

CONTROL OF RENT ACT 1966  
CRITICAL STUDY

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CHAPTER IINTRODUCTIONa) Objective of Study

The general purpose of the Rent Acts has always been to provide a safeguard against social and economics evils that are generated by a shortage of housing.

The beginning of the Rent Acts therefore coincide with the housing shortage partly caused by the first world war and which followed that war.

The question now seems to be, "Does the present housing situation in Malaysia justify the continuance of the existing law of Rent Control?"

The purpose of this study is to examine and evaluate certain important aspects to the existing law on rent control in order to arrive at a conclusion whether rent control should be retained or abolished. In doing so, the writer attempts to expose some of the common fallacious attached to rent control, including the practical side.

The control of Rent Act 1966 (here in after referred to as the Act) is an enigmatic legislation; it was supposed to have the quality of a social legislation manifestly aiming to satisfy the landlord and tenant, when in fact it satisfies neither; the landlord is hysterical about the stringent provisions before he can recover possession of his own property or even impossible provisions which he is in a late position to comply with and the tenant is so full of obloquy of the Act as if it provides inadequate protection to him.

In many instances there has been uncertainty, an inability to comprehend the true nature of the problem. Even the government had considered this problem to be solved, for in 1976 a Rent Control Review Committee was appointed in September 1976 to investigate; in the hope to solve the question as to whether rent control in this country should be continued.

To be conversant in rent control it is important to study not only the provisions of the Act but also how these provisions are administered in practice. Through the examination of the provisions of the Act we can observe and evaluate the good and bad points of the Act.