



O N L I N E

L E A R N I N G

REGULATIONS GOVERNING THE PROFESSION

SGHH 1023

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Real Estate Professional Rules and Regulations in Malaysia

Pre-Independence

- Land Valuation Enactment
- Appraiser Enactment 1907
- Inheritance Duty Enactment 1941
- Stamp Duty Enactment 1949
- Land Acquisition Enactments

Post-Independence

- Registration of Surveyors Act 1967
- Valuers and Appraisers Act 1981
- Valuers, Appraisers, and Estate Agents Act 1981 (Act 242) and Rules



Valuers, Appraisers, and Estate Agents 1981 (Act 242) and Rules

- Valuers, Appraisers and Estate Agents 1981 (Act 242)
 - Regulations and setting up of BOVAEA
 - Appointment of a Director General of VPSD
 - Registration of valuers, appraisers and estate agents
- Valuers, Appraisers and Estate Agents Rules 1986
- Property Valuation and Services Rules 1999



Valuers, Appraisers, and Estate Agents 1981 (Act 242)

- **Related parts:**

Part I: Preliminary

Part III: Board of Valuers, Appraisers and Estate Agents

Part IV: Registers

Part V: Valuers and Appraisers

Part VI: Estate Agents

Part VII: Disciplinary and Other Proceedings

Part VIII: General



Part III: Board of Valuers, Appraisers and Estate Agents

- A corporate body with perpetual succession and a common seal and which may sue and be sued
- Established in 1981
- Governed by the Valuers, Appraisers and Estate Agents Act 1981
- Regulates the Malaysian valuers, appraisers and estate agents practice
- Provides code of conduct, ethics, standards, and accreditation of degrees and diplomas

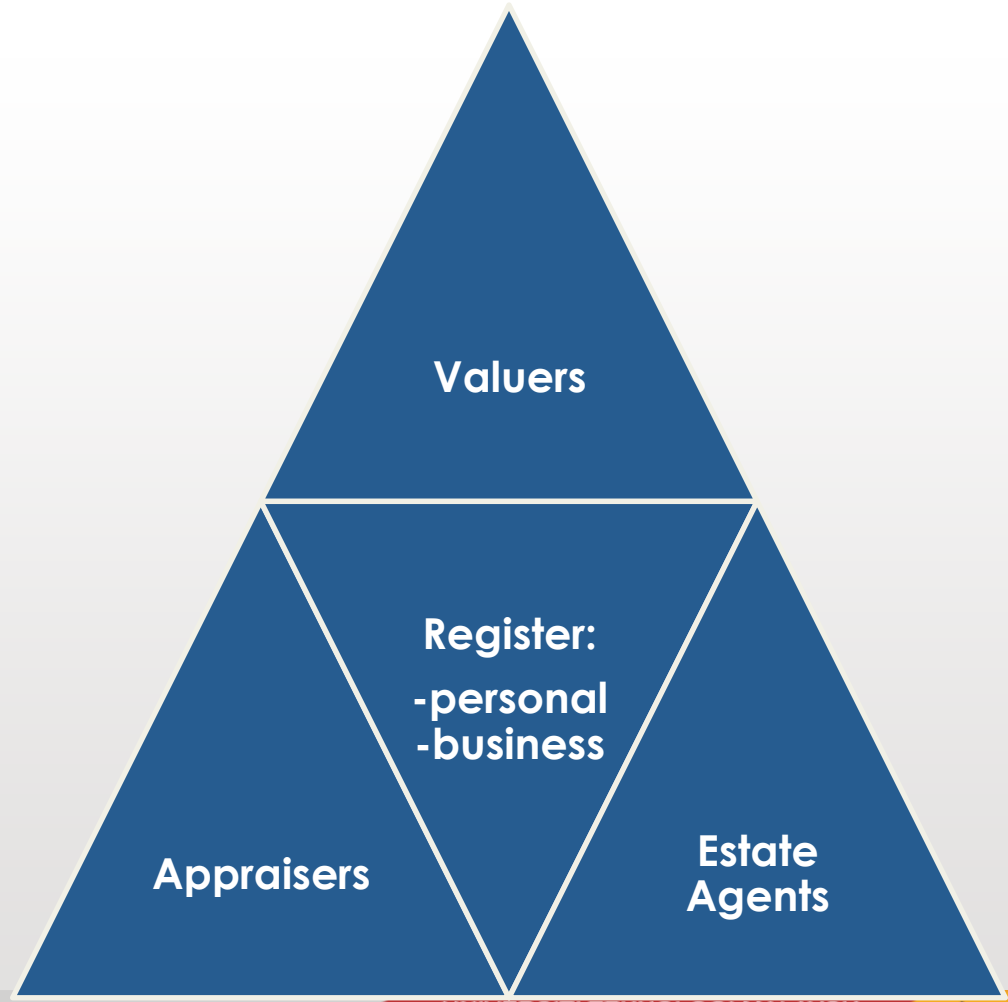


Part III: Board of Valuers, Appraisers and Estate Agents





Part IV: Registers



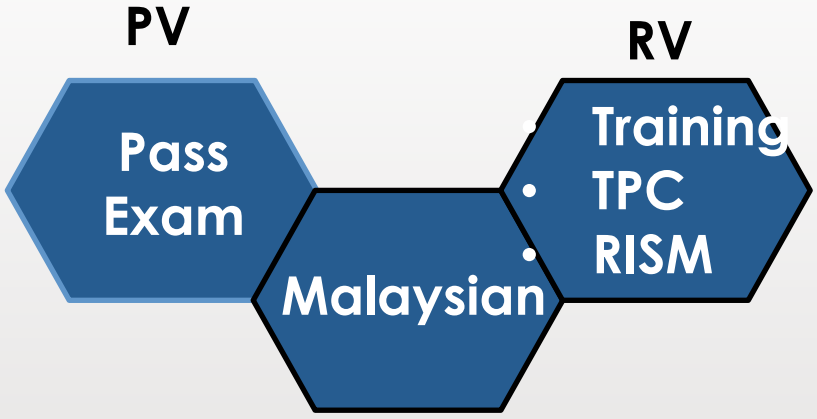


Part V: Valuers and appraisers

Registration

*Qualifications

>21	X Bankrupt
Declared	Fees
X Suspended	Qualifications *





Part V: Valuers and appraisers

- **Valuation practice**

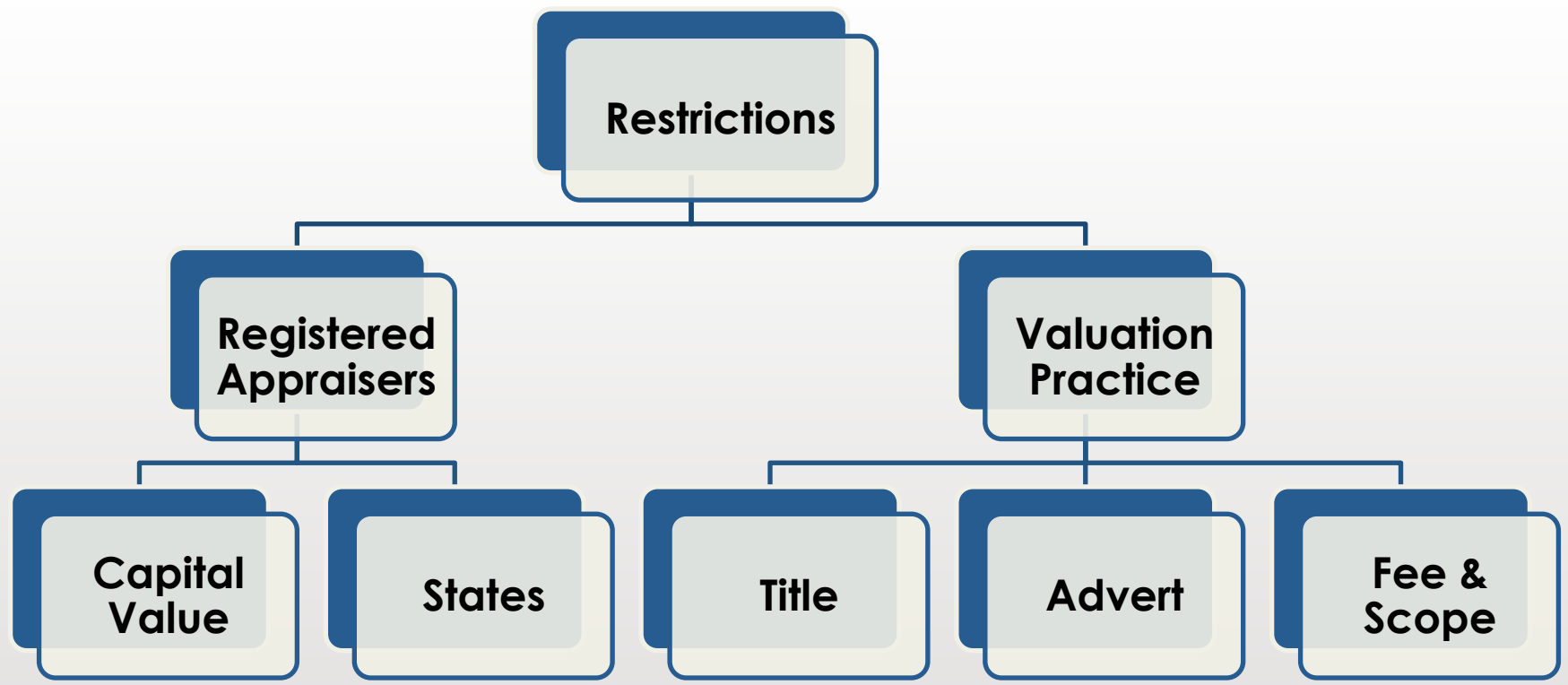
Valuation Subject: All Land and Buildings

Valuation Purposes: Feasibility Studies, Project Management, Court, etc.

Property Management and Inventory



Part V: Valuers and appraisers





Part VA: Estate agents

Registration

>21

X Bankrupt

Declared

Fees

X Suspended

Qualifications*

*Qualifications

PEA

REA

Pass Exam

- Training
- TPC

Malaysian



Part VA: Estate agents

- Estate agency practice

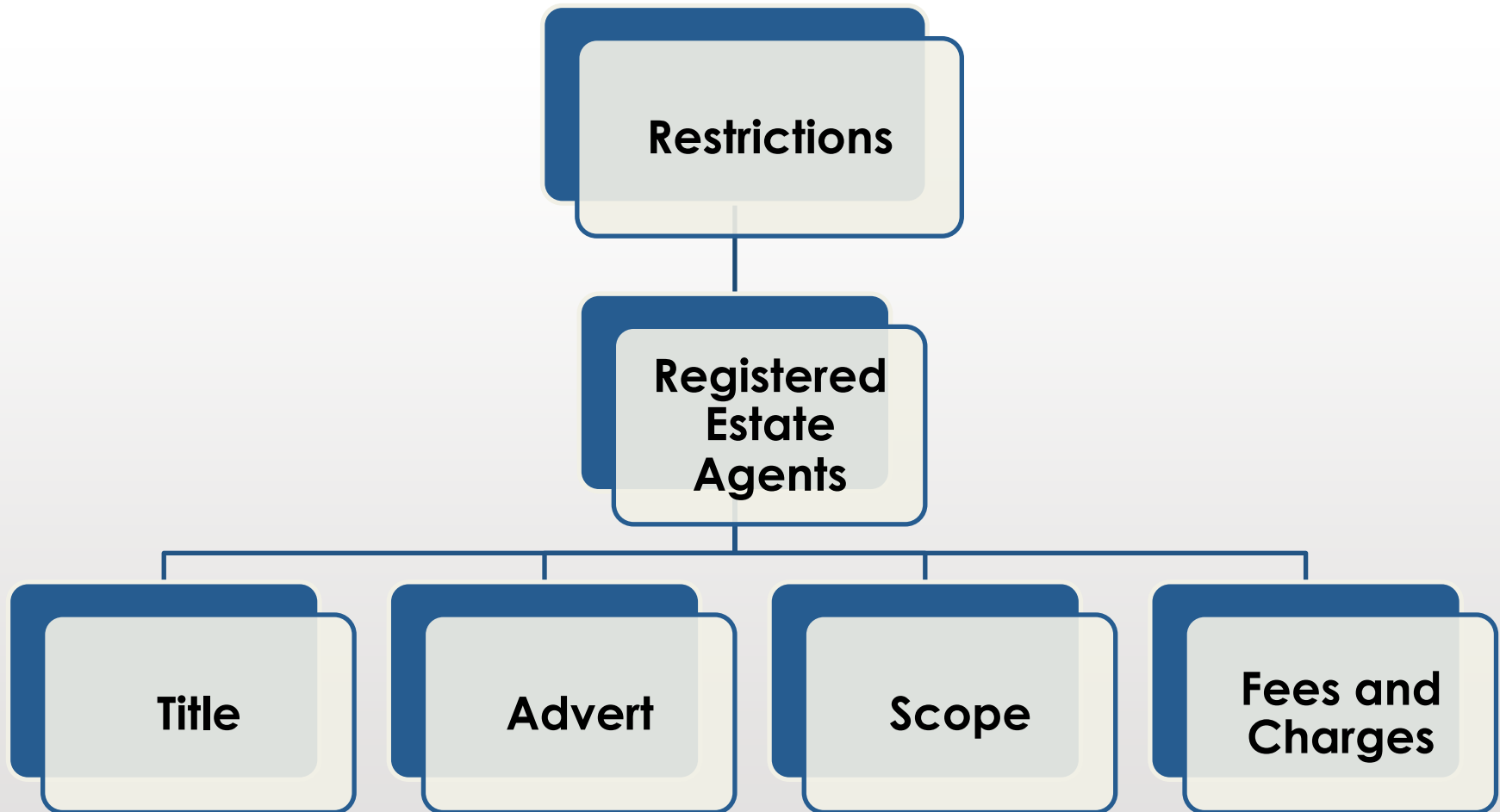
Yes = Estate Agency

No = Property Management

Exception to do Property Management if < 1981



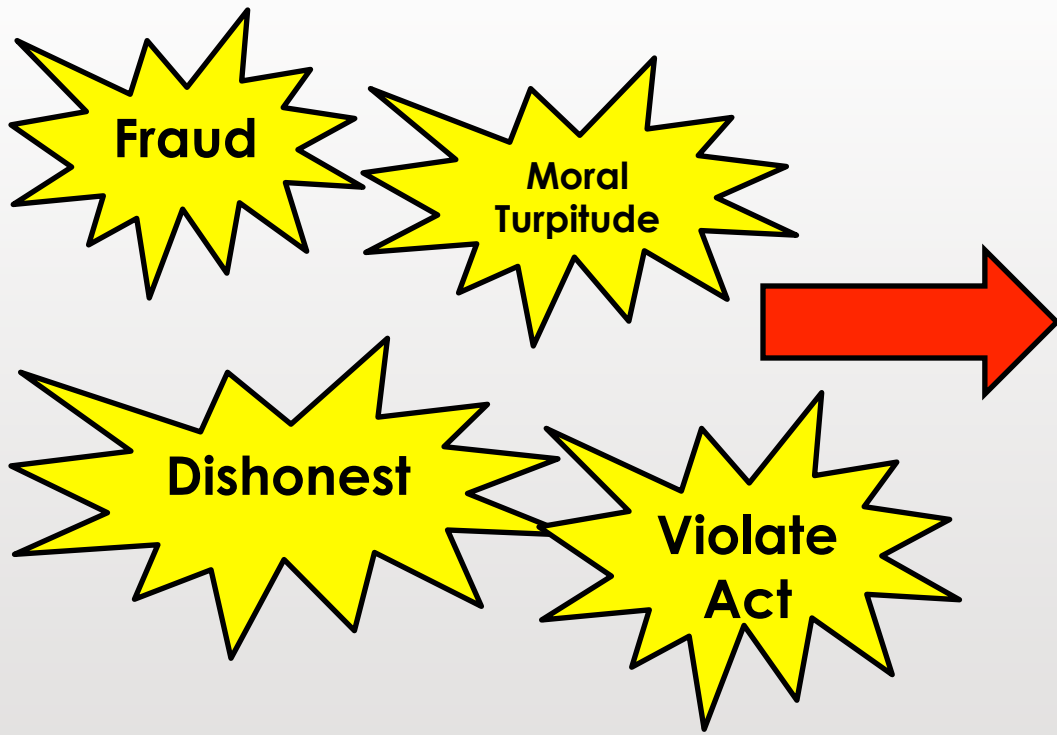
Part VA: Estate agents





Part VII: Disciplinary and other proceedings

Types of offences



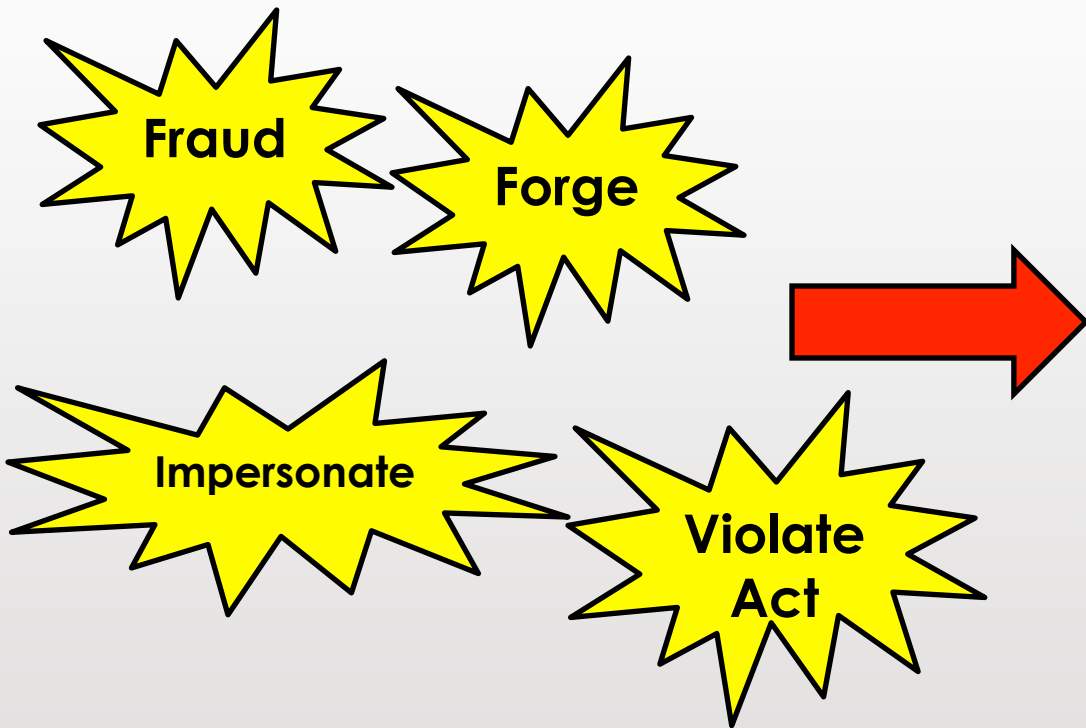
Board actions

-
1. Cancel
 2. Suspend
 3. Admonish
 4. Fine



Part VIII: General

Types of offences



Board actions

-
1. Warrant
 2. Seize
 3. Fine



Valuers, appraisers, and estate agents rules 1986

Related parts:

- Part III : Registration
- Part VII: Scale of Fees
- Part IX: Code of Conduct and Ethics (Registered Valuer and Registered Appraiser)
- Part IX: Code of Conduct and Ethics (Registered Estate Agent)
- Part XIV: Disciplinary Procedures



Valuation of property and services department rules 1999

Acquire property information from various agencies

Head of VPSD
NAPIC

Supply property information



Example of data collector (NAPIC) and data providers

Private Sectors		Government Agencies
Property developers/owners	National Property Information Centre (NAPIC)	Malaysian Industrial Development Authority
Estate agents		State Economic Development Corporation
Property managers		Central Bank of Malaysia
Hotel owners/operators		Local Authorities
Other professionals (architects, land surveyors, QS)		Land and Mines Offices
		Ministry of Urban Wellbeing, Housing and Local Government



Standards

- **Malaysian Valuation Standards**
- **Malaysian Estate Agency Standards**
- **Malaysian Property Management Standards**



Benefits of standards

1

Protect the public interest

2

Increase the numbers of qualified professionals

3

Improve the credibility of the profession

4

Strengthen service competency

Conclusion

- Act 242 1981 and Rules provides legislations and rules for the parties involved in the real estate profession
- Act 242 covers from registration, qualifications, professional practice, disciplinary proceedings, professional ethics to the VPSD and board's authority and functions
- Rules 1986 details out the specific actions and forms
- VPSD 1999 Rules highlights the power and functions of NAPIC in collecting and supplying property data
- Standards provide supplementary information to the Act based on specific real estate field.