

Anticipated FAQs on revision of REA Examination Syllabus

Q1	Why is CEA revising the Real Estate Agency (REA) examination syllabus? What are the changes in the latest revision?
A1	<p>CEA regularly reviews the REA examination syllabus to ensure that it remains relevant in equipping new Key Executive Officers (KEOs) with the knowledge to perform their roles and duties effectively.</p> <p>The new REA examination syllabus includes the following key changes:</p> <ul style="list-style-type: none"> • Addition of new learning outcomes (LOs) • Removal of competency units (CUs) that are no longer relevant or under CEA's regulation <p>The main changes are as follows:</p> <p>(a) LOs that have been added:</p> <ol style="list-style-type: none"> Lease Agreements for Retail Premises Act 2023 and Code of Conduct for Leasing of Retail Premises; Prevention of Money Laundering, Proliferation Financing and Terrorism Financing (PMLPFTF) obligations; Ethical Practice and Management. <p>(b) CUs that have been removed:</p> <ol style="list-style-type: none"> CU 2.1 – Real estate market and submarkets CU 2.2 – Marketing of properties CU 2.4 – Relationship with other professions and services CU 3.5 – Service quality[#] CU 3.6 – Marketing and branding <p>[#] Dispute resolution, which was part of CU 3.5, will be moved to the new CU 2.2 (Regulation of Estate Agencies).</p> <p>(c) The current REA Paper 2 and Paper 3 will be consolidated into Paper 2.</p> <p>Refer to CEA's webpage for more details on the revised REA examination syllabus.</p> <p>The revised REA examination syllabus will take effect from 1 January 2027.</p>
Q2	When will the revised REA examination syllabus be implemented?
A2	The revised REA examination syllabus will be implemented for examinations from 1 January 2027. The REA examinations to be held in 2025 and 2026 will still be based on the current REA examination syllabus.
Q3	When did CEA last revise the REA examination syllabus?
A3	The REA examination syllabus was last revised in February 2015.
Q4	I took/am currently taking the REA course based on the old REA examination syllabus. Do I have to retake the REA course?

A4	<p>For REA examinations in 2025 and 2026</p> <p>If you have attained the Certificate of REA Course Completion, you are eligible to take the REA examination within two years from the completion date of your REA course. Beyond the two-year validity period, you must retake and complete the REA course before registering for the REA examination.</p> <p>For REA examinations from 1 January 2027</p> <p>You can register for the REA examination without taking the REA course.</p> <p>As examinations will cover new topics under the new syllabus, you should familiarise yourself with them if you are planning to take or re-take the examination in 2027.</p> <p>Please refer to A7 for more details on modular pass.</p>					
Q5	Can I self-study for the REA examination? / Do I have to complete a REA course before registering for the REA examination?					
A5	From 1 January 2027, you will not be required to complete a REA course and can choose to self-study before registering for the REA examination.					
Q6	What is the validity period for the modular pass in the REA examination?					
A6	<p><u>You are re-taking the REA examination in 2025 or 2026:</u></p> <p>Your modular pass will be valid for two years from the date of your REA course completion.</p> <p><u>You are re-taking the REA examination in 2027:</u></p> <p>If you have a modular pass in Paper 1 obtained in 2025 or 2026, it will only be valid for two years starting from the month in which the examination was passed. For example, a pass in Paper 1 in April 2025 is valid till April 2027. You will need to pass Paper 2 based on the new REA syllabus by April 2027 to pass the REA examination.</p> <p>If you have modular passes in both Paper 2 and Paper 3 obtained in 2025 and/or 2026, they will be valid for two years starting from the month in which the first paper was passed. For example, if you pass Paper 2 in April 2025 and Paper 3 in September 2025, both modular passes are valid till April 2027 based on the pass in Paper 2 in April 2025. You will need to pass Paper 1 based on the new REA syllabus by April 2027 to pass the REA examination.</p> <p>If you have a modular pass for either Paper 2 or Paper 3 in 2025 or 2026, it will no longer be valid in 2027 and you will need to retake Paper 1 and Paper 2 under the new REA examination syllabus. (See A8 below).</p>					
Q7	I have obtained a modular pass in the REA examination. Do I have to retake the paper which I have already passed? / Do I have to retake all the papers based on the new REA examination syllabus?					
A7	<p>If you have a valid modular pass^ for the REA examination, you will be required to retake the following paper(s) for REA examinations from 2027:</p> <table><tr><th>Scenarios (Based on current examination syllabus)</th><th>From 2027, candidates will retake: (Based on new examination syllabus)</th></tr><tr><td>Failed Paper 1 (Passed Paper 2 and Paper 3)</td><td>Paper 1</td></tr></table>		Scenarios (Based on current examination syllabus)	From 2027, candidates will retake: (Based on new examination syllabus)	Failed Paper 1 (Passed Paper 2 and Paper 3)	Paper 1
Scenarios (Based on current examination syllabus)	From 2027, candidates will retake: (Based on new examination syllabus)					
Failed Paper 1 (Passed Paper 2 and Paper 3)	Paper 1					

	<table> <tr> <td>Failed Paper 2 (Passed Paper 1 and Paper 3)</td><td>Paper 2</td></tr> <tr> <td>Failed Paper 3 (Passed Paper 1 and Paper 2)</td><td>Paper 2</td></tr> <tr> <td>Failed Paper 1 and Paper 2 (Passed Paper 3)</td><td>Paper 1 and Paper 2</td></tr> <tr> <td>Failed Paper 1 and Paper 3 (Passed Paper 2)</td><td>Paper 1 and Paper 2</td></tr> <tr> <td>Failed Paper 2 and Paper 3 (Passed Paper 1)</td><td>Paper 2</td></tr> </table> <p>^Your modular pass will be valid for two years from the month of the examination in which you passed the first paper.</p>	Failed Paper 2 (Passed Paper 1 and Paper 3)	Paper 2	Failed Paper 3 (Passed Paper 1 and Paper 2)	Paper 2	Failed Paper 1 and Paper 2 (Passed Paper 3)	Paper 1 and Paper 2	Failed Paper 1 and Paper 3 (Passed Paper 2)	Paper 1 and Paper 2	Failed Paper 2 and Paper 3 (Passed Paper 1)	Paper 2
Failed Paper 2 (Passed Paper 1 and Paper 3)	Paper 2										
Failed Paper 3 (Passed Paper 1 and Paper 2)	Paper 2										
Failed Paper 1 and Paper 2 (Passed Paper 3)	Paper 1 and Paper 2										
Failed Paper 1 and Paper 3 (Passed Paper 2)	Paper 1 and Paper 2										
Failed Paper 2 and Paper 3 (Passed Paper 1)	Paper 2										
Q8	Why do I have to retake Paper 2 under the new examination syllabus despite passing Paper 2/Paper 3 previously?										
A8	Under the new examination syllabus, Paper 2 combines topics from the current Paper 2 and Paper 3. Therefore, if you have passed only one of these papers (either Paper 2 or Paper 3), you will need to take the new Paper 2 as your previous pass did not cover all the required content.										
Q9	I failed Paper 1, Paper 2 and Paper 3 and intend to re-take the REA examination in 2025 or 2026. Will the REA examination be based on the new syllabus?										
A9	No. The REA examination in 2025 and 2026 will still be based on the current REA examination syllabus.										
Q10	I failed Paper 1, Paper 2 and Paper 3 and intend to re-take the REA examination in 2027. Do I retake all the papers based on the new REA examination syllabus?										
A10	You will have to re-take the full REA examination in 2027, i.e. Paper 1 and Paper 2 based on the new REA examination syllabus.										
Q11	Is there a change in the REA examination format and/or duration from 2027?										
A11	The REA examination papers will consist of essay or case study questions. While the duration of Paper 1 remains at 2.5 hours, Paper 2 will be extended to 3 hours. For more details on the changes in the REA examination format and duration, you may refer to Page 3 of the revised REA examination syllabus .										
Q12	If I previously received a partial exemption for REA Paper 1, will this exemption still be valid?										
A12	<p>There is no change to the partial exemption for Paper 1. If you had enrolled in the National University of Singapore's Bachelor of Science (Real Estate) course and Ngee Ann Polytechnic's Diploma in Real Estate Business course <u>on or after 1 April 2020</u>, you qualify for exemption from taking REA Paper 1.</p> <p><u>For REA examinations in 2025 and 2026</u> Candidates with partial exemption will sit for REA examination Papers 2 and 3 based on current REA examination syllabus.</p> <p><u>For REA examinations in 2027</u> From 1 January 2027, candidates with partial exemption will be required to take REA examination Paper 2 based on the revised REA examination syllabus.</p>										