Real Estate Code of Ethics

Article I – Scope and Coverage of the Code of Ethics

> *The "Real Estate Service" profession includes the acts of Real Estate Consultants, Appraisers, Assessors, Brokers, and Salespersons as defined in Section 3(g), Article I and Section 27, Article IV of R.A. 9646, as well as juridical entities engaged in real-estate service under Section 32, Article IV.*

- The Code applies to **all practitioners** and **juridical entities** performing real-estate services.

Article II – General Provisions and Declaration of Principles

1. To the Government

- **Uphold** the Constitution and all Philippine laws.
- **Set a good example** as a responsible, law-abiding citizen.
- **Pay correct taxes and fees**; do not assist in tax evasion or illegal reduction of government payments.

2. To the General Public

- **Promote the common good** through social-responsibility activities.
- **Cooperate** with the government and the AIPO to protect the public from fraud, misrepresentation, and unethical practices.
- **Continuing Professional Development (CPD):** keep skills current by engaging in training, research, and studies.
- **Share knowledge** (excluding classified or confidential information) to advance real-estate services.

3. To the Client

- **Honesty & trustworthiness:** observe sincerity, impartiality, fairness, and loyalty.

- **Good faith:** protect and promote the client's interests over those of other parties.
- **Confidentiality:** strictly observe client-practitioner confidentiality.
- **Full disclosure:** truthfully reveal all material facts related to the engagement.
- **Fee transparency:** do not accept fees or valuable consideration from other parties without the client's full disclosure and permission.
- **Transparency:** maintain openness in all dealings with the client.

4. To Fellow Practitioners

- **Fairness & good-faith conduct** in the performance of duties.
- **Respect** the dignity, honor, reputation, and privacy of fellow practitioners.
- **Document use:** obtain written consent before using or furnishing transactional documents originating from another practitioner.

5. To the Accredited and Integrated Professional Organization (AIPO)

- **Adhere** to AIPO procedures for mediation, conciliation, and arbitration of grievances.
- **Exhaust administrative remedies** within AIPO bylaws before seeking Board, Commission, or court intervention.

Article III – Professional Rules of Ethics and Responsibilities

stakeholder	key responsibilities
Government	• Set a good example as a law-abiding citizen • Pay correct taxes; avoid facilitating tax evasion
General Public	• Engage in social-responsibility initiatives • Cooperate with authorities to curb fraud • Pursue CPD activities • Impart knowledge (non-confidential)
Client	• Act with honesty, impartiality, and loyalty • Protect client interests • Maintain confidentiality • Provide full disclosure of material facts • Obtain client consent for any third-party

	fees • Ensure transactional transparency
Fellow Practitioners	• Perform duties with fairness and good faith • Respect dignity and privacy • Use documents only with written consent
AIPO	• Follow mediation/conciliation/arbitration processes • Exhaust internal remedies before outside appeal

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Article IV – Specific Duties and Responsibilities

1. **Live up to the Oath of Professional** sworn upon licensure.
2. **Provide services** competently, dedicatedly, and ethically, preserving independence and integrity.
3. **Comply** with this Code **and** with future discipline-specific codes (appraiser, broker, etc.), which become integral upon approval.
4. **Honor commitments** consistent with law, public order, morals, good customs, and this Code.

Article V – Provision on Violations

> *Any violation of the Code, after due process, may result in sanctions such as reprimand, suspension, revocation of license, or other penalties as prescribed by Section 19, Article III and Section 39, Article V of R.A. 9646.*

Article VI – Effectivity

- The Code becomes effective **15 days** after publication in the Official Gazette or a newspaper of general circulation.
- **Official publication date:** July 29, 2019; **effective date:** August 14, 2019.