

DISCIPLINARY HEARING DATED 27.8.2020 & ORDER PRONOUNCED DATED 27.8.2020

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 the professions of Valuation, Estate Agency and Property Management.

The latest disciplinary cases brought by the Board against the Registrants 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 aid the provisions of the said Act) shows the Board's seriousness in upholding the integrity of the professions.

These cases illustrate the misconduct(s) which had been committed by the Registrants, the charges made against them, the breaches of the respective regulations as well as the penalties (Orders pronounced) (depending on the facts and circumstances of each case) that were meted out by the Disciplinary Board upon the respective Registrants.

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.	Rina Properties Asia S/B	Displayed the picture of a house on 'iproperly' without owner's consent – Breach of R87(1) of VAEAR 1986	Warning letter
2.	Starcity Property S/B	Charge 1 – Displaying 2 signage on property without property owner's consent – Breach of Std 2.3.19 MEAS Charge 2 – Staff/negotiator displaying 'Marketing Executive' on name card – Breach of R87(1) of VAEAR 1986 Charge 3 – Misrepresenting the existence of a prospective purchaser & tenant when there is none – Breach of R87(1) of VAEAR 1986 Charge 4 – Staff displaying REN number belonging to another negotiator – Breach of R87(1) of VAEAR 1986	Charges 1, 2, 3 & 4 – Fine RM3,000.00

3.	Starcity Property S/B	Negotiator displaying banner of another agency – Breach of Std 2.3.4 MEAS	Fine RM3,000.00
4.	The Roof Realty S/B	Distributing letters with contents that are an express solicitation for instructions – Breach of R111(1)(b) of VAEAR 1986	Fine RM1,000.00
5.	Pro Team Realty	Displaying signboards at road shoulder – Breaches of Circular 10/2014, Std 2.2.3.3 MEAS & R87(1) & 110(2) of VAEAR 1986	Fine RM1,000.00
6.	Full Homes Realty S/B	Charge 1 – Renting out premise and collecting rental of premise without owner’s consent – Breach of R87(1) of VAEAR 1986 Charge 2 – REN’s tag has expired – Breaches of Circular 6/2015 & Std 2.3.16 MEAS	Charge 1 – Fine RM1,000.00 Charge 2 – Fine RM1,000.00
7.	I-Link Properties	Charge 1 – Hanging banner at front gate without premise owner’s consent – Breaches of Std 2.3.19 MEAS & R110(2) of VAEAR 1986 Charge 2 – Failure to direct & supervise REN – Breaches of Std 2.3.4 MEAS & R110(2) of VAEAR 1986	Charges 1 & 2 – Fine RM3,000.00
8.	Philemon Realtors	Charge 1 – Unregistered negotiator – Breaches of Std 2.3.16 MEAS & R110(2) of VAEAR 1986 Charge 2 – REN maintained FB page that allowed unsupervised real estate advertisements including scams – Breaches of Std 6.2.4 MEAS & R87(1) & R110(2) of VAEAR 1986	Charge 1 – Fine RM2,000.00 Charge 2 – Warning letter
9.	Renstar Properties	Charge 1 – REN displaying ‘Managing Director’ on business card – Breach of R87(1) of VAEAR 1986 Charge 2 – Failure to direct & supervise REN – Breaches of Std 2.3.4 MEAS & R110(2) of VAEAR 1986	Charges 1 & 2 – Fine RM2,000.00

10.	Vivahomes Realty S/B	Negotiator displaying the REN number belonging to another negotiator on 'mudah.com' – Breach of R87(1) of VAEAR 1986	Fine RM2,000.00
11.	GS Realty S/B	Charge 1 – Signboard did not comply with Circulars 10/2014 & 13/2019 – Breaches of Std 6.2.2.1 MEAS, R87(1) and R110(2) of VAEAR 1986 Charge 2 – Unregistered negotiator – Breach of Std 2.3.16 MEAS & R110(2) of VAEAR 1986	Charge 1 – Fine RM1,000.00 Charge 2 – Fine RM3,000.00

- These cases serve 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