

20 March 2025

**JOINT MEDIA RELEASE:**

**FOCUS ON DISCOVERING SCAMMERS, NOT HOLDING THE LANDLORDS AND BUILDING OWNERS RESPONSIBLE**

This release is on behalf of members in all of the following organizations:

- Associated Chinese Chamber of Commerce and Industry Malaysia (ACCCIM)
- Building Management Association of Malaysia (BMAM)
- Persatuan Pengurusan Kompleks Malaysia (PPK) – Malaysia Shopping Malls Association
- Real Estate Housing and Developers Association (REHDA)

We, the undersigned associations, representing landlords, property owners and management bodies, are extremely perturbed and confounded by the recent statement by the criminal investigation authorities that they will look into owners, JMBs (and security companies) to be held responsible and/or charged if their tenants are found to be operating scam call centers at their rented premises under the Penal Code for criminal conspiracy.

We firmly do not agree with this.

We have full confidence in the criminal investigation authorities and their expertise in identifying and addressing criminal activities. However, we strongly believe that the responsibility for uncovering such illicit operations lies solely with them. This is because detecting scam centers often requires specialized skills, knowledge, and investigative tools, which are beyond the scope of landlords, property owners and management bodies.

It is also standard policy that all tenancy agreements to include clauses for tenants to use the premises for legal and moral purposes only and for landlords to grant tenants the right of quiet enjoyment and private use of the premises during the tenure of the tenancy. These are legal obligations that clearly spell out the “do” and “don't” between the contracting parties based on the good faith principle, which would protect both tenants and landlords while minimizing any illegal activities.

Landlords, property owners, and management bodies lack the legal authority to investigate criminal activities or means to enforce compliance within individual premises. Therefore, it is both illogical and impractical to hold them responsible as we are in no position nor have any power to monitor and/or control any illegal activities.

This recent move is reminiscent of the previous impractical attempt a few years ago to also make landlords responsible for tenants' illegal operations eg smuggled liquor, cigarettes, fake goods, infringed copy righted products, gambling, drugs and prostitution etc. when we have no right of enforcement. Similarly, we had jointly submitted our contentions on similar basis and we are grateful that the wisdom and logic prevailed and the proposal was not pursued further. We thus believe that the current impractical proposal will similarly be withdrawn.

We trust the authorities will recognize the true and practical solution to the situation and act accordingly to ensure scam activities are thwarted soonest possible.

Thank you.