

## **Malta Developers Association – Code of Ethics**

1. Members shall make honesty and integrity the standard in all their dealings with customers. They shall avoid misleading property descriptions, concealment of pertinent information and misleading advertising. They shall not market property for specific purposes if that property is not accessible and usable for such purposes.
2. Members shall adhere to all financial and legal obligations relating to their transactions with suppliers and customers.
3. Members shall comply with all applicable laws, including tax laws, civil law obligations, and environmental regulations.
4. Members shall act in a manner that shows due respect to the rights of owners and or occupiers of properties neighbouring sites that they develop or intend to develop.
5. Members shall use their best endeavour to encourage developments with due consideration for adequate living space and proper environmental controls.
6. All developers shall inform prospective purchasers that they have a right for independent legal advice and to choose the notary in order to affect their purchase. Such information is to be given before any legally binding agreement is signed.
7. Members shall adhere to the highest standards of honesty and professional integrity both in their dealings with the public, vendors of property, agents and with each other.
8. Members shall not require potential buyers to sign binding preliminary purchase agreements without giving them reasonable opportunity to reflect on the contract and to obtain legal advice. They shall also explain what the payment of a forfeitable deposit implies.
9. Members shall not enter into a promise of sale of property that is still to be developed if there is no full MEPA permit for such development, unless potential purchasers are clearly informed of this.

10. Members shall promote health & safety regulations amongst the staff of their contractors all the time, and when a person on site is in breach with such regulations he shall immediately inform their principals.
11. Members shall accept responsibility for all acts of their employees.
12. Members shall respond promptly to correspondence from MDA.
13. Members shall, upon request by MDA, provide MDA with copies of any document relating to their dealings with any other person or their business practices which in the opinion of MDA may be necessary in order to establish the Member's compliance with his obligations under this code.
14. All Members shall refer any disputes arising between Members to the Council of the MDA.
15. All Members shall at the outset of their relationship with a contractor, buyer or other customer notify them of the existence of this Code of Ethics.
16. If any dispute arises between a Member and a buyer or other customer, the Member shall again draw their attention to the existence of this Code of Ethics and supply them with a copy of it.
17. This Code of Ethics, unless the context otherwise requires, shall apply to all aspects of the Members' activities in connection with real estate development including development, marketing & sales, re-sales to third party parties and property management.
18. The Association is to nominate a Disciplinary Board consisting of a Chairman and two (2) members, all being independent persons who are not MDA members. Complaints that a member has not acted in accordance with the Code of Ethics are to be referred to this Disciplinary Board. A member will be liable to immediate expulsion if after the Disciplinary Board decides that he is in default of the Code, he subsequently fails to rectify the matter as directed. -----