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CIRCULAR 1/2015

To : ALL REGISTERED VALUERS/APPRAISERS/ESTATE AGENTS
PROBATIONARY VALUERS/PROBATIONARY ESTATE AGENTS

Date : 5 January 2015

Dear Sir/Madam

RULE 89 (3) OF THE VALUERS, APPRAISERS AND ESTATE AGENTS RULES 1986.

The Board has received complaints from some registered estate agents who claim that currently a few estate agency firms are not complying with the captioned Rule, in particular where tenancies are concerned. Apparently, the Landlords are made to pay the estate agent's fee eventhough they are appointed by the tenant to source for a property for rental.

Please be informed that Rule 89 (3) of the Valuers, Appraisers and Estate Agents Rules 1986 states as follows:-

- *A registered estate agent shall only charge and accept fees specified from the person who appoints him.*

The Board would like to impress upon registrants that they should collect their professional fee from their clients only, be it the Landlord or Tenant. It is unethical and contrary to the Rules to collect from the Landlord when he did not appoint you as his agent.

Kindly comply with the Rules as any failure to observe same will result in immediate disciplinary action being instituted against the estate agent concerned.

Yours faithfully,

R. MAHALETCHUMI
Registrar
LEMBAGA PENILAI, PENTAKSIR DAN
EJEN HARTA TANAH MALAYSIA
RM/circular/ad