

The Regulator March 2011

Executive Director Bob Myroniuk on Self-Regulation

When it comes to regulating any industry, occupation, or profession, the primary objective is always the same - to set and enforce standards and to protect consumers. This is also referred to as the “public interest” mandate.

This mandate can be achieved in a variety of ways including:

- Government regulation
- Self-regulation
- Some combination of the two

I was employed with the Alberta Government in 1994 when we first met with representatives of the Alberta Real Estate Association (AREA) to discuss the idea of transferring regulating responsibility to the real estate industry itself. In order to implement the idea, we needed new legislation that would establish a new model for regulation of the real estate industry.

The Real Estate Act of Alberta (REA) was passed by the Alberta Legislature in the summer of 1995, establishing the Real Estate Council of Alberta (RECA) as a non-profit corporation and the governing body for the real estate industry.

At that time, RECA’s responsibilities covered real estate brokers, property managers, and mortgage brokers. In 2005, the REA was amended and real estate appraisers were added to the list of industry sectors regulated by RECA. This group of industry sectors is what I collectively refer to as the “real estate industry”.

The doors of RECA opened for business on July 1, 1996 and the process of self-regulation was underway. The Office of the Superintendent of Real Estate was shut down and the provincial government removed itself from the day-to-day regulation of the real estate industry.

What may not be well understood is that REA established a model of self-regulation similar to the one we see for traditional professions - like accountants, engineers, doctors, lawyers and so on. The model we work under is specifically designed to facilitate responsible self-regulation and professionalism.

In my next post, I’ll talk about how this model of self-regulation actually works?

What do you think of the concept of self-regulation?



Social Media Rundown

RECA is nearing its one-year anniversary on Twitter and is pleased so many Alberta industry members are using Twitter to connect with RECA. More than 900 people are following the RECA Twitter account and there have been many great back-and-forth discussions with individuals from all sectors. If you haven't already followed RECA on Twitter, <http://twitter.com/RECA>, why not start now?

In the month and a half since the RECAblog officially launched, there have been nine posts of useful industry information. Recent blog posts on unlicensed practice, self-regulation and the hearing process have generated comments and questions from industry members, and RECA staff are committed to addressing comments and answering questions as they arise. The easiest way to ensure you stay current on RECAblog posts is to subscribe to the RSS feed. Simply visit www.recablog.ca, click on "Subscribe to this blog's feed" (on the right hand side of the homepage) and, at the top of the next page, click on "Subscribe to this feed." Once you've done that, your computer will periodically check online for updates to the blog page, even when you're Web browser isn't running.

Last but not least, RECA is pleased to announce a renewed effort to generate discussion on its Facebook page, for topics needing more than 140-character responses. Stop by the RECA page at <http://on.fb.me/fgSLWS>, give your two cents on the current discussion or start one of your own.

News Bytes

Council Strategic Planning Session

From March 12-15, 2011 Council secluded itself with RECA administration in Kananaskis and completed a strategic planning session.

The aim of the session was to create the groundwork for the 2011-2014 strategic plan. Over the next few months, Council and RECA Administration will work on finalizing the plan, which should be ready in the Summer of 2011.

Council has taken into account input from all stakeholders, including industry associations, industry members themselves and the Government of Alberta.

Stay tuned for more information on the strategic direction for RECA.

Consumer Articles Reborn

RECA has completed the first in a series of consumer resources that combine text and video. You can view the full article on Purchase Contracts, [here](#).

RECA has updated other Consumer Articles, including:

- Buying/Selling a Property
- Commission Calculations
- Industry Members and Their Roles
- Working with a Licenced Professional
- Real Estate/Mortgage Assistants

And RECA's award-winning Consumer Tools are always available on our website, including:

- Agency Relationships Video (available in English, Mandarin or Punjabi)
- Agency Relationships Guide (available in English, Mandarin, Punjabi, French and Spanish)
- Inspection Report
- Consumer Brochures (available in English, Mandarin, Punjabi, French and Spanish)
- Relationship Forms

Look for more consumer articles in text/video format in the coming months.

What suggestions do you have for future consumer articles?

Council Members 2010-2011

BILL BUTERMAN

Appointed from non-AREA industry members

KEVIN CLARK

Appointed from residential real estate industry members

CINDY DUBRAY

Appointed from the property management sector

GORDON GRAYDON

Appointed from the public

CONNIE LECLAIR

Appointed from the public

WAYNE MCALISTER, CHAIR-ELECT

Appointed from the Calgary Real Estate Board

KEN MCCOY

Appointed from the Edmonton Real Estate Board

WENDY ROBSON

Appointed from boards outside of Calgary and Edmonton

RALPH SALOMONS, PAST CHAIR

Appointed from commercial real estate sector

CHERYL SCHINDEL

Appointed from boards outside of Calgary and Edmonton

GARY SIEGLE

Appointed from the mortgage brokerage sector

ROBERT TELFORD, CHAIR

Appointed from the real estate appraisal sector

Contact RECA

Case Summaries is published by the Real Estate Council of Alberta. Please forward your comments and suggestions to communications@reca.ca.

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