

PRESS RELEASE

10th September 2019

No answers on Residential Leases Act concerns can only make matters worse

The Malta Chamber is disappointed to note that even though it has registered its concern in July on the inadequacy of the proposed Residential Leases Act, Government has not provided a shred of comfort to the Chamber's concerns, and everything seems to be on track to go ahead as originally planned.

This state of no answer to the Chamber's more than reasonable concerns, certainly does nothing to address these serious concerns.

The Chamber reiterates that the Residential Leases Act, as proposed by Government remains a half-baked effort that does not begin to solve the decades-long issues that plague the residential rental market.

During a Press Conference to the media, which was held on the 21st of July, the Malta Chamber expressed its dismay that despite its efforts for the best part of the last 12 years, successive administrations have ignored its proposals for a holistic plan for both the commercial and the residential rental market.

The Chamber explained how the proposed Residential Leases Act completely omits pre-1995 leases and fails to tackle its main social/economic objective: that of safeguarding and protecting the right to adequate, affordable accommodation for all residents.

For ease of reference, the original press release dated 31st July 2019, containing the most worrying and unacceptable concepts of the proposed bill is being reproduced in attachment to this press release.

The Chamber remains of the opinion that the country needs a holistic plan for the rental market. The piecemeal approach will not align the rental market to the needs of our society and economy. To this effect, the Chamber once again offers its expert support to Government and the relevant legislators, through its tangible experience and suggestions.

The Chamber reiterates its call to Government, to start the process afresh and take the proposed legislation back to the drawing board, in order for it to be broadened in scope and refined in concept to really constitute a much-needed reform of the rental market.

This is the time to take concrete action, as superficial stop-gap efforts will not solve any of the problems faced by this important sector.

END