



23 NOV, 2019

## Real estate agents `not certified`

The Star, Malaysia



### AGAINST GOOD PRACTICE

Real estate agents enticing Rumah Selangorku owners to rent out their units are breaking the law, says body >4

# Real estate agents 'not certified'

Institute: Those pushing Rumah Selangorku owners to rent out units likely to be illegal brokers

By BAVANI M  
 bavanim@thestar.com.my

THE Malaysian Institute of Estate Agents (MIEA) is disappointed that some "agents" are aggressively pushing owners of the Rumah Selangorku (RSKu) programme to rent out their units despite it being against the rules.

MIEA believes that these so-called agents are not certified and are breaking the law.

RSKu was established in 2014 by the Selangor government to provide affordable homes to deserving citizens of the state. However, some owners of the scheme are renting out their units to third parties for a profit.

RSKu is aimed at providing first-time homebuyers with a chance to own their dream home at an affordable price and not meant

for profiteering.

But agents are enticing owners of the scheme to rent out their properties.

"There are certified real estate practitioners and there are illegal brokers. The illegal brokers have no rules so they will blatantly break it," said MIEA chief executive officer Soma Sundram Krishnaswamy.

He explained that Real Estate Negotiators (REN) must adhere to the law.

"MIEA is based on the principle of ethics and good practice and is against anyone breaking any law," Soma Sundram said.

He believed that agents hassling RSKu owners might not realise that the properties were not for rent.

"There is also a lack of professionalism and integrity among

them. They just do it to earn an income," he said, adding that "while we do not condone their actions, we cannot control them."

Soma Sundram said MIEA believed the basic responsibility must lie in the hands of the owners who must live up to their legal obligations.

The government, he added, must be quick and firm with the enforcement against violators, as they were abusing their privilege in the name of profiteering.

"The public also needs to be educated on the 'illegality' of renting such properties. Another way of prevention is for all tenancy agreements on these properties to be classified as illegal," he said.

Asked if the agents approaching RSKu owners were not certified, Soma Sundram said this could be the case.

For the record, agents must have a REN Tag to be certified. REN Tag is an identification tag issued to real estate negotiators and contains all pertinent information including name, photo, IC No, REN



Flashback of StarMetro's front-page report on Wednesday.

No, company name, company registration number, quick response code (QR) and security features.

Soma Sundram advised property owners to engage a certified agent endorsed by the Board of Valuers, Appraisers, Estate Agents and Property Managers (BOVAEP), which is under the purview of the Finance Ministry.

On Wednesday, *StarMetro* reported that RSKu schemes state-



Soma Sundram says basic responsibility lies in the hands of the RSKu owners who must live up to their legal obligations.

wide show that at least 10% to 30% of homeowners have rented out their units to third parties.

It was also reported that real estate agents were continuing to cash in on the situation by offering owners attractive rental rates, turning the noble programme into a money-making scheme.



23 NOV, 2019

## Real estate agents `not certified`

The Star, Malaysia



Page 2 of 2

### SUMMARIES

AGAINST GOOD PRACTICE Real estate agents enticing Rumah Selangorku owners to rent out their units are breaking the law, says body >4

Institute: Those pushing Rumah Selangorku owners to rent out units likely to be illegal brokers

THE Malaysian Institute of Estate Agents (MIEA) is disappointed that some "agents" are aggressively pushing owners of the Rumah Selangorku (RSKu) programme to rent out their units despite it being against the rules.