

## **OBJECTS AND RULES OF THE REAL ESTATE DEVELOPERS' ASSOCIATION OF SINGAPORE (REDAS)**

### **1 NAME**

- (1) This Association shall be known as the Real Estate Developers' Association of Singapore (REDAS).

### **2 ADDRESS**

- (1) Its place of business and its address for correspondence shall be at 190 Clemenceau Avenue #07-01, Singapore Shopping Centre, Singapore 239924, or at such other address as the Committee of the Association may decide from time to time, subject to the approval of the Registrar of Societies.

### **3 OBJECTS**

- (1) Its objects are:
  - ( a ) To promote real estate development in Singapore and elsewhere.
  - ( b ) To study real estate problems in Singapore and elsewhere from all perspective with the view to coordinating and promoting the general economic development of Singapore.
  - ( c ) To promote the technical knowledge and skill of persons engaged in real estate developments, via the following media: education, training, research, lectures, discussions, publications, competitions, conferences, examinations, libraries, scholarships, fellowships, exhibitions, the setting up of models and model workshops, the distribution and/or sales of technical literature and materials conducive to the attainment of these objects.
  - ( d ) To promote professionalism and high ethical standards among the ordinary and associate members of the Association and to establish guide-lines, bye-laws, industry standards and such codes of conduct so as to maintain a high standard of quality in real estate development in Singapore.

- ( e ) To protect and safeguard the legitimate interests of the members of the Association in general and, in particular, to make such representations to bodies, public, statutory or otherwise on all matters pertaining to the development of real estate, including the enactment of legislation and code of conduct for real estate developers.
- ( f ) To seek representation in all bodies, public or semi-public in nature, concerning planning, organisation, promotion and development, financing and the administration of those bodies directly or closely associated with real estate development business in general and in those bodies connected with public utilities in particular.
- ( g ) To purchase, build, hire, lease or otherwise acquire any land, premises and properties for the use of the Association, to manage, improve, develop or utilise any such land, premises and properties, and to sell, mortgage, let out or otherwise dispose of such land, premises and properties or any part thereof.

The Association may register a company or any number of companies (hereinafter called the Company) to facilitate these objects.

- ( h ) To accept any bequest, gift or donation made to the Association by a member or members of the Association and other donors or patrons.
- ( i ) To undertake and execute any trust, estate development, housing project and development, construction scheme, etc. that may seem to the Association to be conducive towards the attainment of any of its objects.
- ( j ) To provide the members of the Association with the facilities for mutual assistance in any lawful form, measure or object.
- ( k ) To receive references in respect of complaints, disputes and claims made in relation to the ordinary members of the Association and to facilitate the settling of such complaints, disputes and claims by such means as shall be deemed expedient.
- ( l ) To arrange for and/or secure financial aids, and/or aids in any other form, from all available sources, including government loans, or free lands from government or non-government bodies in order to make house ownership within the reach of the common people with the view to promoting public interests.

- ( m ) To represent the member or members of the Association upon legitimate request, in negotiating, bargaining, or otherwise in dealing with all and any kind of organisations, institutes, associations, societies, clubs, firms, concerns, companies, guilds or otherwise any public or private persons including governments, municipalities, boards, committees, commissions, contractors and/or sub-contractors in matters relating to contracts, agreements, finances, hire purchases, instalment purchases, building standards, taxes, duties, bonuses, profits, damages, indemnities and court cases.
- ( n ) To establish, form and maintain a library and to acquire articles of interest in connection with the objects of the Association.
- ( o ) To employ secretaries, solicitors, technical advisers, professional persons, clerks, servants, workmen and others, and to pay these and other persons in return for services rendered to the Association, salaries, fees, wages, gratuities, allowances, etc.
- ( p ) To invest the monies of the Association not immediately required in bonds issued by the Singapore government or Statutory Boards in such manner as to be determined by the Management Committee. Such investments shall be made in the Association's name and in the interest of the Association and its members as a whole.
- ( q ) To develop, operate and maintain a Portal, that is a web site or a gateway in the Internet that offers a broad array of services and resources including but not limited to e-mails, forums, search engines, on-line purchase of products and services relating to the real estate and its related industries to REDAS' members and members of the public. To facilitate the above objects, the Association may register a company or any number of companies.
- ( r ) To do all such lawful things as are incidental or conducive to the attainments of the above objects or any of them.

#### **4 MEMBERSHIP**

- (1) Any person, company, firm or real estate investment trust listed on the Singapore Exchange Securities Trading Limited carrying on the business of real estate development and/ or real estate investments in Singapore or any company which is the manager of a real estate investment trust listed on the Singapore Exchange Securities Trading Limited may upon application be admitted as an Ordinary Member.

- (2) Any person, company or firm whose profession or business is related to real estate in Singapore may upon application be admitted as an Associate Member.
- (3) With effective from 1st April 2011, the Association will not admit any company or firm carrying on the business of real estate development in Singapore which is a subsidiary, a holding company, another subsidiary of the holding company, or an associated company of an Ordinary Member as an affiliate member.
- (4) Notwithstanding Rule 4(1) above, upon the application of any person, company or firm carrying on the business of real estate development outside Singapore, the Committee may in its discretion admit such applicant as an Ordinary Member where such membership is beneficial to or is in the interest of the Association provided that the number of such ordinary members shall not exceed 10% of the total ordinary membership without specific approval by an Extraordinary General Meeting convened for the purpose.
- (5) In the absence of express intention to the contrary, the term 'member' wherever appearing in these Rules refers to an Ordinary Member so that an associate shall not be entitled to attend or vote at the General Meeting of the Association or be elected to the Management Committee of the Association.

## **5 FORM OF APPLICATION**

- (1) Any applicant for membership shall complete and submit the application in such form or forms as may from time to time be prescribed by the Management Committee to the Honorary Secretary of the Association. The Honorary Secretary may require the applicant to furnish such other information or particulars as are necessary for the application to be considered by the Management Committee.

## **6 MODE OF APPLICATION**

- (1) Every application for Membership shall be proposed by one member and seconded by another member. The Management Committee shall have absolute discretion in approving and disapproving an application for membership.

## **7 ENTRANCE FEES**

- (1) The entrance fee payable on admission shall be S\$1,000.00 for an Ordinary Member and S\$500.00 for an Associate Member.

## **8 SUBSCRIPTIONS**

- (1) The annual subscription for Ordinary Member and Associate Member shall be the sum to be determined by the Management Committee and shall be payable annually, in advance.
- (2) The Management Committee shall be empowered to levy any sum to raise funds to fulfill any of the objects of the Association.

## **9 ARREARS OF SUBSCRIPTIONS**

- (1) With effect from 1 April 2011, when a member falls into arrears with his subscription or subscriptions and fails to settle the same within the due date of 30 days, the Committee may impose an interest charge of 6% per annum on the outstanding subscriptions. If the defaulting member fails within a period of three months to pay the outstanding subscriptions due to the Association, he will be given 30 days written notice that the Committee may at the end of the 30 days period, at their discretion, remove his name from the Association's Register of Members if no payment is received. Thereafter if no payment is received, the Committee may remove the member's name from the Association's Register of Members, in which event, he ceases to be a member.
- (2) Notwithstanding the provision in Rule 4(4), the term 'member' herein mentioned under Rule 9 shall include the following categories of members: Ordinary and Associate.

## **10 LEVIES AND OTHER CHARGES**

- (1) Any levies, special subscriptions and other charges for any particular purpose may only be raised from the members with the consent of a general meeting of the members.

## **11 MANAGEMENT COMMITTEE**

- (1) The affairs of the Association shall be managed by a Committee of fifteen members who shall be elected and they shall hold office for a term of 2 years

and upon retirement shall be eligible for re-election at the Annual General Meeting. In case a casual vacancy shall occur in the Committee during any part of the term of office, the Committee may appoint a member of the Association to fill such vacancy for the period of the unexpired term. The Committee has the power to co-opt additional members into the Committee if found necessary to form a Committee of not more than 20 members.

## **12 ELECTION OF COMMITTEE MEMBERS**

- (1) The members of the Management Committee shall be elected by ballot paper or by electronic balloting.
- (2) All nominations for Committee Members shall be made in the prescribed form to be forwarded by the Honorary Secretary to the members and shall be returned to the Honorary Secretary by the date specified by the Honorary Secretary which date shall not be earlier than fourteen (14) calendar days after the nomination forms shall be forwarded by the Honorary Secretary to the members.
- (3) No nomination shall be valid unless it is made with the written consent of the nominees and duly signed by a proposer and counter-signed by a seconder.
- (4) Upon return of the nomination forms the Honorary Secretary shall prepare the ballot papers containing a list of the Persons nominated to stand for elections.
- (5) The ballot papers together with the requisite notice of meeting shall be forwarded by the Honorary Secretary to all members not later than fourteen (14) calendar days before the date of election.
- (6) The ballot paper signed by the member concerned shall be delivered either by hand or by post to the Honorary Secretary who shall thereupon deposit the same in a sealed ballot box to be provided at the Association's premises.
- (7) Alternatively, members may also personally or through their authorised representatives put the ballot paper direct into the sealed ballot box.
- (8) For electronic balloting (e-balloting), upon return of the nomination forms, the Honorary Secretary shall prepare the ballot papers containing a list of the Persons nominated to stand for election.

- (9) The ballot papers together with the requisite notice of meeting shall be emailed to all members by the Honorary Secretary not later than fourteen (14) calendar days before the date of election.
- (10) All Members will receive an email from REDAS on their email ID registered with REDAS intimating the User ID for e-balloting.
- (11) Each member will be given a unique ID to access the ballot paper.
- (12) Member will be able to cast vote only once and shall vote not later than three calendar days before the date of election.
- (13) Results of the e-balloting will only be decrypted (equivalent to opening the ballot box) on the date of election.
- (14) In the event of equality of votes having been cast by ballot paper or by e-balloting, the position shall be resolved by the drawing of lots.
- (15) The MC will make rules and regulations to regulate the use of technology for election, including safeguards that restrict or mandate the types of technology that may be used and imposing verification or authentication requirements.
- (16) In the event of equality of votes having been cast, the position shall be resolved by the drawing of lots.

### **13 POWERS AND DUTIES**

- (1) The Committee shall have the power to appoint Honorary Patrons. Honorary Patrons shall be Singapore Citizens of distinguished character and who by reason of their positions, experience or eminence have made significant contribution to the growth and development of the Association. Honorary Patrons are eligible for re-appointment yearly.
- (2) The Committee shall have the power to appoint outgoing President or Presidents of the Association as Honorary Presidents.
- (3) The Committee shall have the power to appoint Honorary Advisors who shall hold office during the term of office of the Committee that appoints them and that the Honorary Advisors are eligible for re-appointment.
- (4) The Committee shall have the power to authorise expenditure of a sum not exceeding S\$400,000 in any one month from the Association's funds and for

the Association's purposes. The Committee may delegate this authority to the President and/or Honorary Treasurer.

(5) The Committee shall have the power to make, vary and repeal bye-laws to achieve the objects of the Association specified under Rule 3 herein, to establish the procedure and conduct for the Conciliation Panel under Rule 21 herein, and generally for the regulation of the affairs of the Association.

(6) (a) The Committee shall have the power to act as follows:

(i) To reprimand a member;

(ii) To suspend a member from exercising any of the rights or privileges of membership of the Association for such period of time or on such conditions as the Committee may determine in its absolute discretion;

(iii) To request a member to resign membership with the Association;  
or

(iv) To expel a member from the Association.

(b) Notwithstanding the provision in Rule 4(4), the term 'member' herein mentioned under Rule 13(f) shall include the following categories of members: Ordinary and Associate.

(7) The Committee shall hold meetings as and when deemed necessary but four calendar days' notice for the convening of the meeting shall be given to the Committee members. The Honorary Secretary with the concurrence of one other Committee member may call a committee meeting at any time by giving four calendar days' notice:

QUORUM At least one-third of the Committee Members must be present for its proceedings to be valid.

(8) The duty of the Committee is to organise and supervise the daily activities of the Association and to make decisions on matters affecting its running and its day-to-day business. It may not act contrary to the expressed wishes of the General Meeting without prior reference to it and shall always remain subordinate to the General Meeting. The highest authority of the Association shall be vested in the General Meeting of the members.

Without prejudice to the generality of the foregoing, with specific reference to the property of the Association (the "Property"), the Committee shall have the

in-principle mandate to manage any proposed sale, purchase or any other dealing with respect to the Property; provided always that the final decision concerning the sale, purchase or any other dealing with respect to the Property shall be subject to the approval of the General Meeting of members

- (9) The Committee shall not relinquish its duties until the succeeding Committee shall have taken office.

#### **14 OFFICE-BEARERS AND THEIR DUTIES**

- (1) The elected Committee Members from among themselves shall elect by ballot, the following office bearers:

- A President
- A 1st Vice-President
- A 2nd Vice-President
- An Honorary Secretary
- An Honorary Assistant Secretary
- An Honorary Treasurer
- An Honorary Assistant Treasurer

The Immediate Past President of the Association shall be an ex-officio member with voting rights in the Committee, regardless of whether he is or not an elected member.

- (2) All Committee Members shall hold office for a term of two years. All Committee Members may hold the same office for two consecutive terms only provided always that the Honorary Treasurer and Honorary Assistant Treasurer shall not be allowed to hold the same or related office for more than one term without a break of two full years.
- (3) The duties of the office-bearers are as follows
  - (a) The President, Honorary Secretary shall act as Chairman at all General, Committee and other meetings of the Association.
  - (b) The First Vice-President or in his absence the Second Vice-President shall deputize for the President in the latter's absence.
  - (c) The Honorary Secretary shall keep all records, except financial records, of the Association and shall be responsible for their correctness. He shall keep minutes of all General, Committee and other meetings.

- (d) The Honorary Assistant Secretary shall assist the Honorary Secretary in his duties and shall deputize for the Honorary Secretary in the latter's absence.
- (e) The Honorary Treasurer shall be in custody of all funds, collect and disburse all moneys on behalf of the Association, keep an account of monetary transactions and shall be responsible for their correctness. He is authorised to expend up to S\$500.00 for petty expenses on behalf of the Association. He shall not keep more than S\$500.00 cash at any time and any money in excess of this sum shall be deposited in the Association's Bank Account. Cheques, etc for withdrawals from the Bank will be signed by either the President, Vice-President or the Honorary Secretary and the Honorary Treasurer.
- (f) The Honorary Assistant Treasurer shall assist the Honorary Treasurer in his duties and shall deputize for the Honorary Treasurer in the latter's absence.
- (g) (i) The Committee Member of the elected Company, may designate an alternate to attend Committee meetings on his behalf. Notwithstanding the appointment of an alternate, the Committee Member must be personally present for at least 50% of the total number of Committee Meetings held during his term in the Management Committee unless a satisfactory explanation is given to the President for his absence.  
  
(ii) Any member of the Committee (or his alternate) who fails to attend three meetings consecutively without a satisfactory explanation or any Committee Member who is in breach of his obligation under clause 14(g)(i) above shall be automatically deemed to have withdrawn his membership from the Committee. In such event, a new member may be co-opted by the Committee to serve in his place until the date of the next election of the Committee.

## **15 ANNUAL GENERAL MEETING**

- (1) An Annual General Meeting shall be held once a year but not later than 31st March following the close of the Association's financial year which shall be 30th September. At least twenty-one calendar days' notice will have to be given to all members of the Annual General Meeting and particulars of the Agenda for the meeting will be posted on the Association's Notice Board one week before the meeting is due to take place.

- (2) The following business will be considered at the Annual General Meeting:
  - (a) The previous year's accounts and report of the Committee.
  - (b) The election of Committee Members under Rule 14.
  - (c) The appointment of Auditors.
- (3) Any member who wishes to move a Resolution at an Annual General Meeting may do so provided he gives notice in writing to the Honorary Secretary not less than seven calendar days before the meeting is due to be held. Upon receipt of the said Resolution, the Honorary Secretary shall circulate it to members not less than five calendar days before the Annual General Meeting.
- (4) QUORUM At least one quarter of the total ordinary membership of the Association must be present either in person or by proxy at the Annual General Meeting for its proceedings to be valid. Members who have sent in their ballot papers referred to in Rule 12 above and the ballot papers have been received by the Honorary Secretary in time for the Annual General Meeting are deemed to be present at the meeting. If within half an hour from the time appointed for the commencement of the meeting, a quorum is not present, the meeting shall stand adjourned to the next week at the same time and same place (if available) or such other place as the Committee may decide if the former appointed place of the meeting is not available, and if at such adjourned meeting, a quorum is not present, within half an hour from the time fixed for the commencement of the meeting, the members present shall be considered a quorum, but they shall have no power to alter, amend, delete or make additions to any of the existing rules.

## **16 EXTRAORDINARY GENERAL AND SPECIAL GENERAL MEETINGS**

- (1) Extraordinary General Meetings shall be convened at such time as the Committee shall determine. A Special General Meeting shall be convened at any time on a written requisition signed by at least ten per cent of the members of the Association whose subscriptions have been paid up to date at the time of signing of the requisition. Such requisition shall state the purpose for which the meeting is to be called and shall be addressed to the President or the Honorary Secretary of the Association. Twenty-one calendar days' notice of a Special General Meeting of the Association shall be given to all members. Twenty-one calendar days' notice shall be given to an Extraordinary General Meeting to all members of the Association. Particulars of the Agenda for the meeting will be posted on the Association's Notice

Board twenty-one calendar days before the meeting is due to take place. Any member who wishes to move a Resolution at the Meeting may do so provided he gives notice in writing to the Honorary Secretary not less than fourteen calendar days before the date of such meeting.

- (2) QUORUM At least one quarter of the total Ordinary Membership of the Association must be present either in person or by proxy at such meeting for its proceedings to be valid. If within half an hour from the time appointed for the commencement of a Special General Meeting, a quorum is not present, the meeting shall be dissolved. In any other case, it shall stand adjourned to the next week, at the same time and same place (if available) or such other place as the Committee may decide if the former appointed place of meeting is not available, and if at such adjourned meeting a quorum is not present within half an hour from the time fixed for the commencement of the meeting, the members present shall be considered a quorum, but they shall have no power to alter, amend, delete or make additions to any of the existing rules.

## **17 AUDITORS**

- (1) The annual statement of accounts and balance sheet of the Association shall be prepared by the Honorary Treasurer, duly audited by the Auditors and then submitted to the Annual General Meeting for approval. The Auditors shall be required to submit a report to the Annual General Meeting. They may be required to audit the Association's accounts for any period within their tenure of office at any date and make a report to the Committee. The Association shall, at its Annual General Meeting, elect its Auditors for its financial year. The Auditors from a firm of qualified accountants shall be eligible for re-election.

## **18 TRUSTEES**

- (1) If the Association shall at any time acquire any immovable property, such property shall be vested in trustees subject to a declaration of trust, or in the Company, as the Association shall decide. The Trustees shall hold the property upon Trust for the use and benefit of the members. They shall act in a nominee capacity and shall in no way be responsible for the management, purchase or handing of the property.

Trustees shall be appointed by the Committee, and may either be natural persons or corporations. If the Committee decides to appoint natural persons as trustees, the Committee shall appoint three such persons from among the members of the Presidential Council and/or the Honorary Patrons of the

Association. The trustees of the Association shall not effect any sale or mortgage of property without the prior approval of the General Meeting of members.

Any trustee may at any time resign his trustee-ship. If a trustee dies or becomes a lunatic or is of unsound mind or moves permanently or is absent from the Republic of Singapore for a period of one year, he shall be deemed to have resigned his trusteeship. If a trustee is guilty of misconduct of such a kind as to render it undesirable that he continues as a trustee, a General Meeting may remove him from his trusteeship. Notice of any proposal to remove a trustee from his trusteeship must be given by affixing to the Association's Notice Board a document containing such proposal at least 21 calendar days before the meeting is due to take place. The result of such meeting shall then be notified to the Registrar of Societies for approval.

- (2) In the event of any vacancies in the trusteeship, the Committee shall have the power to appoint such person(s) from among the members of the Presidential Council and/or the patrons of the Association, to act as replacement trustee(s), either on an interim basis or otherwise, as the Committee may deem fit.
- (3) The address of each immovable property, name of each trustee and any subsequent change must be notified to the Registrar of Societies.

## **19 INDEMNITY**

- (1) Every official of the Association shall be entitled to be indemnified out of the assets of the Association against all losses and liabilities which he may sustain or incur in the execution of the duties of his office and no official shall be personally liable for any loss, damage or misfortune which may befall him in the execution of his duties for or on behalf of the Association.

## **20 DISCIPLINARY PROCEDURE**

- (1) If any member of the Association in the opinion of the Management Committee fails to abide with or has violated any of the Rules herein and bye-laws of the Association or the recommendations of the Management Committee pursuant to Rule 20(4) or is guilty of conduct derogatory to the dignity of or injurious to the reputation or interests of the Association, the Management Committee may exercise its discretion to take any of the following actions:

- (a) The Committee may reprimand the member;
  - (b) The Committee may suspend the member from exercising any of the rights or privileges of membership of the Association for such period of time or on such conditions as the Committee may determine in its absolute discretion;
  - (c) The Committee may by written notice request the member to resign membership; or
  - (d) The Committee may expel the member from the Association in accordance with the provisions of this Rule.
- (2) (a) Prior to the Management Committee taking any of the actions mentioned herein in Rule 20(1), the Management Committee may on grounds which seem to them proper hold or order an inquiry or preliminary investigation into the conduct of any member in relation to any complaint brought before the Management Committee. The member concerned shall be entitled to appear before a Disciplinary Committee appointed by the Management Committee and to rebut or explain the matters of which complaint is made either personally or in writing provided that notice of his intention to do so is given. The period within which such notice must be given shall be determined by the Management Committee.
- (b) If the member whose conduct is the subject of inquiry or investigation fails to attend before the Disciplinary Committee, the inquiry or proceedings may be proceeded without further notice to that member upon proof of service thereof and the Disciplinary Committee shall upon the conclusion of any such hearings proceed to make any recommendations to the Management Committee as it deems fit.
- (c) The decision of the Management Committee in respect of Rule 20(1) (a), (b), (c) and (d) shall be by way of a simple majority.
- (3) A suspended member remains subject to the Rules herein and the bye-laws of the Association.
- (4) Upon the Management Committee deciding to request the member to resign membership by written notice, such notice shall state generally the grounds on which the request is based. If within two weeks of the service of such notice, the member shall not have resigned, the Honorary Secretary with the concurrence of one other Management Committee Member shall call a Management Committee Meeting to consider the expulsion of the member.

- (5) At the Management Committee Meeting, the Chairman of the meeting shall inform the Committee Members present of the matter complained of and the member shall be permitted to address the meeting.
- (6) If 75% of the Management Committee Members present and voting at the meeting of the Committee convened for the purpose of expelling the member, vote in favour of expelling the member from the Association, the Honorary Secretary shall give written notice of the decision to the member who shall be expelled and cease to be a member of the Association thereupon. If the 75% majority in favour of expelling the member is not achieved, the request for the resignation of the member shall be withdrawn thereupon without any prejudice to the powers of the Committee under Rule 20 (1) (a) and (b) herein.
- (7) A member expelled from the Association under Rule 20(6) shall not be proposed for membership of the Association for a period of one (1) year from the date of expulsion.
- (8) Notwithstanding the provision in Rule 4(4), the term 'member' herein mentioned under Rule 20 shall include the following categories of members: Ordinary and Associate.
- (9) No person who is practising as an advocate and solicitor shall be allowed to represent the members in any of these proceedings.

## **21 CONCILIATION PANEL**

- (1) The Conciliation Panel shall be established by the Management Committee for the purpose of settling complaints, disputes and claims between purchasers and Ordinary Members of the Association. Purchasers and any person, company or firm having a dispute with, a complaint or claim against such Ordinary Member of the Association may refer the dispute, complaint or claim to the Conciliation Panel.
- (2) The Conciliation Panel shall comprise of nominated representatives from the Association, other bodies or institutions in the real estate industry, and/or other relevant bodies (including the Relevant Authority) as decided upon by the Management Committee.
- (3) All Ordinary Members shall submit themselves to the proceedings laid down by the Management Committee and to the authority of the Conciliation Panel, appear before the Conciliation Panel when called upon and comply with the

recommendations, directions and decisions which the Conciliation Panel so recommends to the Management Committee.

- (4) The Management Committee shall, on the recommendation of the Conciliation Panel without prejudice to any other award, order, recommendation or direction as the Conciliation Panel may make, have the power to do all or any of the following:
  - (a) To recommend any party to pay any sum as compensation to the other party;
  - (b) To recommend the release of any part of or the whole of the retention monies held by the stakeholders;
  - (c) To recommend rectification to defects proved to be existent;
  - (d) To recommend the dismissal of the whole of or any part of the complaint, dispute or claim referred to the Conciliation Panel;
  - (e) To recommend any party to the complaint, dispute or claim to pay the whole of or any part thereof of the cost of such proceedings;
  - (f) To delegate to the Conciliation Panel such of its powers as it may wish to delegate.
- (5) The Management Committee shall be empowered to make, vary or repeal any terms of reference to and make, vary or repeal any guidelines for proceedings before the Conciliation Panel.

## **22 AMENDMENT TO RULES**

- (1) No alteration, addition to or deletion of these Rules shall be made except at a General Meeting and they shall not come into force without the prior sanction of the Registrar of Societies.

## **23 PROHIBITIONS**

- (1) Gambling of any kind such as the playing of paikow or mahjong, whether for stakes or not, are forbidden on the Association's premises. The introduction of materials for gambling or opium smoking and of bad characters into the premises is prohibited.

- (2) The funds of the Association shall not be used to pay the fines of members who have been convicted in Court.
- (3) The Association shall not attempt to restrict or in any other manner interfere with trade or prices or engaged in any Trade Union activity as defined in the Trade Unions Act.
- (4) The Association shall not hold any lottery, whether confined to its members or not, in the name of the Association or its office bearers, Committee or members.
- (5) The Association shall not indulge in any political activity or allow its funds and/or premises to be used for political purposes.

## **24 INTERPRETATION**

- (1) In the event of any question or matter arising out of any point which is not covered by or expressly provided for in these Rules, the Committee shall have the full power to use their own discretion in dealing with and in disposing of such question or matter.

## **25 DISSOLUTION**

- (1) The Association shall not be dissolved except with the consent of not less than 2/3 of the members of the Association expressed either in person or by proxy at a General Meeting convened for the purpose, or by postal vote.
- (2) In the event of the Association being dissolved as provided above, all debts and liabilities legally incurred on behalf of the Association shall be fully discharged and the remaining funds shall be donated to charity.
- (3) Notice of dissolution shall be given to the Registrar of Societies within seven days of the dissolution of the Association.

## **26 REDAS PRESIDENTIAL COUNCIL**

- (1) A Presidential Council shall be established to enable the Management Committee to consult and draw upon the collective experience and counsel of the Past Presidents of REDAS.

- (2) The Presidential Council may be convened at any time upon the written requisition of not less than 5 elected members of the Management Committee for its advice or decision on any matter affecting REDAS or the Real Estate Industry in Singapore including any issue on the removal of the President of REDAS from office.
- (3) The President of REDAS shall not be removed during his term of office by the Management Committee except with the written decision of the Presidential Council duly convened upon the written requisition of not less than 5 elected members of the Management Committee.
- (4) The decision of the Presidential Council on the removal of the President shall be final and binding upon the Management Committee. The President so removed from office shall not hold office as a Management Committee Member. The Management Committee shall thereupon elect a new President upon the removal of the President.
- (5) The Presidential Council may on its own accord give its views on any matter affecting REDAS or the Real Estate Industry in Singapore to the Management Committee through the President or Executive Committee of the Management Committee.
- (6) The President may at any time seek the advice and views of the Presidential Council on any matter affecting REDAS or the Real Estate Industry in Singapore. A member of the Presidential Council may attend any of the Council Meetings of the Management Committee by giving notice to the Secretariat. Any such member attending shall have no voting rights at the Council Meeting.
- (7) The minutes of all Management Committee meetings shall be distributed to the Members of the Presidential Council.
- (8) Subject to clause 9 herein, all Past Presidents of REDAS (provided they have not been removed from office) are eligible and shall be invited to serve as a member of the Presidential Council.
- (9) The Presidential Council shall consist of not more than 12 members provided always that if the total number members exceed 12, the member whose term in office as President was earliest relative to the rest shall retire as member of the Presidential Council. There shall be a Chairman of the Presidential Council to be elected from its members during the first meeting of the Council.

- (10) All decisions of the Presidential Council shall be decided by simple majority vote of the members present except for any decision on the removal of the President of REDAS which decision shall require the votes of not less than two thirds of the total number of members of the Presidential Council.
  
- (11) Neither the Presidential Council or any of its members shall communicate directly with the press or the media in respect of any matter or issue concerning REDAS unless the prior written consent of the Management Committee has been obtained.

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*[ Accurate as of 10 May 2025 ]*