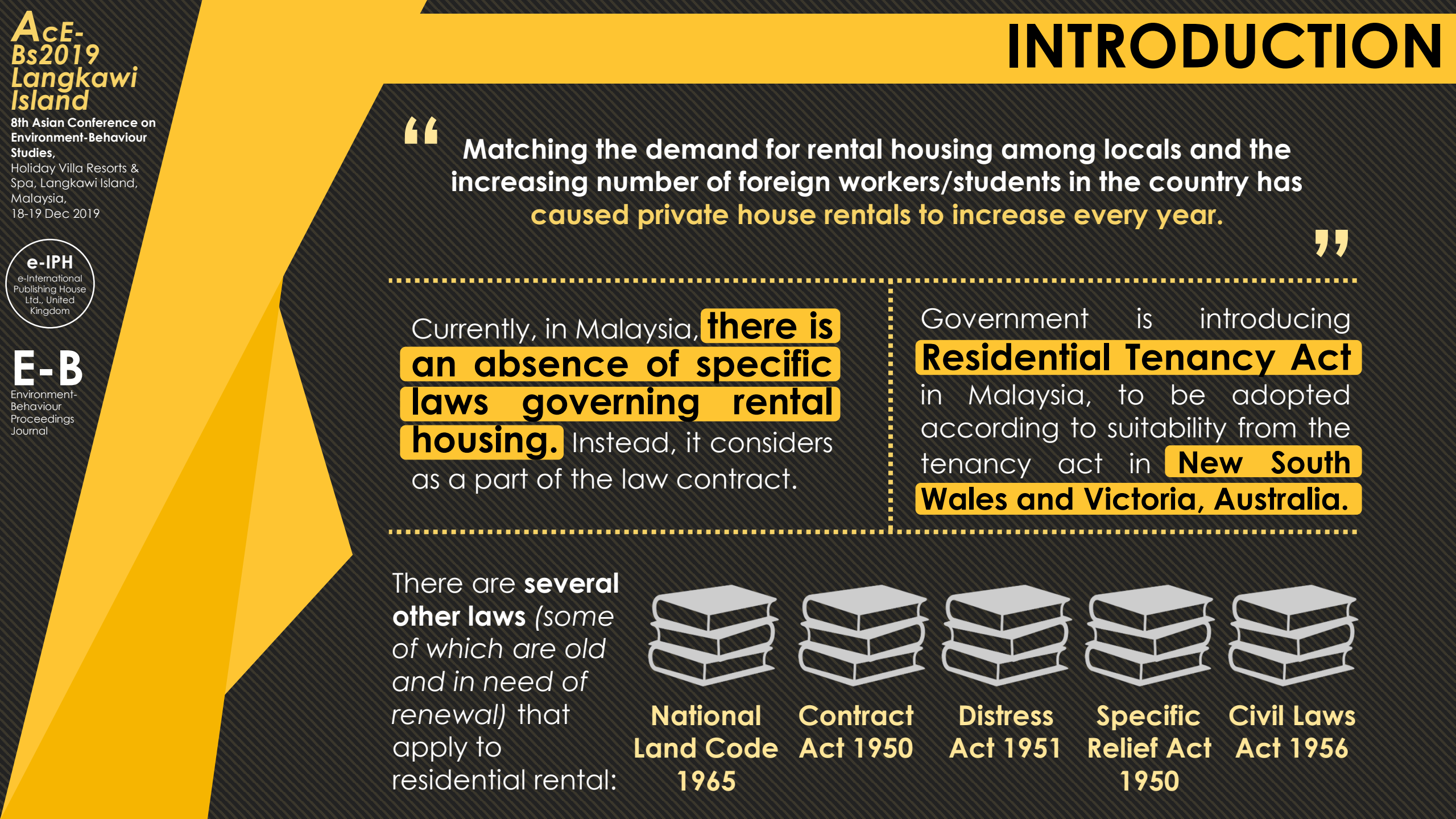


Landlords' Perception on the Introduction of the Residential Tenancy Act (RTA)

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INTRODUCTION

**AcE-
Bs2019
Langkawi
Island**
8th Asian Conference on
Environment-Behaviour
Studies,
Holiday Villa Resorts &
Spa, Langkawi Island,
Malaysia,
18-19 Dec 2019

e-IPH
e-International
Publishing House
Ltd., United
Kingdom

E-B
Environment-
Behaviour
Proceedings
Journal

“ Matching the demand for rental housing among locals and the increasing number of foreign workers/students in the country has caused private house rentals to increase every year. ”

Currently, in Malaysia, **there is an absence of specific laws governing rental housing.** Instead, it considers as a part of the law contract.

Government is introducing **Residential Tenancy Act** in Malaysia, to be adopted according to suitability from the tenancy act in **New South Wales and Victoria, Australia.**

There are **several other laws** (some of which are old and in need of renewal) that apply to residential rental:



**National
Land Code
1965**



**Contract
Act 1950**



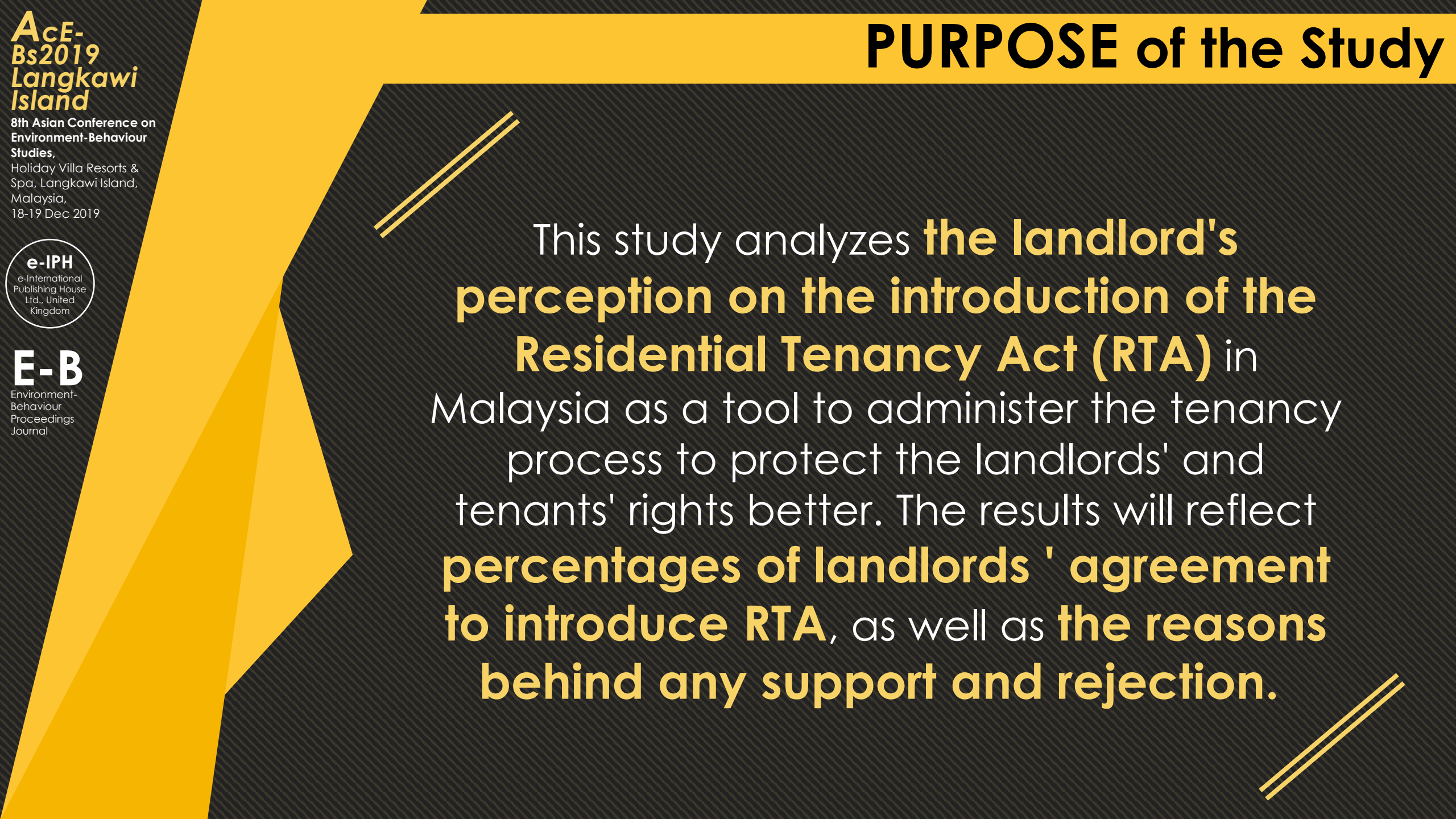
**Distress
Act 1951**



**Specific
Relief Act
1950**

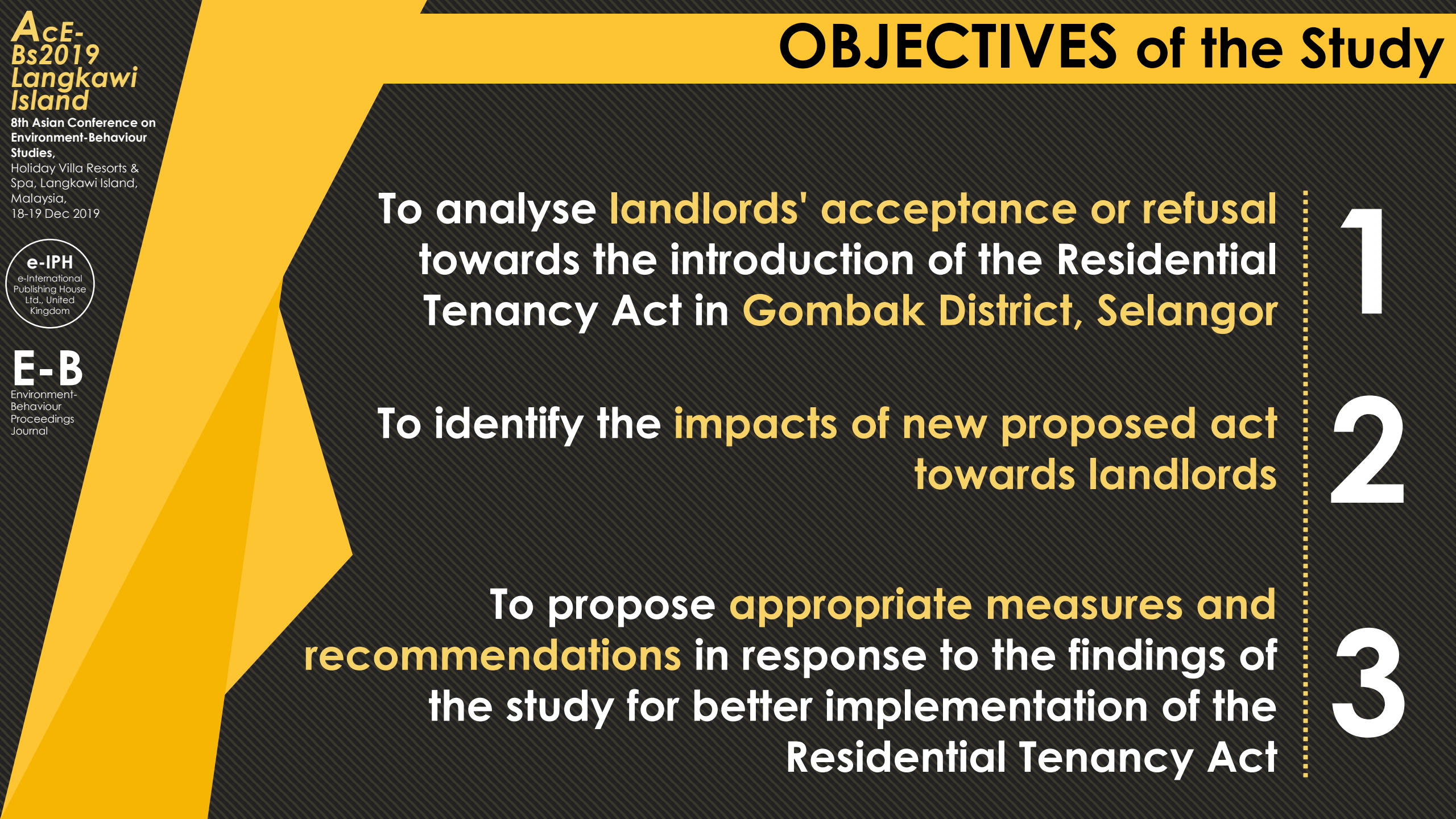


**Civil Laws
Act 1956**



PURPOSE of the Study

This study analyzes **the landlord's perception on the introduction of the Residential Tenancy Act (RTA)** in Malaysia as a tool to administer the tenancy process to protect the landlords' and tenants' rights better. The results will reflect **percentages of landlords ' agreement to introduce RTA**, as well as **the reasons behind any support and rejection.**



LITERATURE Review

A landlord is **the owner of a house, apartment, condominium, or property which is rented or leased to an individual or business.**

A landlord is **usually related closely to the market**, which means renting a house to the tenant; it involves the process of business (Mae, 2008)

Types of Landlords



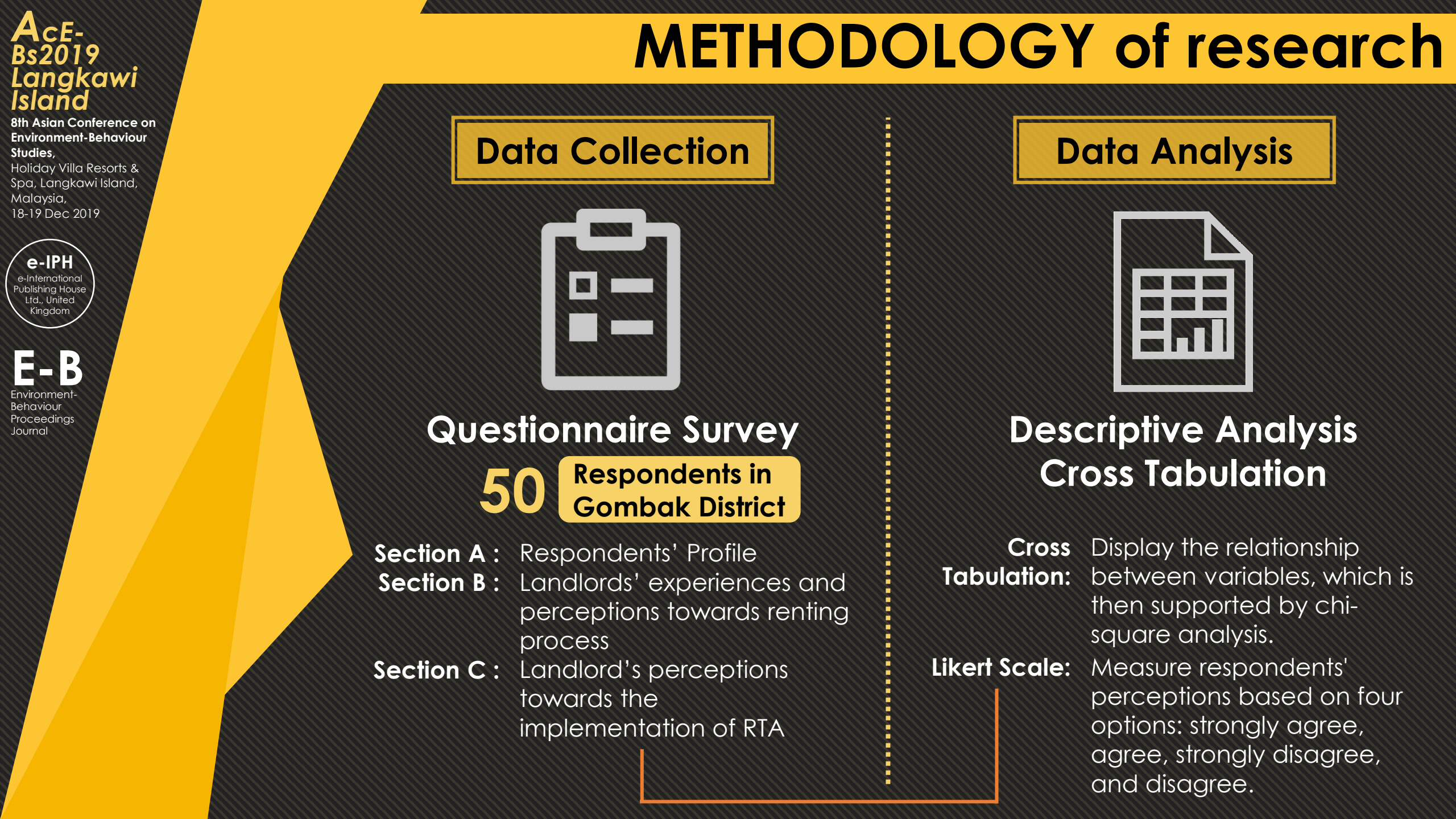
Private Landlord

Wilson & Flaum (2003) define private landlord as **a property owner who chooses to rent out their property themselves.** They will not use any letting agent or property management company. Instead, they will manage the housing rental directly (Salt & Miner, 1999).



Sub-Landlord

Person who is **being let a residence by a landlord and subsequently sublets it to another tenant.** The owner of the house might be staying away from the rented house. Thus, he or she will hire a person to replace them to manage the rented house (Salt & Miner, 1999).



METHODOLOGY of research

Data Collection



Questionnaire Survey

50

Respondents in
Gombak District

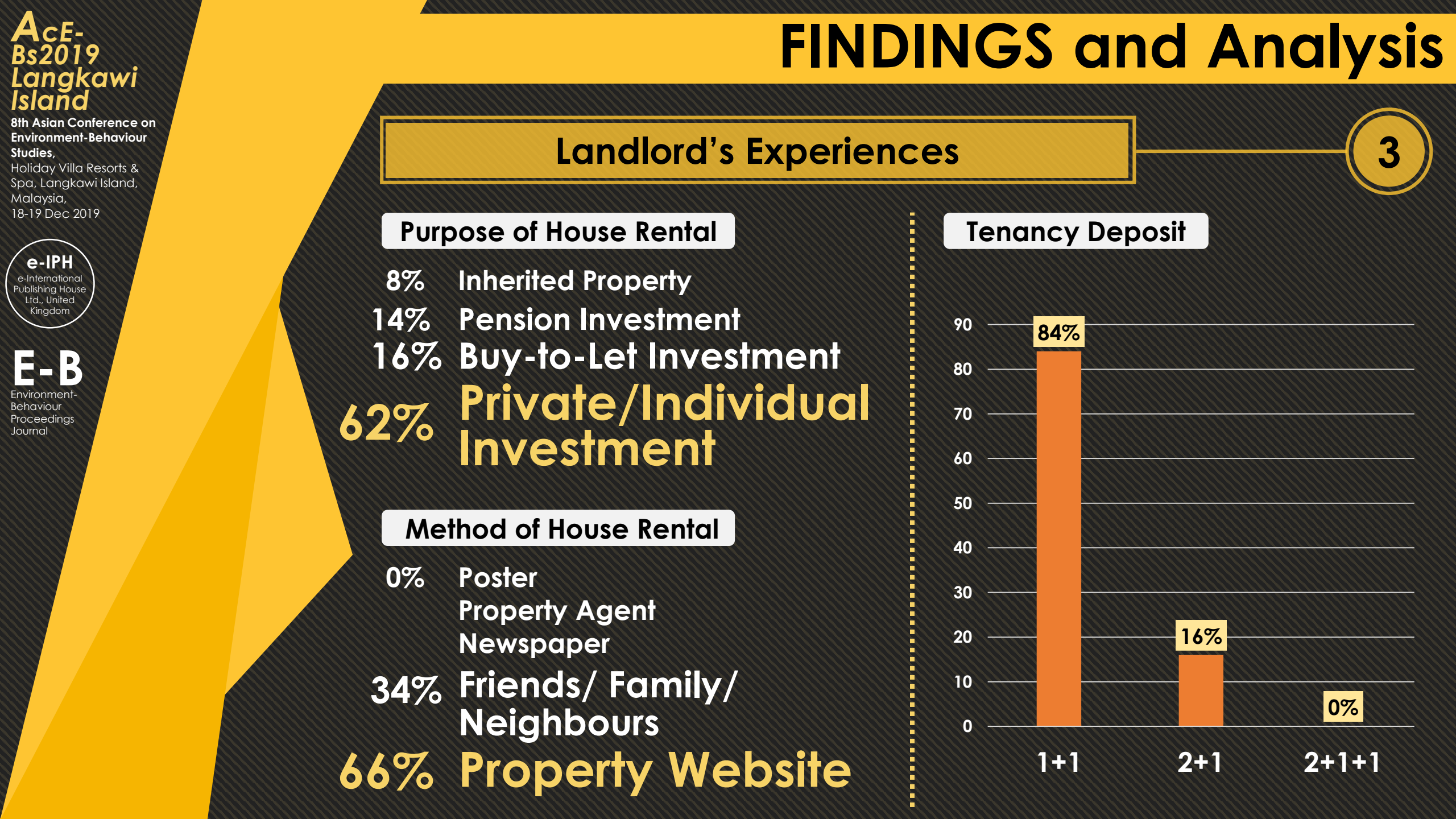
- Section A :** Respondents' Profile
- Section B :** Landlords' experiences and perceptions towards renting process
- Section C :** Landlord's perceptions towards the implementation of RTA

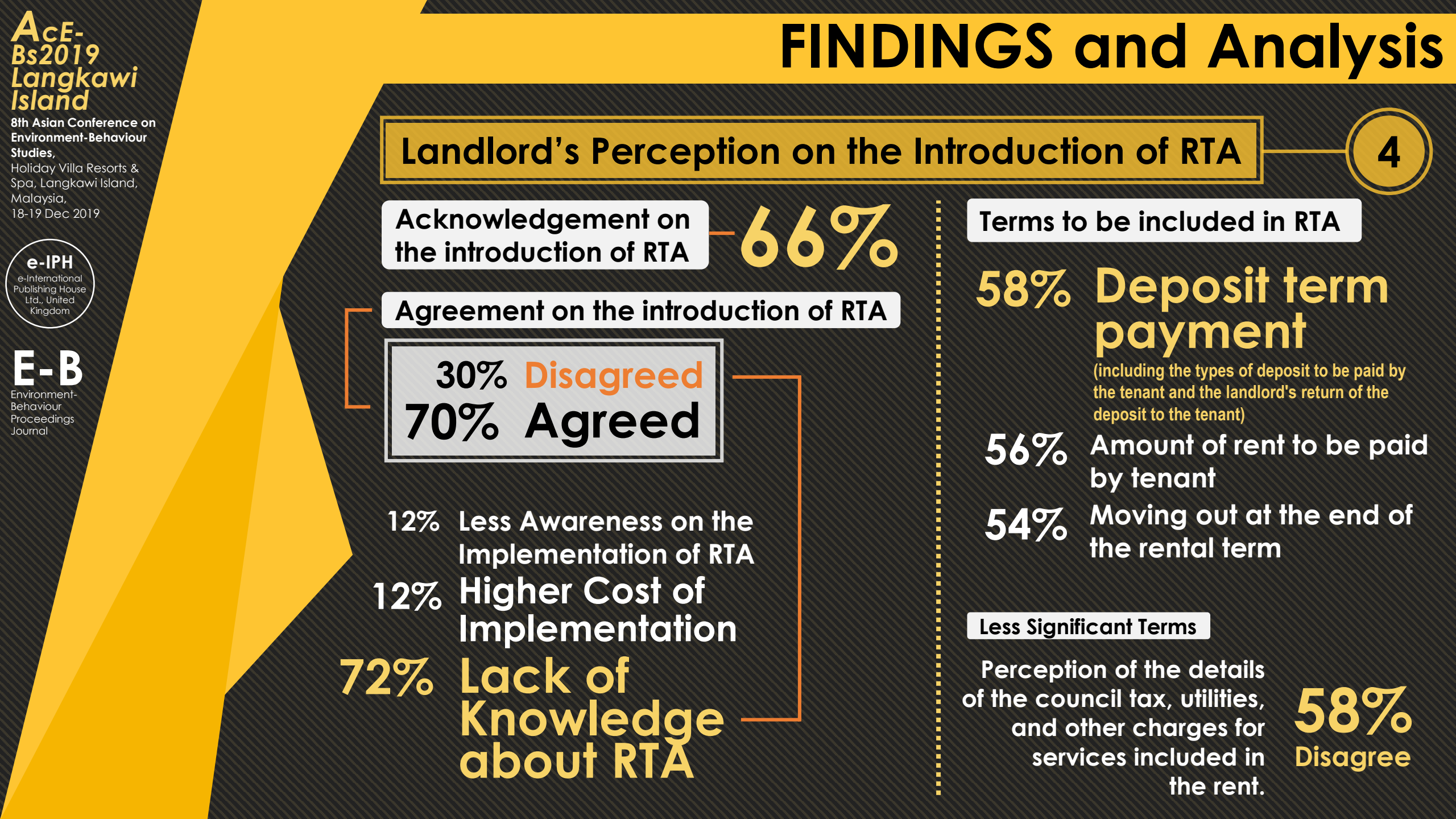
Data Analysis



Descriptive Analysis Cross Tabulation

- Cross Tabulation:** Display the relationship between variables, which is then supported by chi-square analysis.
- Likert Scale:** Measure respondents' perceptions based on four options: strongly agree, agree, strongly disagree, and disagree.





FINDINGS and Analysis

Landlord's Perception on the Introduction of RTA

Acknowledgement on the introduction of RTA — 66%

Agreement on the introduction of RTA

30% Disagreed
70% Agreed

12% Less Awareness on the Implementation of RTA

12% Higher Cost of Implementation

72% Lack of Knowledge about RTA

Terms to be included in RTA

58% Deposit term payment

(including the types of deposit to be paid by the tenant and the landlord's return of the deposit to the tenant)

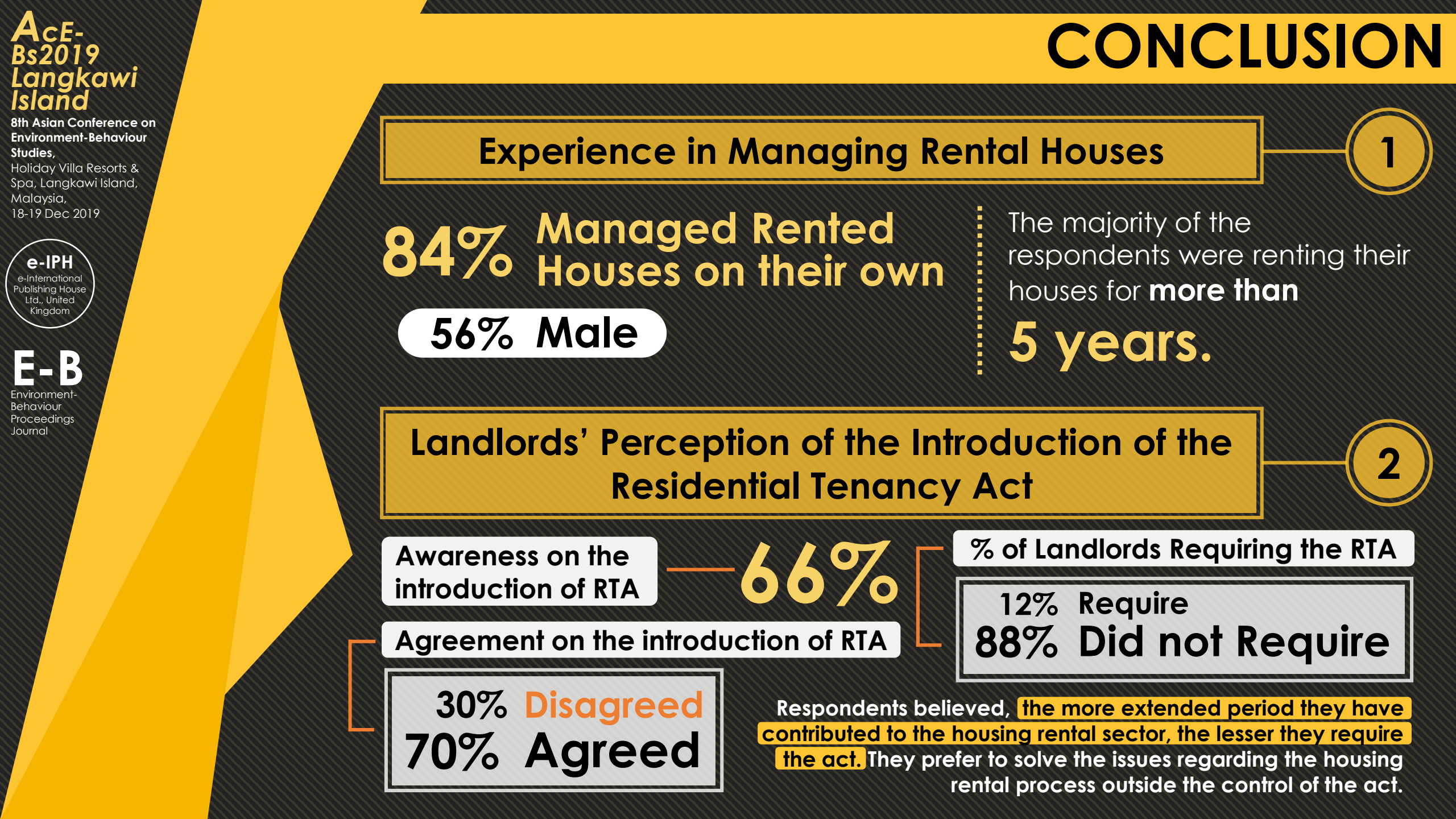
56% Amount of rent to be paid by tenant

54% Moving out at the end of the rental term

Less Significant Terms

Perception of the details of the council tax, utilities, and other charges for services included in the rent.

58% Disagree



CONCLUSION

Experience in Managing Rental Houses

1

84% Managed Rented Houses on their own

56% Male

The majority of the respondents were renting their houses for **more than 5 years.**

Landlords' Perception of the Introduction of the Residential Tenancy Act

2

Awareness on the introduction of RTA

66%

% of Landlords Requiring the RTA

12% Require
88% Did not Require

Agreement on the introduction of RTA

30% Disagreed
70% Agreed

Respondents believed, **the more extended period they have contributed to the housing rental sector, the lesser they require the act.** They prefer to solve the issues regarding the housing rental process outside the control of the act.



RECOMMENDATIONS

More proactive approaches and housing strategies need to be executed for a better living environment

Mariana, Muhammad Adib, Syakir Amir, & Mansor (2018)

Updating the terminology used in the Residential Tenancy Act

The findings have presented three chosen terms by the landlords, which are payment of deposit by the tenant, amount of rent, and the termination of rental

Setting up a minimum standard on rental properties

Includes setting up a clear objective on the introduction of the RTA, creating a systematic database to collect the landlords' and tenants' data, and providing a standard regulation for landlords to manage their rental properties precisely on the matters of the rental rate to avoid rent arrears

1

2

3



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Thank You



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