of a company which is a licensed agent—a licensed agent who is a branch manager, employee or director of the company; or
- (b) in the case of a firm which is a licensed agent—a licensed agent who is a branch manager or employee of the firm or a person, being a licensed agent, by whom the firm is constituted,

a like requirement to do, or to refrain from doing, the act or to carry out the obligation, as the case may be, in relation to the business of the licensed agent.

Disclosure of
information by
Board

19.(1) On request by any person, the Board, if it is satisfied that—

- (a) the person has a sufficient interest in any moneys or securities; and
- (b) the moneys or securities are held or ought to be held or have been received by an agent,

may disclose to the person such portion of any report of an auditor, or any statutory declaration, statement or other document delivered to the Board or the Registrar under the Act or these Regulations or in the course of doing anything under the Act or these Regulations as affects or may affect the person.

(2) The Board may, if it thinks fit, permit an auditor engaged by a licensed agent to inspect and make copies of statutory declarations, statements or other documents delivered to the Board or the Registrar under the Act or these Regulations or in the course of doing anything under the Act or these Regulations.

Registers of
Agents

20. The Registrar shall record in the Register of Licensed Real Estate Agents or the Register of Licensed Business Agents, as the case requires—

- (a) the residential address of each licensed agent;
- (b) the date upon which the licence of each licensed agent is, or is deemed to have been, granted or renewed; and
- (c) in the case of a licensed agent which is a company or firm—the name of each branch manager of the company or firm.

Register of
Representatives

21. The Registrar shall record in the Register of Agents' Representatives—

- (a) the residential address of each agent's representative who is entitled to be registered;
- (b) the date upon which the certificate of registration of each agent's representative is issued; and
- (c) the name and address of the registered office or principal office, as the case may be, of the licensed agent by whom an agent's representative is employed.

Changes to be
notified

22.(1) A licensed agent shall, in writing, within 14 days after—

- (a) commencing to carry on business as a licensed agent under a name registered under the *Business Names Act*;
- (b) changing the name under which he carries on business as a licensed agent;
- (c) changing his residential address; or
- (d) entering into or dissolving a partnership in the business of a licensed agent, notify the Registrar accordingly.

(2) A registered agent's representative shall, in writing, within 14 days after changing his residential address notify the Registrar accordingly.

(3) A licensed agent which is a company shall, unless exempted in writing to such extent and upon such conditions as the Board thinks fit, in writing, within 14 days after a change in the directors, general manager or other principal officer or shareholders of the company, notify the Registrar of particulars of the change.

Penalty: \$100.

23. The fees set out in Schedule 2 are prescribed fees for the purposes of the Act. Prescribed fees

24. A registered agent's representative shall, not more than 14 days after the anniversary in each year of the date on which he became a registered agent's representative, pay to the Board an amount equal to the annual fee, prescribed by these Regulations, payable by a registered agent's representative. Annual fee of representative

25. A fidelity bond shall be subject to conditions that an agent shall— Conditions of fidelity bond

- (a) in relation to the conduct of the business that he is licensed to carry on, observe and comply with the provisions of the Act and these Regulations in respect of all moneys received by him in his capacity as an agent during the period of the fidelity bond;
 - (b) if the cause of action arises during the period of the fidelity bond, satisfy in full within 28 days after the giving or making thereof any judgment given or order made against him in his capacity as an agent; and
 - (c) satisfy in full within 28 days after the giving or making thereof any judgment given or order made against him for the payment of money as damages for any fraud, misrepresentation or breach of contract, committed during the period of the fidelity bond by him in his capacity as an agent.
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SCHEDULE 1

FORM 1

Regulations 4 and 5

THE NORTHERN TERRITORY OF AUSTRALIA

Land and Business Agents Act

NOTICE OF INTENTION TO APPLY FOR (a)

Notice is hereby given that after the expiration of 7 days from the publication hereof,

(insert full name or name of company or firm)

of (b) intends to apply to the Agents Licensing Board of the Northern Territory for (a) under the Land and Business Agents Act.

This notice is published by (c)

NOTES

- (a) Insert type of licence(s) or registration (provisional real estate agent's, real estate agent's, provisional business agent's, business agent's, provisional registration as an agent's representative or registration as an agent's representative).
- (b) Insert full residential address, or—
 - (i) in the case of a company—address of registered office within the meaning of the Companies Act; or
 - (ii) in the case of a firm—address of principal place of business.
- (c) Insert full name of applicant, or—
 - (i) in the case of an application by a company—insert full name and residential address of a director of the company who is to sign the application on behalf of the company; or
 - (ii) in the case of an application by a firm—insert full name and residential address of a person by whom the firm is constituted who is to sign the application on behalf of the firm.

FORM 2

Regulation 6

THE NORTHERN TERRITORY OF AUSTRALIA

Land and Business Agents Act

APPLICATION FOR (a)

1. I,
 of
 a hereby apply for
 (a)
 under the *Land and Business Agents Act*.
2. Date of birth
3. (1) Have you at any time been bankrupt or taken the benefit of a law for the relief of bankrupt or insolvent debtors or assigned your remuneration for the benefit of your creditors? Yes [] No []
 (2) If the answer to (1) is "Yes", attach a signed statement giving details [attachment marked (b)].
4. Details of experience as an agent or employee of an agent (attach a signed statement including details of name of business, partnership, firm or company, address, type of agency business, dates and whether employed, self-employed or a partner) [attachment marked (b)].
5. Educational qualifications relied upon to demonstrate eligibility for licence applied for.

 [enclose original of certificate or diploma (c)].
6. Attached hereto is a testimonial in accordance with regulation 17 of the Land and Business Agents Regulations, certifying that I am a person of good fame and character [attachment marked (b)].
7. I have published notice of my intention to make this application in
 on
 (insert name of newspaper(s))
 [attach copy of notice—attachment marked (b)].
8. I have served on the Commissioner of Police a notice in accordance with section 26(b)(ii) of the *Land and Business Agents Act* of my intention to make this application on
 [attach copy of notice—attachment marked (b)].

Signed at
this day of, 19

(Signature of applicant)

NOTES

- (a) Insert type of licence(s) (provisional real estate agent's, real estate agent's, provisional business agent's or business agent's).
- (b) All attachments to be numbered consecutively.
- (c) Copies of certificates or diplomas may be substituted provided originals are produced for verification by the Registrar when application lodged.

(2) If a proprietary company, attach a statement signed by the secretary of the company setting out the names and addresses of all shareholders, class and number of shares held by each, and the date on which each shareholder was registered as such [attachment marked(b)].

- 8. The issued share capital of the company is \$
- 9. The company intends to carry on the business of a licensed agent under the business name [attach a copy, certified to be a true copy by the Registrar of Companies, of the certificate of registration issued under the *Business Names Act*—attachment marked(b)].
- 10. Attached hereto are copies, certified to be true copies by the Registrar of Companies, of documents in relation to the applicant company:
 - (a) current memorandum and articles of association [attachment marked ... (b)];
 - (b) certificate of incorporation [attachment marked (b)]; or
 - (c) certificate of registration as a foreign company (if applicable) [attachment marked (b)].
- 11. Notice of intention to make this application was published in (insert name of newspaper(s)) on [attach copy of notice—attachment marked(b)].
- 12. Notice, in accordance with section 27(b)(ii) of the *Land and Business Agents Act*, of intention to make this application was served on the Commissioner of Police on [attach copy of notice—attachment marked(b)].

Signed at
 this day of, 19 ..
 pursuant to a resolution, passed on the day of, 19 .., of the board of directors of
 Limited authorizing the undersigned to make this application for and on behalf of the said company.

.....
 (Signature—to be signed by a director of applicant company)

NOTES

- (a) Insert type of licence(s) (real estate agent's or business agent's).
- (b) All attachments to be numbered consecutively.

FORM 4

Regulation 6

THE NORTHERN TERRITORY OF AUSTRALIA
Land and Business Agents Act
 APPLICATION BY A FIRM FOR (a)

1.
 (insert name of firm)
 whose principal place of business is situated at hereby applies for
 (a)
 under the *Land and Business Agents Act*.
 2. Details of persons by whom the firm is constituted and all of the persons concerned
 in the management or control of the firm:

Name in full	Date of birth	Residential address	Position held in firm	State whether a licensed agent
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3. Attached hereto are testimonials in accordance with regulation 17 of the Land and
 Business Agents Regulations in respect of each person listed in the table set out
 in paragraph 2, other than a person currently licensed as an agent or registered as
 an agent's representative under the *Land and Business Agents Act*, certifying the
 person to be of good fame and character [attachments marked
 (b)].
 4. (1) Has any person listed in the table set out in paragraph 2 at any time been
 bankrupt or taken the benefit of a law for the relief of bankrupt or insolvent
 debtors or assigned his remuneration for the benefit of his creditors? Yes [] No
 [].
 (2) If the answer to (1) is "Yes" attach signed statement giving details [attach-
 ment marked (b)].
 5. Details of persons whom it is proposed to appoint as branch managers of the firm:

Name in full	Residential address	Licence number
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6. It is intended that the firm will carry on the business of a licensed agent under
 the business name
 [attach a copy, certified to be a true copy by the Registrar of Companies, of the
 certificate of registration issued under the *Business Names Act*—attachment
 marked (b)].
 7. Notice of intention to make this application was published in
 (insert name of newspaper(s))
 on [attach copy of notice—attachment marked (b)].

8. Notice in accordance with section 27(b)(ii) of the *Land and Business Agents Act*,
Police on [attach copy of notice—attachment marked (b)].

Signed at
this day of, 19.....

(Signature—to be signed by a person by
whom the applicant firm is constituted)

NOTES

- (a) Insert type of licence(s) (real estate agent's or business agent's).
- (b) All attachments to be numbered consecutively.

FORM 5

Regulation 17

THE NORTHERN TERRITORY OF AUSTRALIA

Land and Business Agents Act

TESTIMONIAL

I,
of
do declare that I have known
of
for year(s) and that in my opinion he is a person of good fame and character.

Signed at
this day of, 19.....

Signature

(Title)



THE NORTHERN TERRITORY OF AUSTRALIA

Land and Business Agents Act

APPLICATION FOR RENEWAL OF (a) LICENCE

1. I, of
 (insert full name or name of company or firm)
 (b)
 hereby apply for renewal of my/its (a)
 licence, number , which
 is due to expire on the day of , 19

2. APPLICATION BY INDIVIDUAL LICENCE HOLDER ONLY

- (1) Are you an undischarged bankrupt or, since your licence was granted or last renewed, have you taken the benefit of a law for the relief of bankrupt or insolvent debtors or assigned your remuneration for the benefit of your creditors? Yes [] No [].
- (2) If the answer to (1) is "Yes", attach a signed statement giving details.

3. APPLICATION BY FIRM ONLY

- (1) Is any person by whom the firm is constituted or any person concerned in the management or control of the firm an undischarged bankrupt or, since the licence of the firm was granted or last renewed, has any such person taken the benefit of a law for the relief of bankrupt or insolvent debtors or assigned his remuneration for the benefit of his creditors? Yes [] No [].
- (2) If the answer to (1) is "Yes", attach a signed statement giving details.
- (3) The following changes in the persons by whom the firm is constituted and persons concerned in the management or control of the firm have occurred since the firm's licence was granted or last renewed (include date of any change and former name, if applicable):

4. APPLICATION BY COMPANY ONLY

- (1) Is any director of the company or any person concerned in the management or control of the company an undischarged bankrupt or, since the licence of the company was granted or last renewed, has any such director or person taken the benefit of a law for the relief of bankrupt or insolvent debtors or assigned his remuneration for the benefit of his creditors? Yes [] No [].
- (2) If the answer to (1) is "Yes", attach a signed statement giving details.
- (3) The following changes in the directors of the company and persons concerned in the management or control of the company have occurred since the company's licence was granted or last renewed (include date of any change and former name, if applicable):

- (4) Is the company in liquidation, receivership or subject to a scheme or arrangement or under official management? Yes [] No [].
- (5) If the answer to (4) is "Yes", attach a signed statement giving details.

(6) Application by Proprietary Company only

The following changes in the shareholders of the company and the class and number of shares held by each shareholder have occurred since the company's licence was granted or last renewed (include date of any change and former name, if applicable):

.....
.....

Dated this day of, 19

.....
(Signature (c))

NOTES

- (a) Insert type of licence(s) (provisional real estate agent's, real estate agent's, provisional business agent's or business agent's).
- (b) Insert address of registered (principal) office or if application by a branch manager, address of registered branch office.
- (c) If application by a company, to be signed by a director for and on behalf of the company and if application by a firm, to be signed by a person by whom the firm is constituted.

FORM 7

Regulation 8

THE NORTHERN TERRITORY OF AUSTRALIA

Land and Business Agents Act

APPLICATION FOR REGISTRATION OR PROVISIONAL REGISTRATION AS AN AGENT'S REPRESENTATIVE

1. I,
(insert full name)
of
(insert full residential address)
hereby apply for (provisional) registration as an agent's representative under the *Land and Business Agents Act*.
2. Date of birth
3. Details of experience (if any) as an agent, agent's representative or employee of an agent (attach a signed statement including details of name of business, partnership, firm or company, address, type of agency business, dates and positions held) [attachment marked (a)].
4. Educational qualifications relied upon to demonstrate eligibility for registration:
.....
[enclose original of certificate or diploma (b)]
5. I have published notice of my intention to make this application in
(insert name of newspaper(s))
on [attach copy of notice—attachment marked (a)].
6. I have served on the Commissioner of Police a notice in accordance with regulation 8 (b)(ii) of the Land and Business Agents Regulations of my intention to make this application on [attach copy of notice—attachment marked (a)].

7. Attached hereto is a testimonial in accordance with regulation 17 of the Land and Business Agents Regulations certifying that I am a person of good fame and character [attachment marked..... (a)].

Signed at
this day of, 19....
.....
(Signature of applicant)

ENDORSEMENT

I,
(insert (business) Name of licensed agent)
of
(insert address of registered (principal) office of licensed agent)
the holder of a
(insert type of licence(s) held)
licence under the *Land and Business Agents Act* intend to employ
.....
(insert full name)
as an agent's representative if his application for (provisional) registration is granted.

Signed at
this day of, 19....
.....
(Signature—state position held if licensed agent is a company or firm)

NOTES

- (a) All attachments to be numbered consecutively.
- (b) Copies of certificates or diplomas may be substituted provided originals are produced for verification by Registrar when application lodged.

FORM 8

Regulation 11

THE NORTHERN TERRITORY OF AUSTRALIA

Land and Business Agents Act

PROVISIONAL LICENCE OF REAL ESTATE AGENT and/or BUSINESS AGENT

The Agents Licensing Board of the Northern Territory hereby certifies that ... of ... carrying on business at ... and having undertaken to obtain ... (description of prescribed educational qualifications) on or before the ... day of ..., 19... is the holder of PROVISIONAL LICENCE, NUMBER ... to carry on business as a REAL ESTATE and/or BUSINESS AGENT in accordance with the provisions of the Land and Business Agents Act. Unless sooner revoked or suspended, this provisional licence continues in force until the ... day of ..., 19...

Dated this ... day of ..., 19...

For and on behalf of the Agents Licensing Board of the Northern Territory

FORM 9

Regulation 11

THE NORTHERN TERRITORY OF AUSTRALIA

Land and Business Agents Act

LICENCE OF REAL ESTATE AGENT and/or BUSINESS AGENT

The Agents Licensing Board of the Northern Territory hereby certifies that ... of ... carrying on business at ... is the holder of LICENCE, NUMBER ... to carry on business as a REAL ESTATE AGENT and/or BUSINESS AGENT in accordance with the provisions of the Land and Business Agents Act.

Unless sooner revoked or suspended, this licence continues in force until the ... day of ..., 19...

Dated this ... day of ..., 19...

For and on behalf of the Agents Licensing Board of the Northern Territory

FORM 10

Regulation 11

THE NORTHERN TERRITORY OF AUSTRALIA

Land and Business Agents Act

LICENCE OF REAL ESTATE AGENT and/or BUSINESS AGENT OF COMPANY OR FIRM

The Agents Licensing Board of the Northern Territory hereby certifies that ... whose registered (principal) office is situated at ...

and carrying on business under the supervision and control of ...

(insert name(s) of branch manager)

at ... (insert "that office" or address(es) of branch offices as applicable)

is the holder of LICENCE, NUMBER ... to carry on business as a REAL ESTATE AGENT and/or BUSINESS AGENT in accordance with the provisions of the Land and Business Agents Act.

Unless sooner revoked or suspended, this licence continues in force until the ... day of ... 19 ...

Dated this ... day of ... 19 ...

For and on behalf of the Agents Licensing Board of the Northern Territory

FORM 11

Regulation 12

THE NORTHERN TERRITORY OF AUSTRALIA

Land and Business Agents Act

CERTIFICATE OF PROVISIONAL REGISTRATION AS AN AGENT'S REPRESENTATIVE

The Agents Licensing Board of the Northern Territory hereby certifies that ... of ... having undertaken to obtain ...

(description of prescribed educational qualifications)

on or before the ... day of ... 19 ...

is PROVISIONALLY REGISTERED AS AN AGENT'S REPRESENTATIVE in accordance with the provisions of the Land and Business Agents Act.

Unless sooner revoked or suspended, this provisional registration continues in force until the ... day of ... 19 ...

Dated this ... day of ... 19 ...

For and on behalf of the Agents Licensing Board of the Northern Territory

FORM 12

Regulation 12

THE NORTHERN TERRITORY OF AUSTRALIA
Land and Business Agents Act
 CERTIFICATE OF REGISTRATION
 AS AN AGENT'S REPRESENTATIVE

The Agents Licensing Board of the Northern Territory hereby certifies that
 of
 is REGISTERED AS AN AGENT'S REPRESENTATIVE in accordance with the
 provisions of the *Land and Business Agents Act*.

Dated this day of, 19

For and on behalf of the Agents Licensing
 Board of the Northern Territory

SCHEDULE 2

Regulation 23

Land and Business Agents Act
 SCALE OF FEES

Item	Description of fee or charge	Section of Act	Prescribed fee
			\$
1.	Issue of provisional real estate agent's or business agent's licence— (a) during first year after commencement of the Act; (b) during second year after commencement of the Act; and (c) during third and subsequent years after commencement of the Act;	31(1)	150.00 200.00 250.00
2.	Issue of combined provisional real estate agent's and business agent's licence— (a) during first year after commencement of the Act; (b) during second year after commencement of the Act; and (c) during third and subsequent years after commencement of the Act;	31(1)	200.00 250.00 300.00
3.	Issue of real estate agent's or business agent's licence— (a) during first year after commencement of the Act; (b) during second year after commencement of the Act; and (c) during third and subsequent years after commencement of the Act;	31(1)	150.00 200.00 250.00
4.	Issue of combined real estate agent's and business agent's licence— (a) during first year after commencement of the Act; (b) during second year after commencement of the Act; and (c) during third and subsequent years after commencement of the Act;	31(2)	200.00 250.00 300.00
5.	Issue of certificate of provisional registration as an agent's representative	41(1)	50.00

Item	Description of fee or charge	Section of Act	Prescribed fee
			\$
6.	Issue of certificate of registration as an agent's representative	41(1)	50.00
7.	Renewal of provisional real estate agent's provisional business agent's, real estate agent's, or business agent's licence—	32(2)	200.00
	(a) during second year after commencement of the Act; and		200.00
	(b) during third and subsequent years after commencement of the Act;		250.00
8.	Renewal of combined provisional real estate agent's and business agent's licence or combined real estate agent's and business agent's licence	32(2)	250.00
	(a) during second year after commencement of the Act; and		250.00
	(b) during third and subsequent years after commencement of the Act;		300.00
9.	Annual fee payable by registered agent's representative	127(b)	50.00
10.	Copy of transcript of evidence at an inquiry held by the Board—per page	81(7)	00.40
11.	Issue of duplicate or varied licence or certificate of registration as an agent's representative	127	3.00