

卑诗省(B.C.)地产相关牌照考牌攻略 (适用于大温地区 Greater Vancouver) 第 2019 年



微信: UBC_Tutor 电话: 778-686-8555

网站: QuickPassMaster.com

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- 地产牌照的种类
- 地产相关人士的收入介绍
- 考牌流程
- 考牌资格简单介绍
- 如何快速拿到牌照



● 地产牌照的种类

地产相关的牌照分为多种
笔者今天列出大家比较关注的几种

1. 地产经纪牌 (Real Estate Trading License)
2. 租业管理牌 (Rental Property Management License)
3. 分契物业管理牌 (Strata Property Management License)
4. 经纪级别牌照 (Managing or Associate Broker License)
5. 房屋贷款牌 (Sub-mortgage Broker License)
6. 建商牌 (Building License)



● 1. 地产经纪牌照

- 在**卑诗省**想要合法地带买家去买房, 带卖方去卖房, 并且期待收到**好处** (例如: 钱, 佣金), 就需要地产经纪的牌照
- 持有此牌照可以做许多事情, 例如:
 - 住宅地产交易的代理
 - 商业地产交易的代理
 - 楼花销售
 - 生意买卖
 - 还有许多其它的功能跟用法** (请咨询笔者)



温馨提醒: 地产经纪有分许多级别与种类。其中, 收入很高的经纪喜欢注册**PREC***:

Personal Real Estate Corporation

笔者于2012年注册为PREC*, 至今(2019年1月)保持为PREC*



● 2 & 3 Rental & Strata牌照

- 在卑诗省想要合法地代表房东找租客, 代表租客找物业, 并且期待收到好处 (例如: 钱, 佣金), 就需要Rental的牌照
- 持有此牌照可以做许多事情, 例如:
 - 租宅物业管理
 - 商业物业管理
 - 多重住宅管理 (Multi-family)
 - 还有许多其它的功能跟用法 (请咨询笔者)



另外, 读者可以联系笔者, 咨询
Rental 牌照跟Strata 牌照的差异性。



4. 经理级别牌照 (Managing broker / Associate broker)

- 比地产经纪牌照(representative)的法律级别更高。(笔者为broker级别)
- 在**卑诗省**可以合法地管中介公司, 管理公司旗下的地产经纪, 持有此牌照可以做许多事情, 例如:
 - ❑ 培训跟教育地产经纪
 - ❑ 管理公司信托账号
 - ❑ 管理地产公司业务营运跟财务报表。
 - ❑ 还有许多其它的功能跟**特殊的好处** (请咨询笔者)



● 5. Mortgage 贷款中介牌照

- 在**卑诗省**可以合法地协助消费者或Lender安排房屋贷款
- 持有此牌照可以做许多事情, 例如:
 - 代理多间银行(Lenders)的业务或贷款相关产品
 - 商业跟住宅贷款
 - 建筑贷款
 - **还有许多其它的功能跟用法** (笔者曾经做过多年贷款中介, 请咨询笔者。)



6. 建商牌照 (Builder's license)

由BC Housing 颁发的建商牌照分为三种。
持有此牌照可以合法地代表第三方建某些法律允许的房。

笔者的建筑相关证书



笔者持有多张政府认可的建筑相关证书
有兴趣想从事建筑行业的可以联系笔者。

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● 地产相关人士的收入介绍

房地产经纪一般收入靠全佣金:

房地产经纪优势:自由时间
高收入潜力, 买卖投资房子可以省很多钱

佣金比例一般在前十万7%, 余款 2.5%~3.5%
笔者发现, 跟对系统, 拜对师傅的学生, 年收入前两年做到六位数加币的比比皆是。(笔者的active持牌学员至今多数在六位数以上)

租业管理一般收入有佣金, 有底薪:

租业管理优势:自由时间
收入稳定。很容易成交。

收费一般为

- I. 找到租客后跟房东收一到两个月的租金作为佣金
- II. 在收全租金的5%~10%做为管理费

房屋贷款一般收入靠佣金:

贷款中介优势:自由时间。
开发客户容易。
更低利率。产品选择性多。
服务完善。

收费一般为贷款额度的
0.5%~2%。



● 地产相关人士的收入介绍

Managing Broker 收入靠底薪+Bonus:

Broker 经纪优势: 在地产公司可以呼风唤雨。
(能指挥经纪, 能开除经纪, 能控制你的房源)

一般地产公司跪求一个有经验的Managing Broker, 因为这行有经验的Managing Broker 太少了。高薪, 收入稳定。经纪的上司。公司的领航员。

Builder 一般收入有多种形式:

高收入潜力, 高职业发展潜力, 高挑战行业。给自己建房或装修能省下不少钱。

最常见的收入形式是收一个管理费。靠底薪的也有。这个行业主要是很有趣, 看着一个个复杂的建筑开发项目在大家共同合作下完成是非常有成就感的。

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2019年地产经纪考牌流程



注册UBC考牌课

满足语言要求

完成作业 (20个作业)

订考试

犯罪记录调查

强制实习课,
part 1, part 2

加盟中介公司

申请临时牌照, 需满19岁

注意:政府有其它申请条件

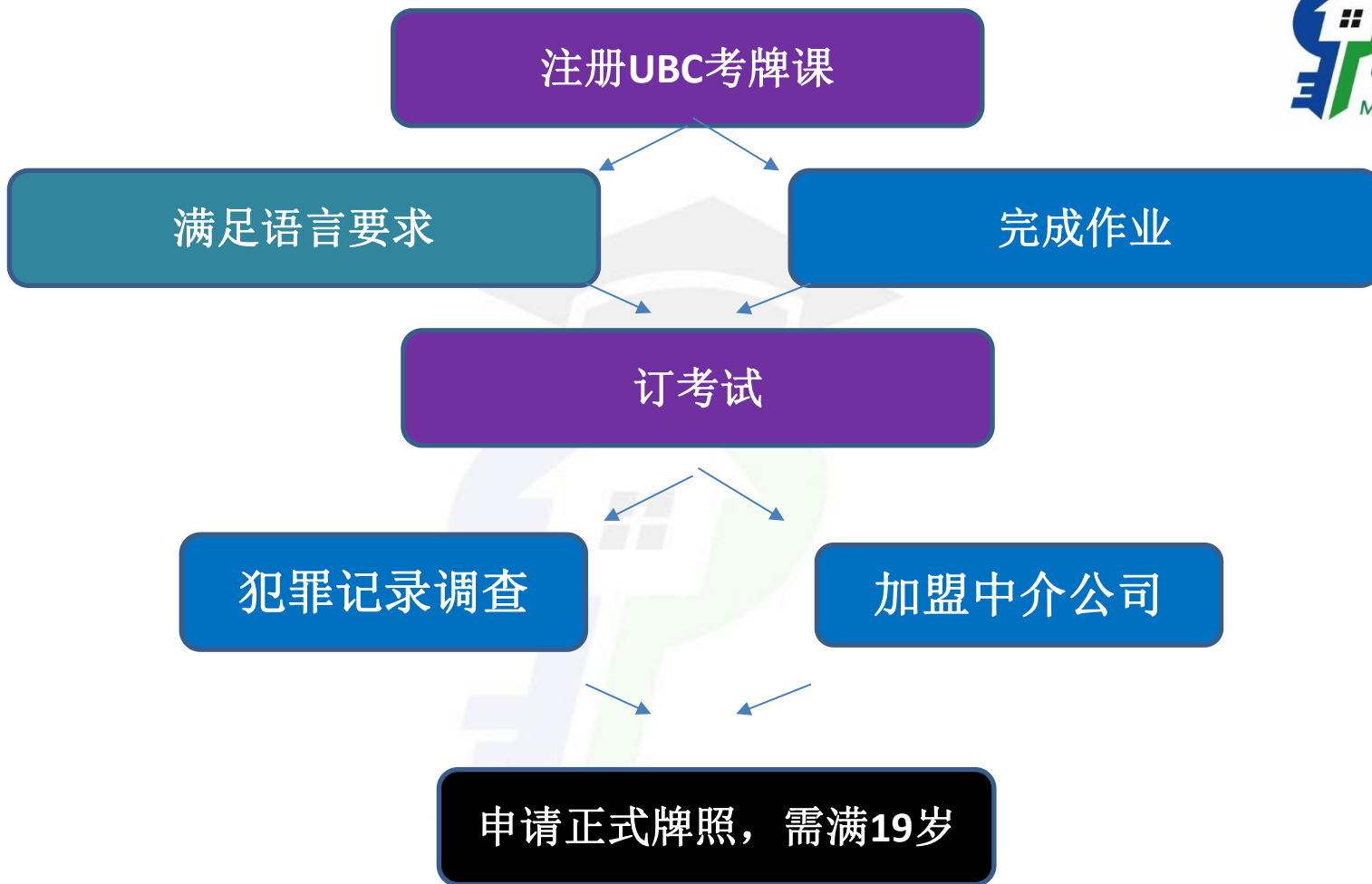
强制实习课, part 3, part 4

正式牌照

其它特殊通道

地产经纪

2019年物业管理考牌流程



注意: 政府有其它申请牌照条件

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2019年贷款考牌流程



注意: 府有其它申请牌照条件
另外许多申请牌照细节跟其它牌照不太一样。欢迎咨询笔者。

● 如何注册地产考牌课

Sauder.UBC.CA

The screenshot shows the website <https://www.sauder.ubc.ca>. The navigation menu includes: PROGRAMS, STUDENT LIFE, FACULTY & RESEARCH, GLOBAL REACH, and ALUMNI. The 'PROGRAMS' menu is expanded, showing the following categories and links:

- Degree**
 - Bachelor of Commerce
 - MBA Programs
 - » Full-Time MBA
 - » Professional MBA
 - » International MBA
 - » Dual JD-MBA
- Master of Management**
- Bachelor + Master of Management Dual Degree**
- Master of Business Analytics**
- MSc in Business Administration**
- PhD in Business Administration**
- Diploma**
 - Diploma in Accounting
 - Diploma in Marketing & Sales Management
- Professional Development**
 - Executive Education
 - Continuing Business Studies
- Summer Programs**
 - Real Estate Programs** (highlighted with a red box and a red arrow)
- Business Families Centre**
- Ch'nook**
- Aboriginal Business Programs**

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如何注册地产考牌课

https://www.sauder.ubc.ca/Programs/Real_Estate_Division

Login | Real Estate Home | Sauder Home Search

UBC SAUDER
SCHOOL OF BUSINESS

Real Estate Division

LICENSING AND REGISTRATION CREDIT PROGRAMS ABOUT THE REAL ESTATE DIVISION CONTACT US

Licensing & Registration Courses
The Real Estate Division provides real estate licensing and registration courses on behalf of regulatory bodies in both British Columbia and Saskatchewan.
LEARN MORE >

Credit Programs
Our division builds on the strength of the faculty's real estate expertise to provide state-of-the-art credit and professional development programs.
> Online Certificate, Diploma and Degree Programs in Real Estate

The Real Estate Division offers a comprehensive range of top-calibre, sauder.ubc.ca/Programs/Real_Estate_Division/Licensing_and_Registration

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● 如何注册地产考牌课

LICENSING AND REGISTRATION CREDIT PROGRAMS ABOUT THE REAL ESTATE DIVISION CONTACT US

Real Estate Division > Licensing and Registration

Licensing & Registration Courses

The Real Estate Division provides real estate licensing and registration courses on behalf of regulatory bodies in both British Columbia and Saskatchewan. Please select your jurisdiction below for the appropriate licensing or registration course information.

British Columbia Licensing Courses RECBC REAL ESTATE COUNCIL OF BRITISH COLUMBIA

Saskatchewan Registration Courses SASKATCHEWAN REAL ESTATE COMMISSION

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如何注册地产考牌课



Real Estate Division > Licensing Courses

Real Estate Division

Licensing and Registration

Licensing Courses

- Real Estate Trading Services
- Property Management
- Strata Management
- Brokers
- Mortgages
- REP and Continuing Education
- Overview
- Registration
- Course Resources Login
- Contact Us
- Bookstore

Credit Programs and Professional Development Courses

Licensing Courses in British Columbia

The Real Estate Division offers the following distance education Licensing courses on behalf of the Real Estate Council of British Columbia.

地产经纪

Real Estate Trading Services Licensing Course
Designed for entry-level students who want to become licensed to sell real estate in British Columbia.

物业管理

Rental Property Management Licensing Course
Designed for entry-level students who want to become licensed to provide rental property management services in British Columbia.

Strata Management Licensing Course
Designed for entry-level students who want to become licensed to provide strata management services in British Columbia. This award winning course was recently redeveloped and received the Education Award of Excellence in the Pre-Licensing Education category from the Association of Real Estate License Law Officials (ARELLO®), an international organization of regulatory agencies. The course focuses on public protection, professional readiness and emerging issues in Strata Management and includes components that will help students apply their knowledge in practice.

房屋贷款

Broker's Licensing Course
Designed for students who are already licensed (or have been licensed) and want to become licensed as an associate broker or managing broker, want to license a brokerage or sole proprietorship, and for those licensees looking to increase their knowledge on topics such as business planning, financial accounting, human resources management and leadership. After it was significantly redesigned, this course received the Education Award of Excellence from the Association of Real Estate License Law Officials (ARELLO®), an international organization of regulatory agencies. The course includes new features, such as in-depth, practical case scenarios which help students bridge theory to practice.

Mortgage Brokerage in British Columbia Course
Designed for students who want to satisfy the minimum educational requirements to become registered as a sub-mortgage broker in BC. This course is offered on behalf of the Registrar of Mortgage Brokers in British Columbia.



● 如何注册地产考牌课

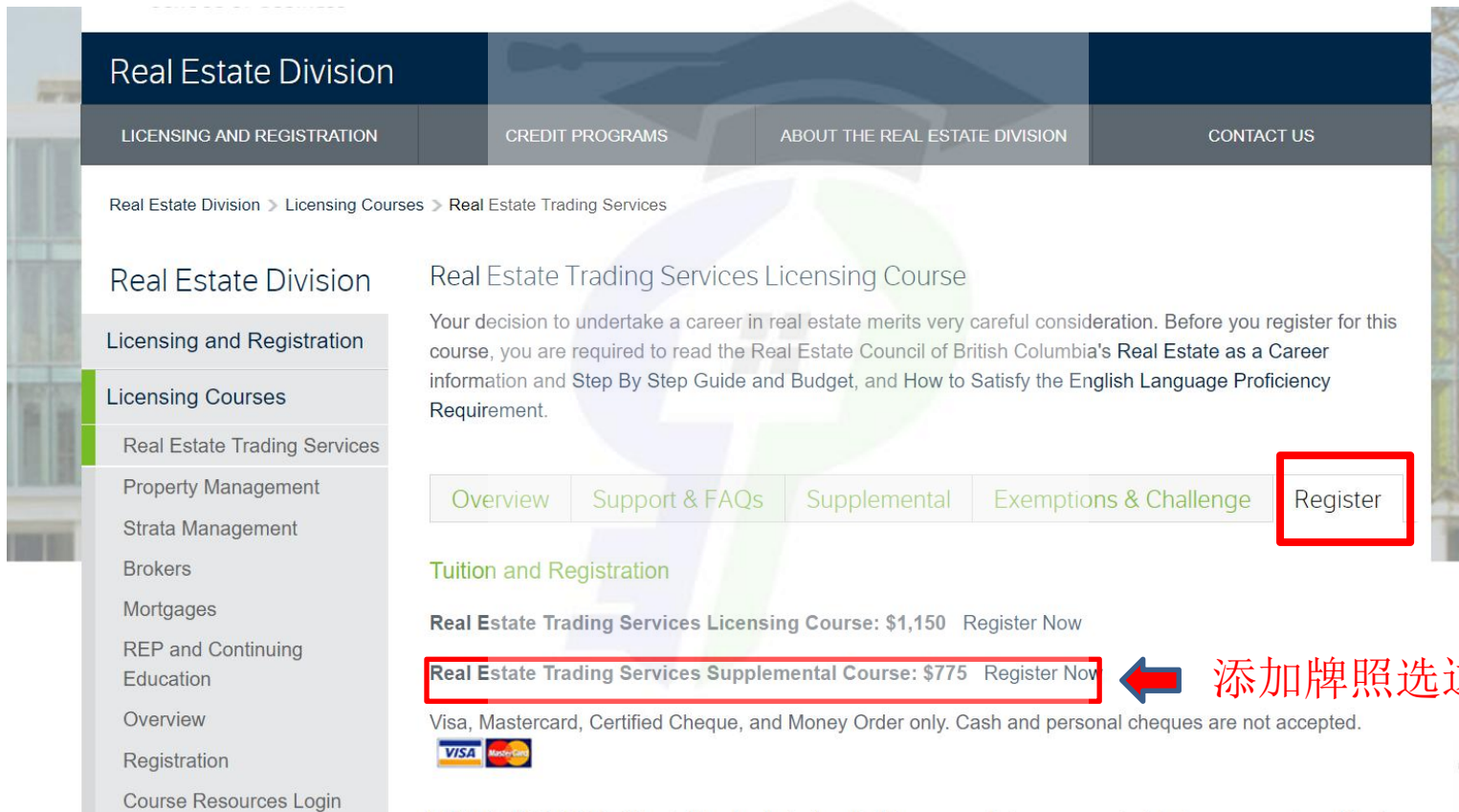
The screenshot shows the Real Estate Division website. The main navigation bar includes 'Licensing and Registration', 'Credit Programs', 'About the Real Estate Division', and 'Contact Us'. The breadcrumb trail is 'Real Estate Division > Licensing Courses > Real Estate Trading Services'. The left sidebar lists various services, with 'Licensing Courses' and 'Real Estate Trading Services' highlighted. The main content area is titled 'Real Estate Trading Services Licensing Course' and includes a description of the course requirements. Below the description is a horizontal menu with options: 'Overview', 'Support & FAQs', 'Supplemental', 'Exemptions & Challenge', and 'Register'. The 'Register' button is highlighted with a red box. Below this menu, there is a section for 'Tuition and Registration' with two options: 'Real Estate Trading Services Licensing Course: \$1,150 Register Now' (highlighted with a red box and an arrow) and 'Real Estate Trading Services Supplemental Course: \$775 Register Now'. A note at the bottom states that Visa, Mastercard, Certified Cheque, and Money Order are accepted, with logos for Visa and Mastercard.

第一次考牌选这个

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● 如何注册地产考牌课



Real Estate Division

LICENSING AND REGISTRATION CREDIT PROGRAMS ABOUT THE REAL ESTATE DIVISION CONTACT US

Real Estate Division > Licensing Courses > Real Estate Trading Services

Real Estate Division

Licensing and Registration

Licensing Courses

Real Estate Trading Services

Property Management

Strata Management

Brokers

Mortgages

REP and Continuing Education

Overview

Registration

Course Resources Login

Real Estate Trading Services Licensing Course

Your decision to undertake a career in real estate merits very careful consideration. Before you register for this course, you are required to read the Real Estate Council of British Columbia's Real Estate as a Career information and Step By Step Guide and Budget, and How to Satisfy the English Language Proficiency Requirement.


Overview Support & FAQs Supplemental Exemptions & Challenge Register

Tuition and Registration

Real Estate Trading Services Licensing Course: \$1,150 Register Now

Real Estate Trading Services Supplemental Course: \$775 Register Now ← 添加牌照选这个

Visa, Mastercard, Certified Cheque, and Money Order only. Cash and personal cheques are not accepted.



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● 如何注册地产考牌课

UBC会邮寄书本给你

地产经纪考牌的UBC书本一共四本

1. 最厚的约800页的蓝色大课本
2. Course workbook 作业本 (20个作业, 每周只能提交两个)
3. Examination Study Guide, 1000道参考考题
4. Student Handbook 学生使用手册

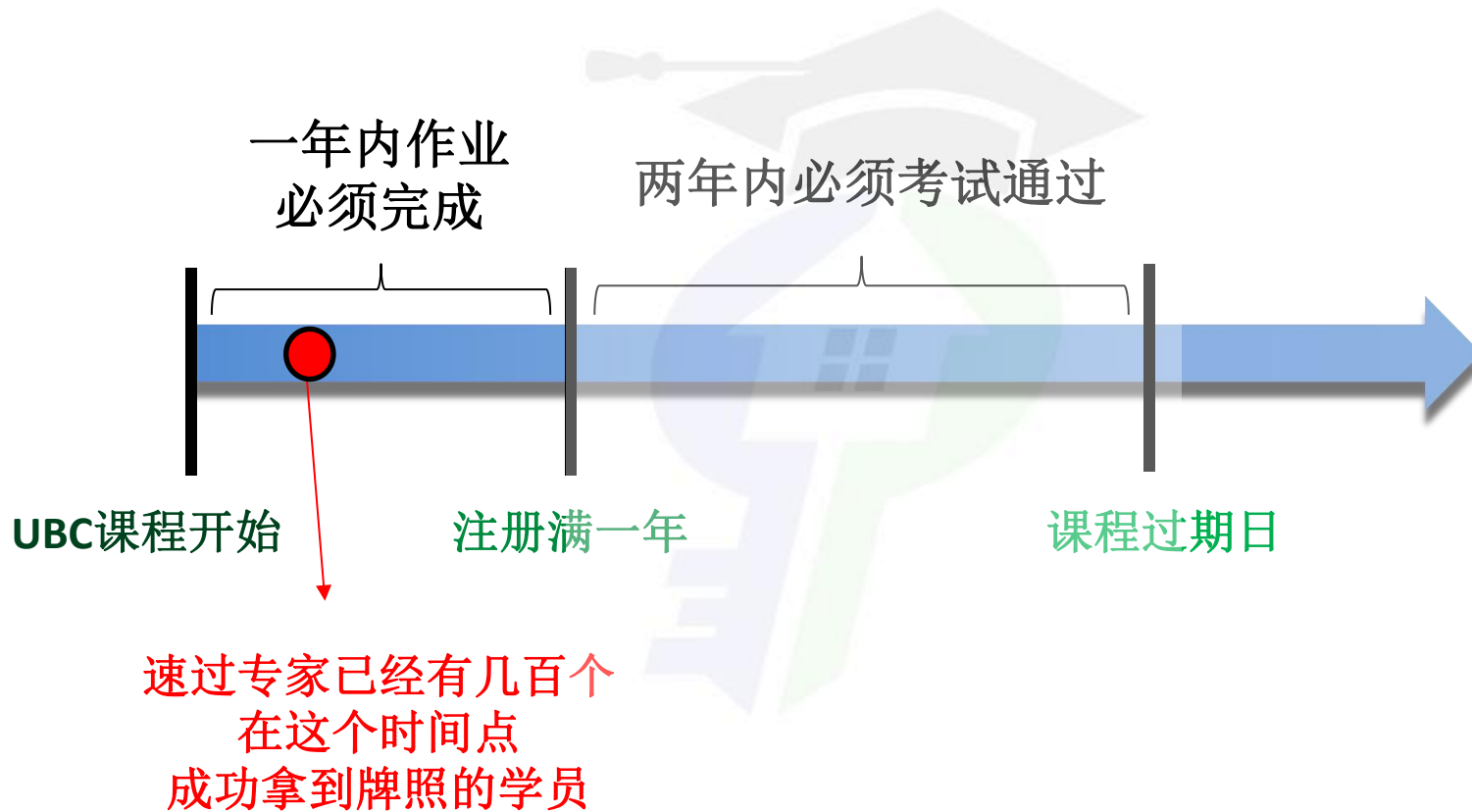


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● 如何注册地产考牌课

UBC课程有效期



● Trading 房地产经纪的章节内容

1. Fundamental of Laws

2. Real Estate Services Act
3. Estates & Interest in Land
4. Title Registration
5. Professional Liability of Licensees
6. Commercial & Residential Tenancy
7. Strata & Co-op
8. Financial Statement
9. Code of Ethics
10. Law of Contract
11. Contracts for RE transactions
12. Law of Agency

*同一个颜色代表具有强烈的关联性
大部份的章节可以跳着学

13. Intro to Mortgage Finance
14. Interest Rates and Mortgages
15. Law of Mortgage
16. Mort Analysis
17. Mort Underwriting & Qualification
18. Local Government Act
19. Property Tax
20. Construction
21. Appraisal
22. Direct Comparison & Cost Approach
23. Income Approach
24. Statement of Adjustment
25. Marketing
26. Technology



● Rental 物业经纪的章节内容

1. Fundamental of Laws

2. Real Estate Services Act

3. Professional Ethics

4. Estates & Interest in Land

5. Title Registration

6. Strata & Co-op

7. Professional Liability of Licensees

8. Law of Contract

9. Law of Agency

10. Residential Tenancy

11. Negotiation & Tenancy Disputes

12. Intro of Commercial Tenancies

13. Commercial Lease

*同一个颜色代表具有强烈的关联性
大部份的章节可以跳着学

14. Human Rights Law

15. Protection of Personal Information

16. Market Research & Marketing

17. Financial Statements

18. Budgets

19. Local Government Law

20. Property tax

21. Intro to RE Appraisal

22. Building Design & Construction

23. Control, maintain, & energy conserve

24. Security, Enviro Protect, Hazard

25. Purchasing

26. Personnel Management

27. Insurance & Risk Management



● Strata 物业经纪的章节内容

1. Fundamental of Laws

2. Real Estate Services Act
3. Professional Ethics
4. Estates & Interest in Land
5. Title Registration
6. Professional Liability of Licensees
7. Residential & Com Tenancies
8. The Law of Contract
9. Strata Management Contracts
10. Law of Agency
11. Negotiation & Tenancy Disputes
12. Strata & Cooperatives in BC
13. Strata Property Act & Regulation

*同一个颜色代表具有强烈的关联性
大部份的章节可以跳着学

14. Sections

15. Strata Meetings & Communications
16. Strata Govern: Meeting, Rules, Decision
17. Protection of Personal Info
18. Building Design & Construction
19. Control, maintain, & energy conserve
20. Insurance & Risk Management
21. Security, Enviro Protect, Hazard
22. Local Government Law
23. Accounting for Strata Management
24. Budgeting: Operating Budget & Fund
25. Budgeting: CRF & Depreciation
26. Purchasing
27. Personnel Management



Mortgage 贷款中介的章节内容

1. Fundamental of Laws

2. Mort broker & Ethics
3. Estates & Interest in Land
4. Title Registration & Strata
5. Pro Liability & Competition Act
6. Law of Contract
7. Law of Mort
8. Financial Statement
9. Intro to Mortgage Finance
- 10: Interest Rates and Mortgages
11. Mort Analysis
12. Mort Underwriting & Qualification

13. Management of Individual Loans

14. Mort Loan Repay & Refinance Options

15. Appraisal

16. Direct Comparison & Cost Approach

17. Income Approach

18. Marketing & Technology

19. Negotiate & Alternative Dispute Resolve

20. From contract to Completion

21. Blended Theory

*同一个颜色代表具有强烈的关联性
大部份的章节可以跳着学



● 地产经纪考试形式跟内容

考试形式

100道选择题

笔试

需提前一个月预订



机考

(几乎可以选任何一天去考)



真实机考考场的照片
(照片版权来自于UBC)

考试时间

3个小时

地产经纪 & 物业
通过分数

70%



笔试跟机考的差异性

	笔试	机考
次数	每年2~4次	工作日每天两场 9AM, 1PM (会有例外)
微信 UBC_Tutor		
预定	提前一个月预约	提前在线预约
结果	约等三周	隔一个工作日
草稿纸跟文具 不能带自己的草稿 纸跟笔	试卷做为草稿纸 UBC提供笔, 擦	UBC提供草稿纸
如何答题	答题纸涂圈圈	计算机显示进度
考试地点	Downtown, 酒店, 会议中心, 大学	UBC机考中心

(请注意, 笔者发现许多UBC不会告诉你的潜规则)

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法律题参考

George bought two units in a ten unit condominium project. Within one week of the completion of this purchase some other condominium owners, the Smithe family, were killed in an accident in the Jacuzzi whirlpool. Mrs. Smithe was the sole survivor of this family. The pool is located on the common property in which George now owns an interest. Mrs. Smithe is suing the strata corporation and George is concerned about the extent of his liability for any damage award she may receive. Assuming that the strata corporation is found liable to Mrs. Smithe, which of the following statements correctly describes George's liability?

A George must pay his proportionate liability for any judgment registered against the common property of the strata corporation.

B George will owe Mrs. Smithe absolutely nothing as the Strata Property Act contains provisions requiring all strata corporations to obtain and maintain liability insurance to insure against this type of occupiers liability.

C. The Strata Property Act requires the strata corporation to pay out Mrs. Smithe's judgment from its contingency reserve fund. George will pay only his proportionate share of any amount left unpaid after the reserve fund is used up.

D. Because George has not owned the units for a minimum of two weeks before the accident occurred, he is not responsible to pay any proportionate amount of the judgment.

Which of the above statements correctly describe George's liability?

- (1) Only A.
- (2) A and B are correct.
- (3) A, B and D are correct,
- (4) Only C is correct.

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计算题参考

- Bruce signs a contract of purchase and sale with Sandy to buy her home for \$200,000. The completion and adjustment date is set at November 15th. It is NOT a leap year. The commission payable is 3% of the selling price. Bruce has made a deposit of \$3,000 which has passed to Bruce's lawyer to be deposited in a trust account until the completion date. Sandy agrees to accept Bruce's SUV as part payment equal to \$5,000. Bruce borrows a loan of \$60,000 from RBC. Current year's property taxes are \$800, which Sandy has paid on time. For legal and registration fees, Bruce's lawyer will charge \$400. Sandy will be paying out a judgment registered against the tile to her house in the amount of \$2,500 along with the legal fee of removing it, which is \$120. Bruce's lawyer will handle this transaction for both parties. As no exemptions apply to this transaction, property transfer tax will be payable upon completion.
-
- Bruce's share of the year's property taxes will appear on Sandy's statement of adjustments as a:
 1. A debit of \$103.01
 2. A debit of \$100.82
 3. A credit of \$103.01
 4. A credit of \$100.82

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如何注册考试

Examination Information

Logout

English Language Proficiency Requirement (ELPR)



Exam Schedule and FAQs



Exam Registration and Cancellation/Change



- **Exam Registration.** Eligible students (**those who have satisfied the English Language Proficiency Requirement (ELPR) and successfully completed all of their assignments**) can register for a regularly scheduled or CEC examination online. CEC availability is limited – due to high demand, bookings may require several weeks advance notice and there is no waiting list so you should book the next available date that works with your schedule.
- **Challenge Package Students** may also register online.
- **Centre for Accessibility Accommodated Examinations.** Examination accommodation must be approved by the Centre for Accessibility and an accommodation letter must be received by the Real Estate Division prior to examination registration. As well, registration must be received by the Real Estate Division no later than one month prior to the examination date.
- **Exam Cancellation/Change.** If you are currently registered for an examination and wish to cancel prior to the examination date, please



考试当天注意事项

温馨提示:

建议提前 **30** 分钟到达考场。



准考证和照片

30 天内护照片背书相馆名字地址拍摄时间和学生姓名号



带照片的官方证件

比如驾照护枫叶卡



UBC认可的计算器

HP 10bII+

UBC SAUDER
SCHOOL OF BUSINESS

PO Box 5380 Station Terminal, Vancouver, BC V6T 1Z2
Phone: 604.822.8444 Fax: 604.822.8459
Toll Free 1.888.776.7733 www.realestate.ubc.ca

EXAMINATION ADMISSION TICKET for LICENSING AND MORTGAGES STUDENTS

PERSONAL INFORMATION:

Name:
RED Student Number:
Exam: (example) SAL ACL 0000 2011 01 (Trading Services)

On the day of the examination, all licensing and mortgages students are required to present to the examination representative at the exam registration desk:

- THIS EXAMINATION ADMISSION TICKET (EAT) with your passport photo attached (as instructed below); and
- CURRENT GOVERNMENT ISSUED PHOTO IDENTIFICATION (eg. BC driver's license) as outlined in the course regulations.

IF THE REQUIREMENTS ABOVE ARE NOT FOLLOWED, YOU WILL NOT BE ADMITTED INTO THE EXAMINATION CENTRE.

Passport Photo

- In order for the photo to be valid it must be a passport photo which has been taken within the last thirty (30) days and follows the "Standards for Acceptable Photos" and "Technical Specifications" of the Canadian Passport Office.
- The back of the passport photo must have the name and address of the photographer or the studio, the date the photo was taken, your name and student number (in case the passport photo becomes detached).
- Attach your passport photo in the space provided (use tape, do not glue or staple your picture).
- If your passport picture is not attached, you will not be admitted into the examination room.

Prohibited Items

I will not bring any device capable of sending or receiving wireless signals, any device capable of capturing digital images or recording video, or any other items prohibited by the Course Regulations into the examination room. If a prohibited item is found in my possession by any of the Real Estate Division staff, I authorize the Real Estate Division to impose any or all of the following consequences, including but not limited to:

- remove the prohibited item;
- invalidate my examination;
- provide me with a mark of zero for my examination; and/or
- apply the penalties described in the Course Regulations.

Yes, I agree to the terms as set out above.
 No, I do not agree to the terms as set out above.

Student Signature (DO NOT SIGN THIS SPACE PRIOR TO EXAMINATION REGISTRATION)

You will be required to sign your name in the presence of the examination representative at the exam registration desk.

SIGNATURE: _____





2019年笔试日期

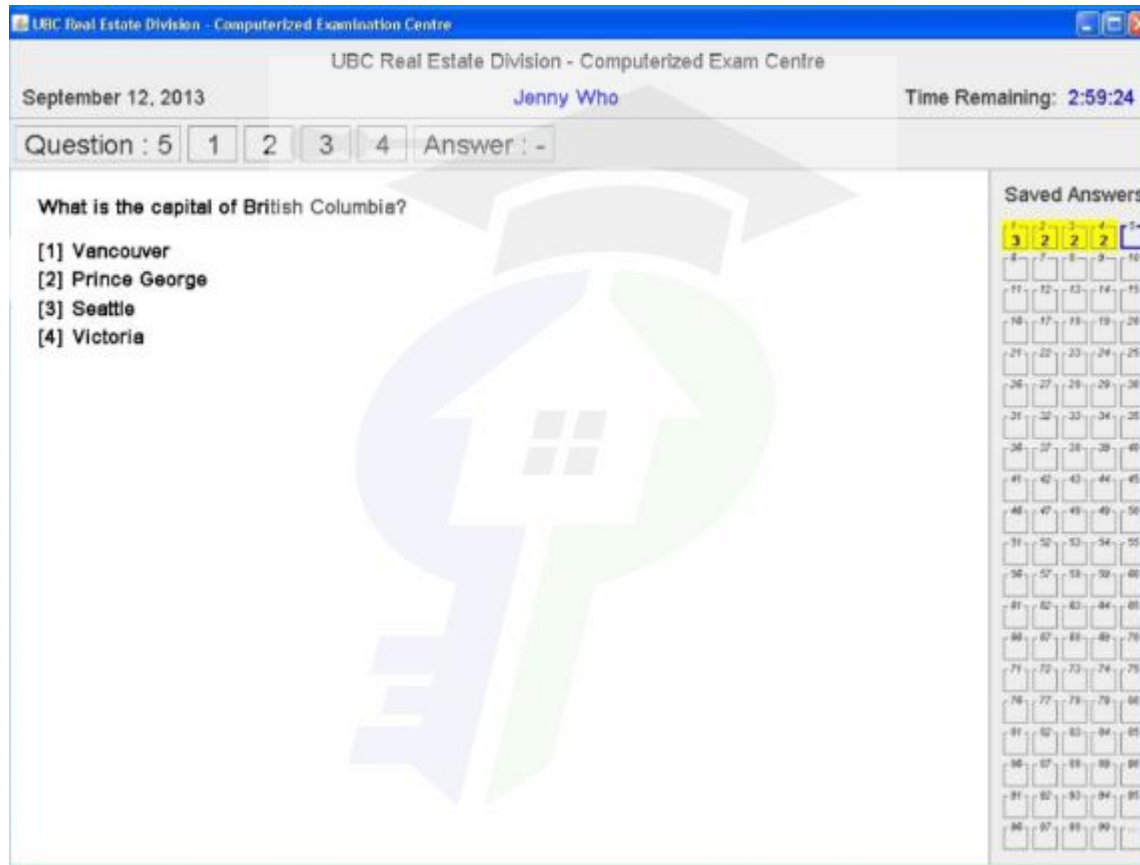


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站: QuickPassMaster.com





机考界面





机考地点

#247, 2053 Main Mall,
Vancouver



UBC可能会变更考试地址，请登陆UBC网站查询详细地点。



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机考键盘



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准考证

UBC SAUDER
SCHOOL OF BUSINESS

PO Box 6888 Station Terminal, Vancouver, BC V6T 1Z2
Phone: 604.681.6444 Fax: 604.681.6499
Toll Free: 1.888.776.7132 www.sauder.ubc.ca

EXAMINATION ADMISSION TICKET for LICENSING AND MORTGAGES STUDENTS

PERSONAL INFORMATION:

Name:
RED Student Number:
Exam: (example) SAC ACL 0000 2011 01 (Trading Services)

On the day of the examination, all licensing and mortgages students are required to present to the examination representative at the exam registration desk:

1. THIS EXAMINATION ADMISSION TICKET (EAT) with your passport photo attached (as instructed below); and
2. CURRENT GOVERNMENT ISSUED PHOTO IDENTIFICATION (eg. BC driver's license) as outlined in the course regulations.

IF THE REQUIREMENTS ABOVE ARE NOT FOLLOWED, YOU WILL NOT BE ADMITTED INTO THE EXAMINATION CENTER.

Photo Height: 35 mm (1 3/8 in.)
Photo Width: 25 mm (1 in.)
Ticket Height: 50 mm (2 in.)
Ticket Width: 50 mm (2 in.)
TAPE PHOTO HERE

Passport Photo

1. In order for the photo to be valid it must be a passport photo which has been taken within the last thirty (30) days and follows the "Standards for Acceptable Photos" and "Requirements" of the Canadian Passport Office.
2. The back of the passport photo must have the name and address of the photographer or the studio, the date the photo was taken, your name and student number (in case the passport photo becomes detached).
3. Attach your passport photo to the space provided (see page, do not glue or staple your photo).
4. If your passport photo is not attached, you will not be admitted into the examination room.

Prohibited Items

I will not bring and/or use any of the following items into the examination room. If a prohibited item is found in my possession by any of the Real Estate Division staff, I authorize the Real Estate Division to impose any or all of the following consequences, including but not limited to:

- a. removal of prohibited item;
- b. forfeiture of examination;
- c. provide me with a mark of zero for my examination; and/or
- d. apply for penalties described in the Course Regulations.

Yes, I agree to the terms as set out above.
 No, I do not agree to the terms as set out above.

Student Signature (DO NOT SIGN THIS SPACE PRIOR TO EXAMINATION REGISTRATION)

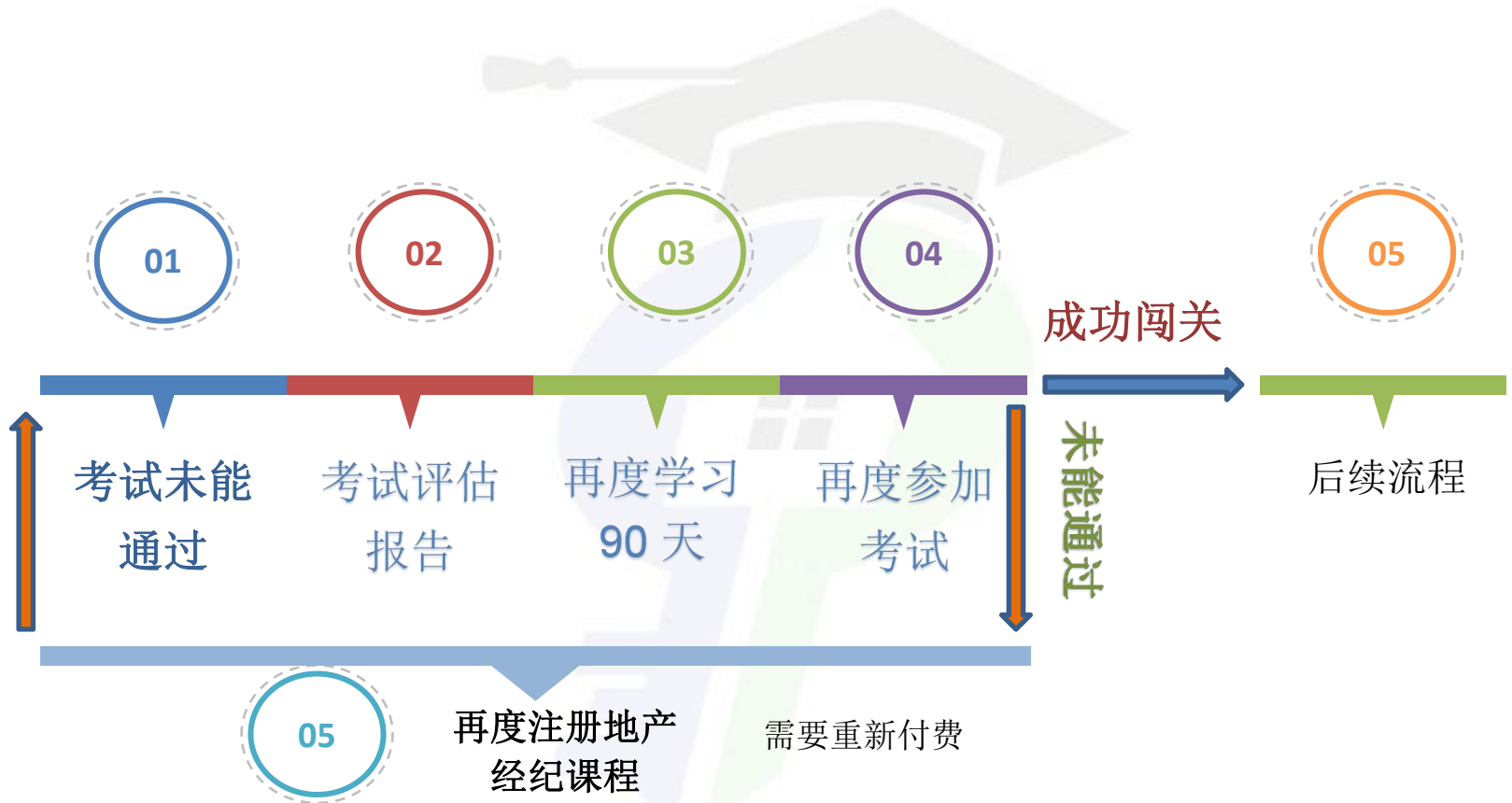
You will be required to sign your name in the presence of the examination representative at the exam registration desk.

SIGNATURE: _____



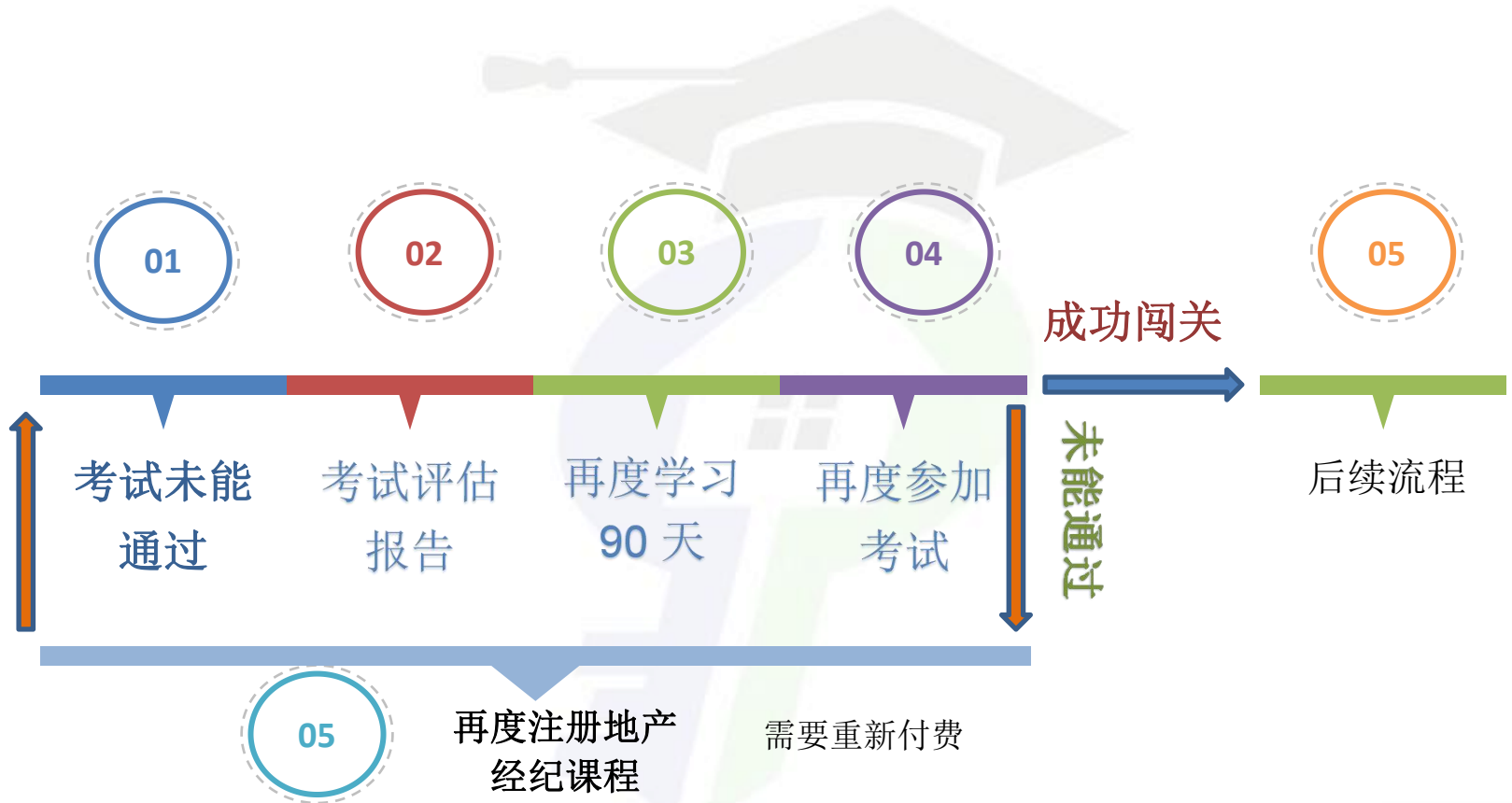


如果考试未能通过





如果考试未能通过

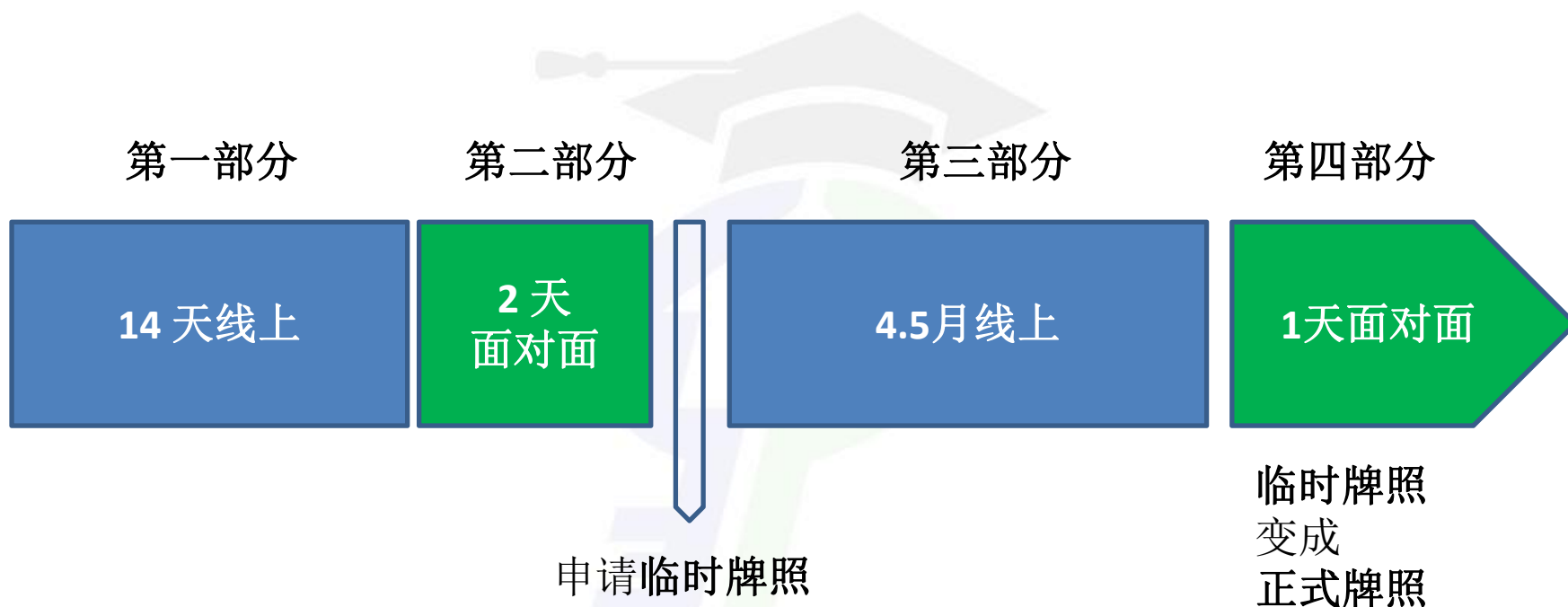


● 考试后评估报告

在考过后的24小时后
不管pass 还是fail,
都能免费下载考试
评估报告。
此报告在90天后就
不能再下载。



● 地产经纪五个月强制实习课



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● 地产经纪如何注册强制实习课

www.bcrea.bc.ca

Not secure | www.bcrea.bc.ca/be-a-realtor-/applied-practice-course-overview

HOME PAGE FREQUENTLY ASKED QUESTIONS SITE MAP CONTACT US

BCrea
British Columbia
Real Estate Association

Type Here... SEARCH

About BCREA Want to be a REALTOR®? REALTOR® EDUCATION Working with a REALTOR® News & PUBLICATIONS Government RELATIONS

Applied Practice Courses

Be-A-REALTOR®

- How to Become a BC REALTOR®
- Start-Up Costs
- Residential Trading Services Applied Practice Course >
- Commercial Trading Services Applied Practice Course >
- REALTOR® Savings

Residential Course Schedule and Online Registration

FAQ

Commercial Course Schedule

FAQ

REALTOR® Savings

Residential Trading Services Applied Practice Course

Commercial Trading Services Applied Practice Course

Course Information Course Schedule and Registration

Course Information Course Schedule and Registration

If you have questions about the Applied Practice Course, please direct them to apc@bcrea.bc.ca.

选任何一个
都可以。
选住宅照样
可以做商业。
选商业照样
可以做住宅



房地产经纪/物业/Strata 2019年语言规则

1. **CELP**IP General 思培 Level 7 (听说读写英文语言测试)
或
2. 大学本科或以上毕业 (用英文为母语来授课)
或
3. 其它规则

房屋贷款2019年语言规则

1. 高中毕业或同等级别, (用英文为母语来授课), 或是
2. 大学degree, 或是技术学校 (用英文为母语来授课), 或是
3. 三个学分的英文课程, 或是
4. 曾经完成 trading, rental, strata 课程, 或是
5. CGA 会计师, 或是
6. 在加拿大或美国有经纪牌照, 或是
7. LPI Level 4

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提交语言认证

UBC email: elpr@realestate.sauder.ubc.ca

电话: 604.822.8444

Tel Hours: 周一到周五 8:15 to 16:15

Office Hours: 周一到周五 8:30 to 16:30

Official/Certified True Copy的成绩单, 或是 notarized copy of degree可以寄到

一般邮件:

ELPR Documentation
Real Estate Division,
Licensing Education
The University of British
Columbia
PO Box 5380 Station Terminal
Vancouver, BC V6B 5N4

急件:

ELPR Documentation
Real Estate Division,
Licensing Education
The University of British
Columbia
247 - 2053 Main Mall (Henry
Angus Building)

Vancouver BC V6T 1Z2

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● 思培官方网址 CELPIP.ca



1 Select a test

2 Select a sitting

3 Proof of identity

4 Survey

5 Test Scores

6 Confirm and add to cart

WHICH TEST ARE YOU TAKING?

CELPIP[®]
GENERAL

CELPIP[®]
GENERAL • LS

选这个



CELPPIP 考试地点

YOU HAVE CHOSEN - British Columbia

Please select a City:

All Cities

Abbotsford

Coquitlam

Fort St. John

Kelowna

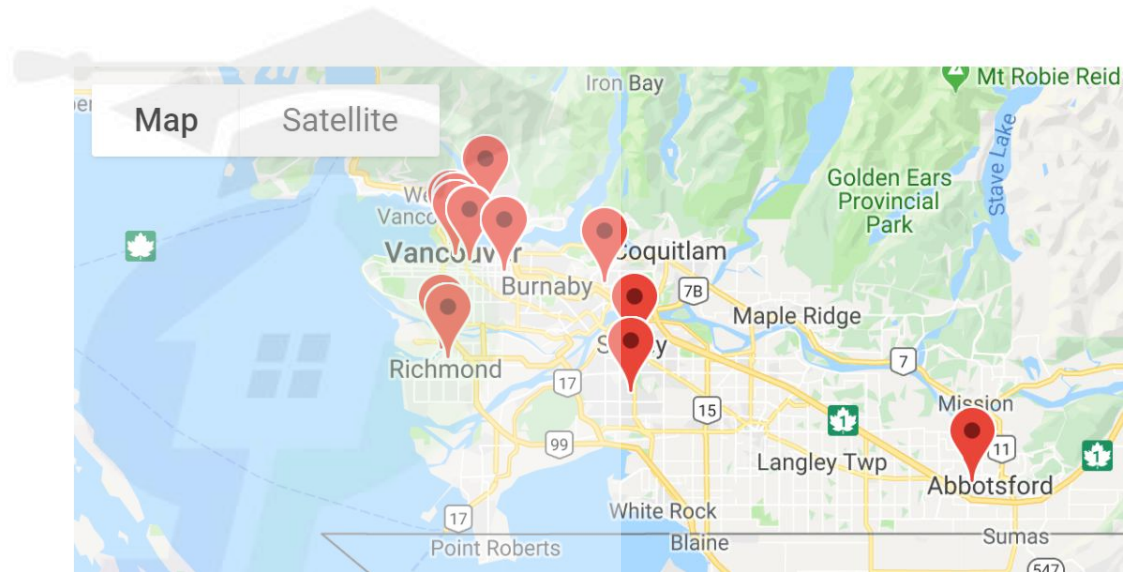
North Vancouver

Richmond

Surrey

Vancouver

Victoria



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CELPIP 考试时间选择多, 费用\$280

https://www.celpip.ca/test-locations-fees

Date	City	Location	Time	Test Fee	Status
Feb 15, 2019 (Fri)	Vancouver	Ashton Testing Services	09:00 AM	CAD \$280.00	OPEN
Feb 15, 2019 (Fri)	Surrey	DIVERSEcity - Surrey City Centre	01:30 PM	CAD \$280.00	OPEN
Feb 15, 2019 (Fri)	Vancouver	Global Village Vancouver	01:30 PM	CAD \$280.00	OPEN
Feb 15, 2019 (Fri)	Vancouver	Paragon Testing Enterprises	01:30 PM	CAD \$280.00	OPEN
Feb 16, 2019 (Sat)	Vancouver	Ashton Testing Services	09:00 AM	CAD \$280.00	OPEN
Feb 16, 2019 (Sat)	Vancouver	Ashton Testing Services	01:30 PM	CAD \$280.00	OPEN
Feb 16, 2019 (Sat)	Abbotsford	Ashton Testing Services Abbotsford	09:00 AM	CAD \$280.00	OPEN
Feb 16, 2019 (Sat)	Abbotsford	Ashton Testing Services Abbotsford	01:30 PM	CAD \$280.00	OPEN
Feb 16, 2019 (Sat)	Surrey	DIVERSEcity - Newton, Surrey	09:00 AM	CAD \$280.00	OPEN
Feb 16, 2019 (Sat)	Vancouver	Global Village Vancouver	09:00 AM	CAD \$280.00	OPEN
Feb 16, 2019 (Sat)	Vancouver	Global Village Vancouver	01:30 PM	CAD \$280.00	OPEN
Feb 16, 2019 (Sat)	Victoria	Global Village Victoria	09:00 AM	CAD \$280.00	OPEN
Feb 16, 2019 (Sat)	Kelowna	Okanagan College	10:00 AM	CAD \$280.00	OPEN
Feb 16, 2019 (Sat)	Vancouver	Paragon Testing Enterprises	09:00 AM	CAD \$280.00	OPEN
Feb 16, 2019 (Sat)	Richmond	Sprott Shaw College - Richmond Campus	09:00 AM	CAD \$280.00	OPEN
Feb 16, 2019 (Sat)	Richmond	Sprott Shaw College - Richmond Campus	01:30 PM	CAD \$280.00	FULL

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● 英文很差怎么办?

1. 笔者知道谁专业教CELPIP, 教得**又好又便宜**。笔者考察过超过五家CELPIP补习班
P.S 还有**特殊**CELPIP教材 (**超强考题模板**)
2. 走**特快**通道。(UBC网站上找不到的做法)
3. 走**非主流**通道。



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2

速过专家教你
*特快通道

语言不过,
照样能
强行越过



英文很差不用怕

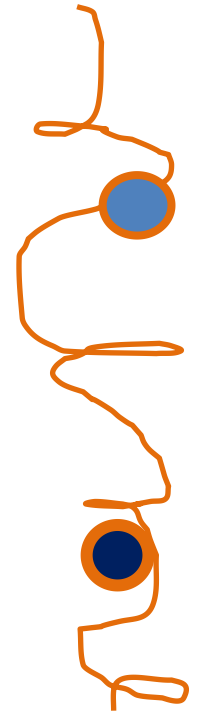
1

普通人走传统路线



3

速过专家教你
鲜为人知的



非主流通道
英文不好
照样能拿到
地产经纪牌照

第一次考房地产经纪费用

UBC 地产课程登记费用 **\$1,150**

应用实践课程 **\$918**

两年牌照费用 **\$1,800 (两年后变成 \$1450)**

挂靠费 每间公司都不太一样

新会员加入地产协会 **\$1220.45** (非强制性, 之后**\$476.7/year**)

总计 **\$5,088.45**

(费用可能随时会改,其它牌照不一样。请咨询笔者)



两年后房地产经纪费用

强制学分课

\$275

应用实践课程

没有实习课

两年牌照费用

两年后变成 **\$1450** (用两年)

挂靠费

每间公司都不太一样

地产协会

\$476.7/year

总计

\$2201.7

(费用可能随时会改,其它牌照不一样。请咨询笔者)



● 如何快速拿到牌照



传统的人, 每分钟只能读两百个字。
学会速读的人, 每分钟可以读到一千个字。

方法比努力更重要。

笔者能让不懂速读的人, 55岁以上的人过目不忘, 5分钟读懂三页复杂的法律
怀孕的孕妇在生孩子前考过。让繁忙的带两个孩子的妈, 只学两周照样考高分。

2017年地产考过学员
Ellen Shi



2017年高分考过学员
物业管理 张宏先生



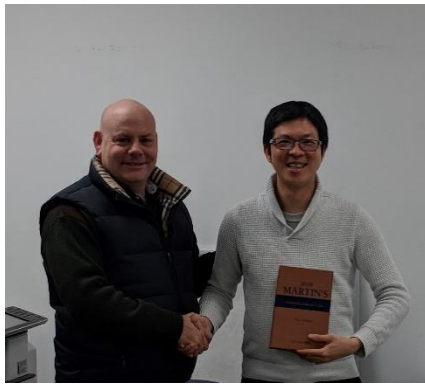
2016年12月考过学员
房地产经纪 Wendy Wu



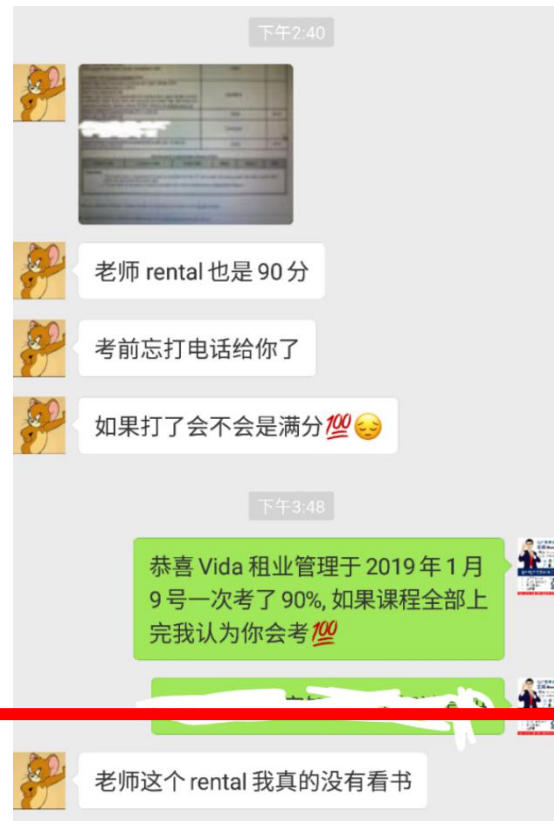
● 如何快速拿到牌照



Ian 考试当天生了重感冒,
在考场只待了1个小时
又十分钟, 还考了将近80%



Vida 没看书一次考了90%



● 如何快速拿到牌照



本校出了考试**考满分**的学员



● 速过专家的辅导课程



- 卑詩省地产经纪牌 BC real estate trading tutorial course
- 卑詩省租业管理牌 BC rental property management tutorial course
- 卑詩省分契物业牌 BC Strata management tutorial course
- 卑詩省房屋贷款牌 BC Sub-mortgage broker tutorial course
- 卑詩省经理级别牌 BC managing broker tutorial course
- 卑詩省建商牌 BC Residential Builder License tutorial course
- 房产投资课程 Real Estate Investment course

● 如何快速拿到牌照



速过专家优势

多媒体教学 / 互动小游戏 / 精美讲义 (可做彩色) / 模拟考题
可教多种地产牌照 / 群体班+一对一, 师资水平高

因材施教: 可用多种方式, 多个例子来解释同一个难懂的概念。

反应慢的学生, 资质中等的学生, 学霸型的资优生都能考过!


几乎天天有课
多个授课地点:

列治文(总部)
温哥华
本拿比
素里



入行前要问的问题



- 我适合考哪一种牌照? 现在什么最 
- 哪一种牌照最容易考?
- 哪一个仲介公司适合我? 仲介公司的种类?
- 我可以持有多张牌照吗?
- 我没有客户, 经验, 人脉, 能做得起来吗?
- 我如何开发客户? 最大的客户群在哪里?
- 我现在没收入, 如何找到有底薪的地产工作?

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成功就业

本校教出过多位销售巨星 & 金牌经纪

Daniel Deng,
Top1% of REBGV 2017



得奖的金牌经纪
多位来自本校



Karen Zhao,
Top1% of REBGV 2017



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笔者介绍: 王海 Benson Wang



- 2010 入行, 开始教考牌 (BC real estate trading license)
- 2011 得Sutton白金奖, 进入百万圆桌团队会员 (REBGV大温前10%强)
- 2011~2012 特许买家经纪, 特许老人市场专家
- 2012 考下UBC贷款证书 (mortgage brokerage in BC pre-licensing certificate)
- 2013 考下UBC物业管理证书 (rental property management certificate)
- 2012~2016 帮助多间地产公司开设考牌学校
(大温地区许多的华人地产考牌老师是Benson的学生)
- 2013 原公司前五强, 2014年前六强
- 2015 百万圆桌团队队长 (REBGV大温前10%强)
- 2016 考下地产经纪最高级别牌照 Broker 经理级别
(managing broker's pre-licensing certificate)
- 2016 成交超过70单, 大温地区排名前2%强
- 2017 原地产公司个人销售冠军。超高分考下建商证书。开始教建商考牌

Benson入行至今已经在卑诗省成交过几百单地产物业, 教出过百名金牌经纪。是个理论跟实战功力深厚的地产实践家, 地产导师, 地产投资专家。

2019年促销

速过专家促销期: **2019年2月14号到4月30号终止**

*在促销期间注册我们地产课, 您可以享有**两周**由大温地区**1%顶级金牌经纪**亲自带领的**实战培训跟地产职业规划**。

*优先得到最优秀的地产领导支持。

*得到**额外优惠** (例如: 赠送额外考试攻略, 地产精美地图, 额外补充考题)

*不管你现在在哪个考牌学校, 如果你考不过, 欢迎找我们要**优惠价**。

(*Some terms & Conditions may apply!)

现有线上课程。24小时随时试听。

点击链接



<https://youtu.be/-FYIVhWcQFc>

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