

DISCIPLINARY HEARING DATED 20.2.2020 & ORDER PRONOUNCED DATED 20.2.2020

One of the main functions of the Board of Valuers, Appraisers, Estate Agents and Property Managers Malaysia is to maintain the highest standard of the practice in Valuation, Estate Agency and Property Management.

The latest disciplinary cases brought by the Board against estate agents for breaching the Valuers, Appraisers, Estate Agents and Property Managers Act 1981 or rules made thereunder including the Malaysian Estate Agency Standards, Malaysian Valuation Standards and Malaysian Property Management Standards which aids the provisions of the said Act shows the Board's seriousness in upholding the integrity of the profession.

These cases illustrate the misconduct which had been committed and the charges which were brought as well as the penalties that were imposed by the Disciplinary Board upon the respective registrants.

The cases are examples of breaches of the respective regulations and the penalties that are meted out for breaches depending upon the facts and circumstances of each case.

The following is a summary of all the various offences committed:

	<u>REGISTRANTS</u>	<u>SUMMARY OF MISCONDUCT AS STATED IN THE CHARGE(S)</u>	<u>ORDERS</u>
1.	I-Home Realty	Charge 1 – Sub-leasing authority to practise to a non-registered person - Breach of R87 of VAEAR 1986 Charge 2 – Allowing employee to be work independently of Registrant's firm through and with an un-registered firm – Breach of R87 of VAEAR 1986	Both Charges - Fine RM10,000.00
2.	Chester Properties S/B	Charge 1 – Failure to register negotiator - Breaches of Std 2.3.16 MEAS & R110(2) of VAEAR 1986 Charge 2 – Allowing negotiator to work independently of Registrant's firm through and with an unregistered firm - Breach of R87 of VAEAR 1986	Charge 1 – Fine RM2,000.00 Charge 2 – Fine RM5,000.00

3.	GS Realty S/B	Failure to refund the earnest deposit to the purchasers after loan rejection - Breach of Std 2.3.16 MEAS	Fine RM5,000.00
4.	The Roof Realty S/B	Charge 1 – Failure to obtain Board’s prior approval in operating branch office - Breaches of Std 1.2.4 MEAS & R110(2) of VAEAR 1986 Charge 2 – Allowed 4 negotiators to place ads on ‘mudah.com’ using REN no. belonging to a different REN - Breach of R87(1) of VAEAR 1986 Charge 3 – Failure to register 5 negotiators - Breach of Std 2.3.16 MEAS Charge 4 – Allowing an unregistered negotiator to place ads on ‘durianproperty.com’ using REN no that belongs to another and is inactive - Breach of R87(1) of VAEAR 1986	Charges 1 & 2 - Fine RM5,000.00 Charge 3 – Fine RM3,000.00 Charge 4 – Fine RM3,000.00
5.	The Roof Realty S/B	Failure to register negotiator - Breaches of Std 2.3.16 MEAS & R110(2) of VAEAR 1986	Fine RM2,000.00
6.	Sky Asset Properties	Negotiator forging the signature of complainant on Contract To Purchase - Breach of R87(1) of VAEAR 1986	Fine RM8,000.00

-These cases serves to inform registrants about the disciplinary cases which have been concluded and to remind them not to commit such breaches of the Act, Rules, Malaysian Estate Agent Standards and Circulars.

* MEAS – MALAYSIAN ESTATE AGENCY STANDARDS

* VAEAR 1986 - VALUERS, APPRAISERS & ESTATE AGENTS RULES 1986