

## **DISCIPLINARY HEARING DATED 16.7.2020 & ORDER PRONOUNCED DATED 16.7.2020**

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:

	<b><u>REGISTRANTS</u></b>	<b><u>SUMMARY OF MISCONDUCT AS STATED IN THE CHARGE(S)</u></b>	<b><u>ORDERS</u></b>
1.	Centaline Asia	REN displaying REN no. belonging to another on banner - Breach of R87(1) of VAEAR 1986	Fine RM2,000.00
2.	Pillai Tech Properties S/B	Charge 1 – REN informing via e-mail to undisclosed recipients that there are 2 branches (unauthorised) – Breach of R87(1) of VAEAR 1986 Charge 2 - REN informing via e-mail to undisclosed recipients that Registrant is looking for a license holder for company expansion – Breach of R110(2) of VAEAR 1986	Charges 1 & 2 - Fine RM2,000.00
3.	Gather Properties S/B	Charge 1 – unregistered negotiator – Breaches of Std 2.3.16 MEAS & R110(2) of VAEAR 1986	Charges 1, 2, 3, 4 –Fine RM2,000.00

		<p>Charge 2 – advertisements in FB &amp; mudah.com did not comply with standards &amp; rules – Breaches of Std 6.2.2 &amp; 6.2.4 MEAS &amp; R110(2) of VAEAR 1986</p> <p>Charge 3 – statement ‘Free Bank Valuation’ on FB – Breach of R111(a) of VAEAR 1986</p> <p>Charge 4 – statement ‘Able to sell / rent property efficiently in the shortest time’ on FB – Breach of R111(e) of VAEAR 1986</p> <p>Charge 5 – REN displaying ‘Manager’ on business card – Breaches of Circular 11/98 &amp; R110(2) of VAEAR 1986</p>	Charge 5 – Fine RM2,000.00
4.	Friendly Homes (KL)	Setting tables & chairs along veranda of premises causing blockage – Breaches of R87(1) of VAEAR 1986	Fine RM5,000.00
5.	GS Realty S/B	Unregistered negotiator – Breaches of Std 2.3.16 MEAS & R110(2) of VAEAR 1986	Fine RM5,000.00
6.	Vivahomes Realty S/B	Unregistered negotiator – Breaches of Std 2.3.16 MEAS & R110(2) of VAEAR 1986	Fine RM2,000.00
7.	Vivahomes Realty S/B	Failure to renew REN tag – Breaches of Circular 6/2015 & R110(2) of VAEAR 1986	Fine RM5,000.00
8.	Jubilee Realty	REN displaying ‘Office Manager’ on name card – Breaches of Circular 11/98 & R110(2) of VAEAR 1986	Fine RM1,000.00

-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