

Disciplinary Board Decisions Dated 20th March 2024

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 summary of all the various offences committed.

	REGISTRANT'S NAME	FIRM	MISCONDUCT/OFFENCES
1.	CHONG WAI KIT (E2646) AND TAN KOK LEONG (E0724)	THE ROOF REALTY SDN. BHD.(E (1) 1605/10) THE ROOF REALTY SDN. BHD.(E (1) 1605/1)	a) Charge 1 Displayed a billboard without obtaining prior consent of the Board which contravened Notification 23/2023 and Rule 112(1) of the Valuers, Appraisers and Estate Agents Rules 1986 b) Charge 2 Displayed a billboard which contained the self-laudatory statements/slogan/motto "AGENSI HARTANAHPILIHAN ANDA" (Rule 111(1)(e) of the Valuers, Appraisers and Estate Agents Rules 1986) and tantamount to an explicit solicitation of instructions (Rule 111(1)(b) of the Valuers, Appraisers and Estate Agents Rules 1986).

2.	DATO' ZALEHA BINTI BAHARUM (V0502, E1484 & PM0013)	NITA SAHARI PROPERTIES (VEPM (3) 0023)	Placed an advertisement in relation to the services of her firm without consent of the Board which contravened Rule 115 of the Valuers, Appraisers and Estate Agents Rules 1986.
3.	FONG HOW CHENG(E1218)	ZACK REALTY (E (3) 0258)	<p>a) Charge 1</p> <p>Failed to register his negotiator/staff, Hee Mun Wei a.k.a Yuki Hee (REN 62526) with the Board as per Standard 2.2.2.2 of the Malaysian Estate Agency Standards which contravened Rule 110(2) Valuers, Appraisers and Estate Agents Rules 1986.</p> <p>b) Charge 2</p> <p>Allowed her former negotiator/staff, Hee Mun Wei a.k.a Yuki Hee (REN 62526) to display RENNo. belonging to another negotiator on her business card at that material time which contravened Rule 87(2) of the Valuers, Appraisers and Estate Agents Rules 1986.</p>
4.	LEONG CHUN LI (E2023)	(FORMERLY PRACTISING IN JANN PROPERTIES (E (3) 1227)) RIZURF REALTY (E (3) 2068)	Failed in her duty to protect the public against misrepresentation and unethical practices in real estate transactions by allowing her former negotiator (Sujatha Malar A/P Rathinasamy (REN 57264)) to advertise using a mobile number which was not registered with the Board which contravened Rule 87(1) of the Valuers, Appraisers and Estate Agents Rules 1986.

5.	LIAU HUOI CHIN(E2490, V1188 & PM1784) AND HOR YEW LEONG (E1751)	CEILOZ REALTY SDN BHD(E (1) 1981)	<p>a) Charge 1</p> <p>Failed to supervise the actions of his negotiator/staff, Leo Teck Chin (NRIC No. 990820-06-5463) as per Standard 2.3.1 of the Malaysian Estate Agency Standards and contravened Rule 110(2) of Valuers, Appraisers and Estate Agents Rules 1986</p> <p>b) Charge 2</p> <p>Failed to register his negotiator/staff, Leo Teck Chin (NRIC No. 990820-06-5463) with the Board as per Standard 2.2.2.2 of the Malaysian Estate Agency Standards which contravened Rule 110(2) Valuers, Appraisers and Estate Agents Rules 1986.</p>
6.	S. NIRMALA D/O MUTHIAH SELVARAJAH (E0923)	(formerly in PHOENIX PLUSPROPERTIES (E (3) 1965)) GOOPRO INTERNATIONAL REALTY (E (3) 2075)	Failed to register her negotiator/staff, Lam Thim Weng (NRIC No: 811012-14-5645) with the Board as per Standard 2.2.2.2 of the Malaysian Estate Agency Standards which contravened Rule 110(2) Valuers, Appraisers and Estate Agents Rules 1986.
7.	TEOH LEE CHIN (E2099)	THE ROOF REALTY SDN. BHD.(E (1) 1605)	<p>a) Charge 1</p> <p>Unethical practice in real estate transaction by allowing her negotiator/staff, Chin Mee Siong a.k.a Monica Chin (REN 04774) to refund/remit the earnest deposit sum to the Tenant without obtaining prior instruction from the Landlord which contravened Rule 87(1) Valuers, Appraisers and Estate Agents Rules 1986.</p> <p>b) Charge 2</p> <p>Failed to register negotiator and/or staff, Chin Mee Siong a.k.a Monica Chin (REN 04774) with the Board as per Standard 2.2.2.2 of the Malaysian Estate Agency Standards which contravened Rule 110(2) Valuers, Appraisers and Estate Agents Rules 1986.</p>

*** These cases serve to inform Registrants about the disciplinary cases which have been conducted 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**

