

Rent Registration

A Year On



GOVERNMENT OF MALTA
MINISTRY FOR SOCIAL
ACCOMMODATION

HOUSING
AUTHORITY

THE 2020 MALTA RESIDENTIAL RENTAL STUDY

A Few Preliminary Results
By Leonid McKay

Setting up of Housing Authority Residential Rental Observatory

Registration and Enforcement set up on the 1 st January 2020

Dispute Resolution Adjudicating Panel set up on the 8th May 2020

Registered Contracts

30,483

Lease Agreements

Number of Leases By Type

Long Let

27,897

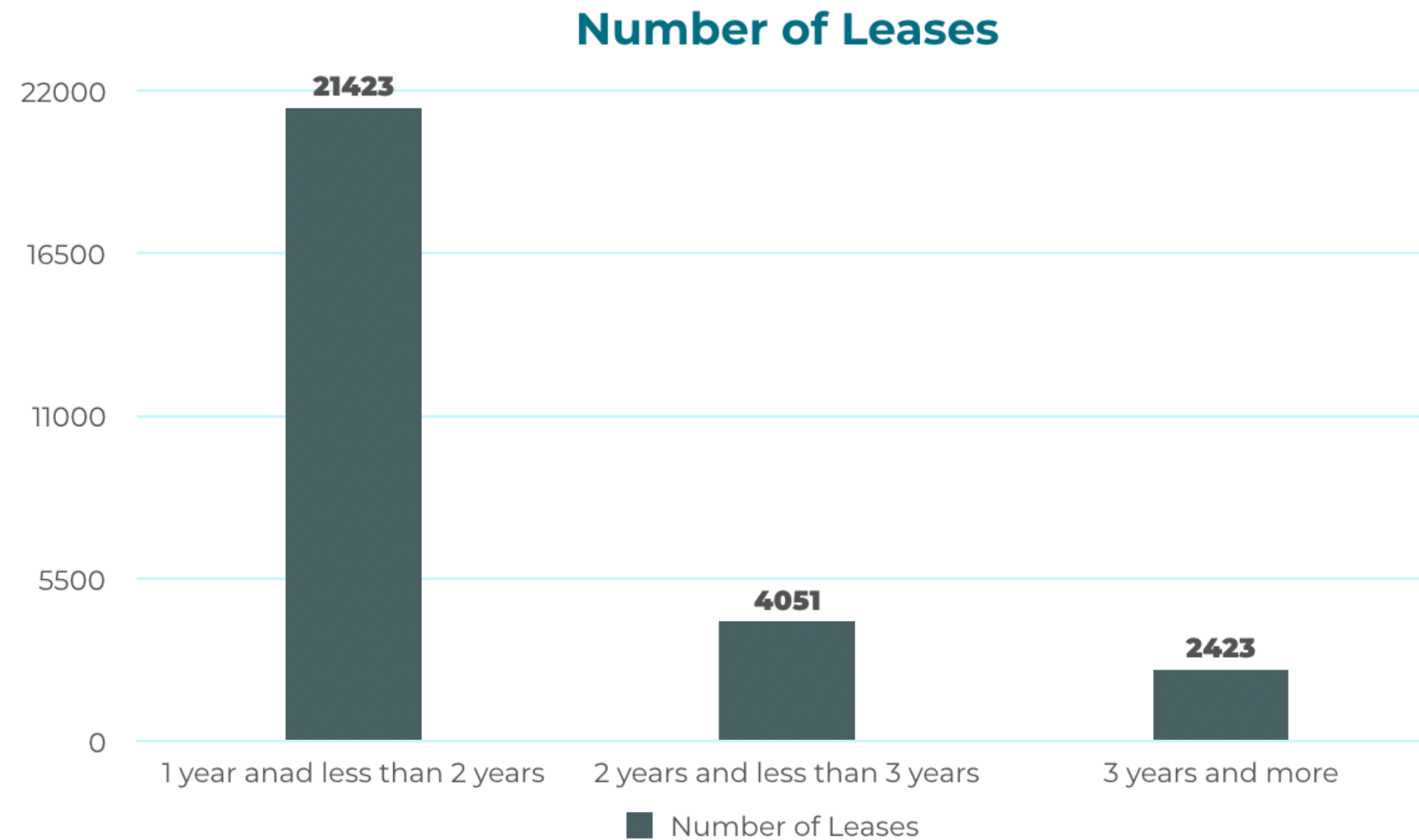
Shared Space

2,216

Short Let

370

Average duration of lease



Registered Contracts

By Location



ST.PAUL'S BAY 4,577

SLIEMA 2,783

MSIDA 2,321

SAN ĠILJAN 1,668

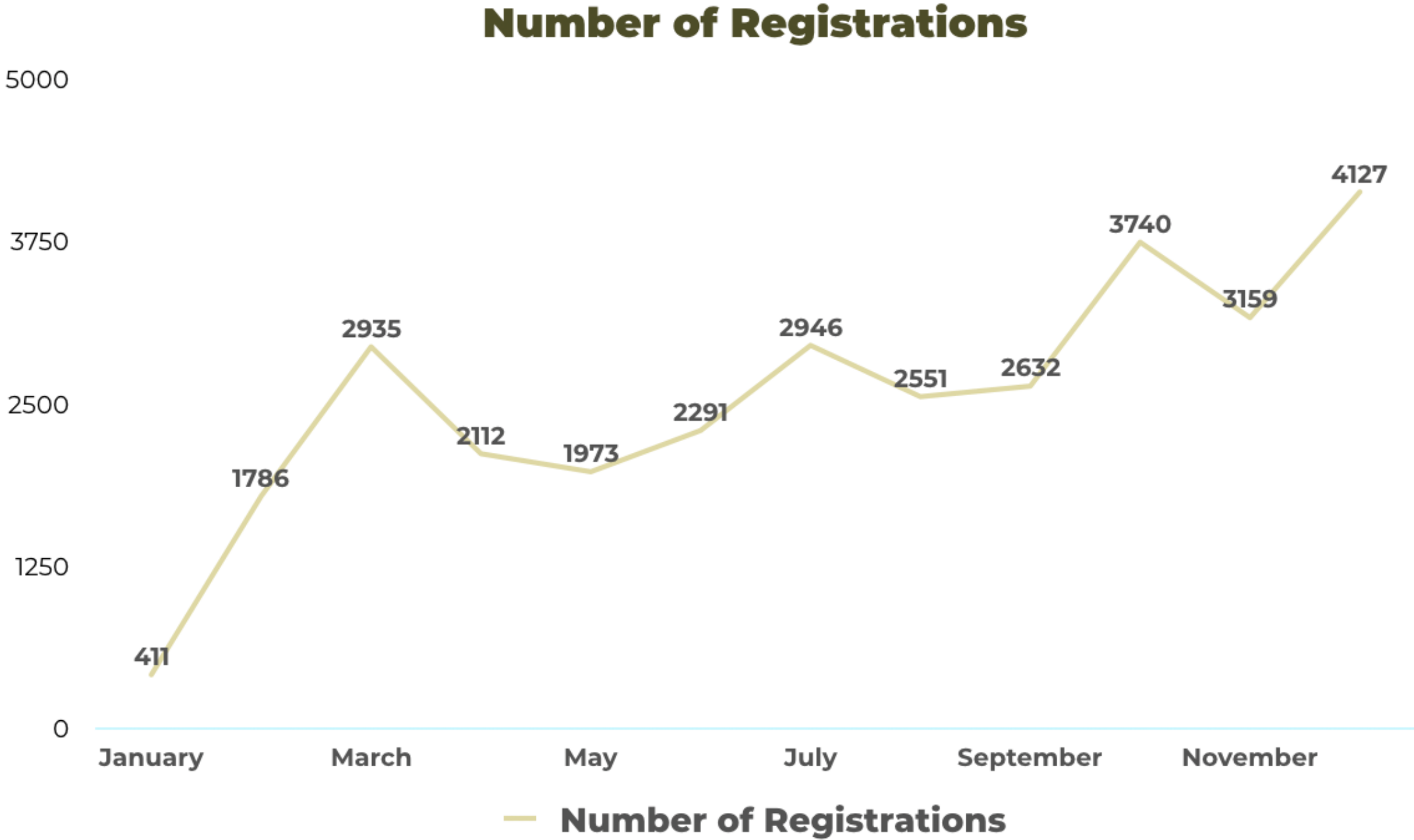
GŻIRA 1,510

M'SCALA 1,378

B'KARA 1,316

Registrations

Number of registrations per month



Registrations

Additional Information

Registered Properties

At contract level for the year 2020

28,283

Leased to new tenant

Properties rented again after termination by HA prior to due date

1,894

Retaining Same Tenant

Properties rented back to the same tenant.

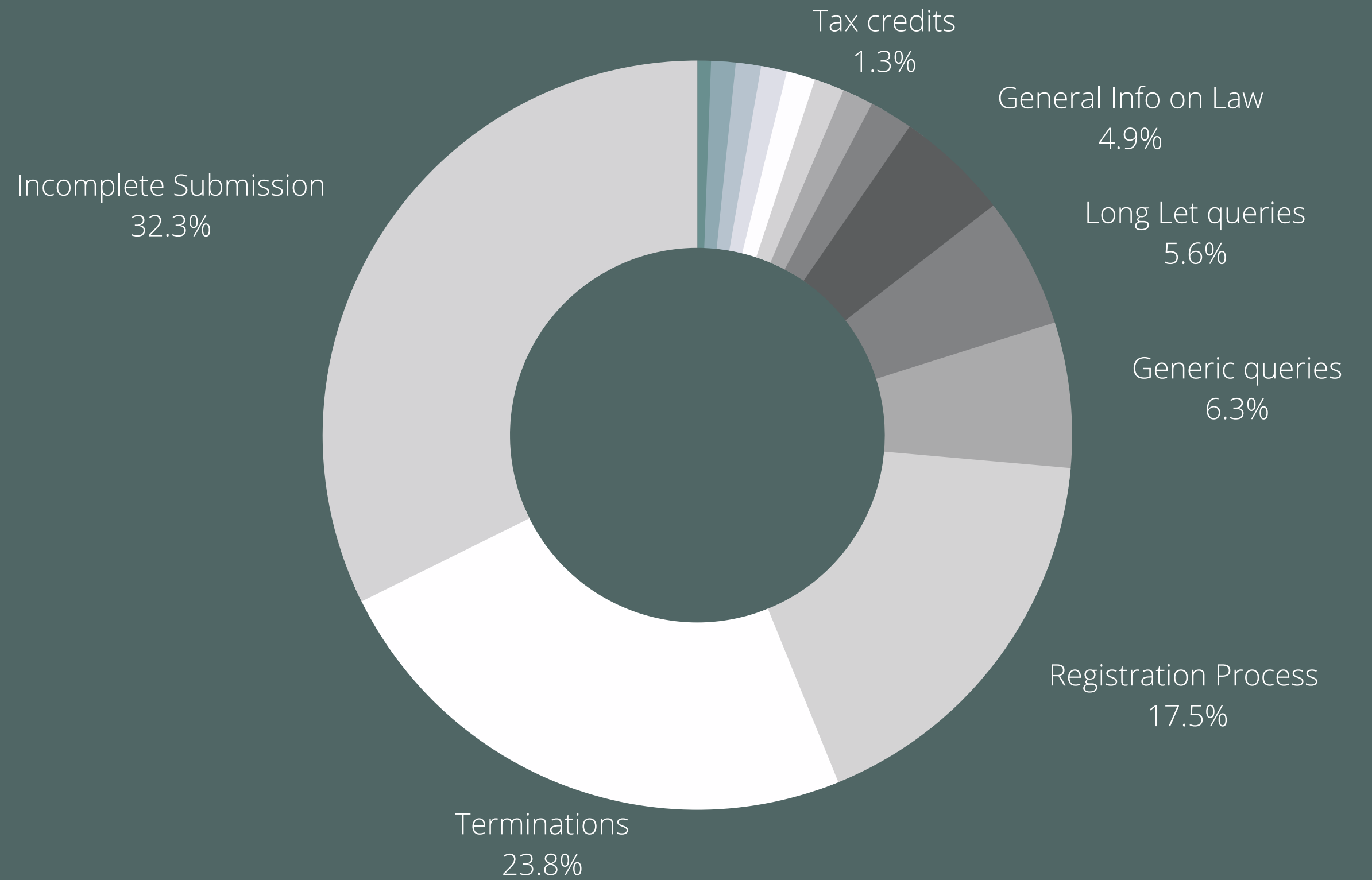
Renewal Date: Sept 2020 onwards

429

Contact

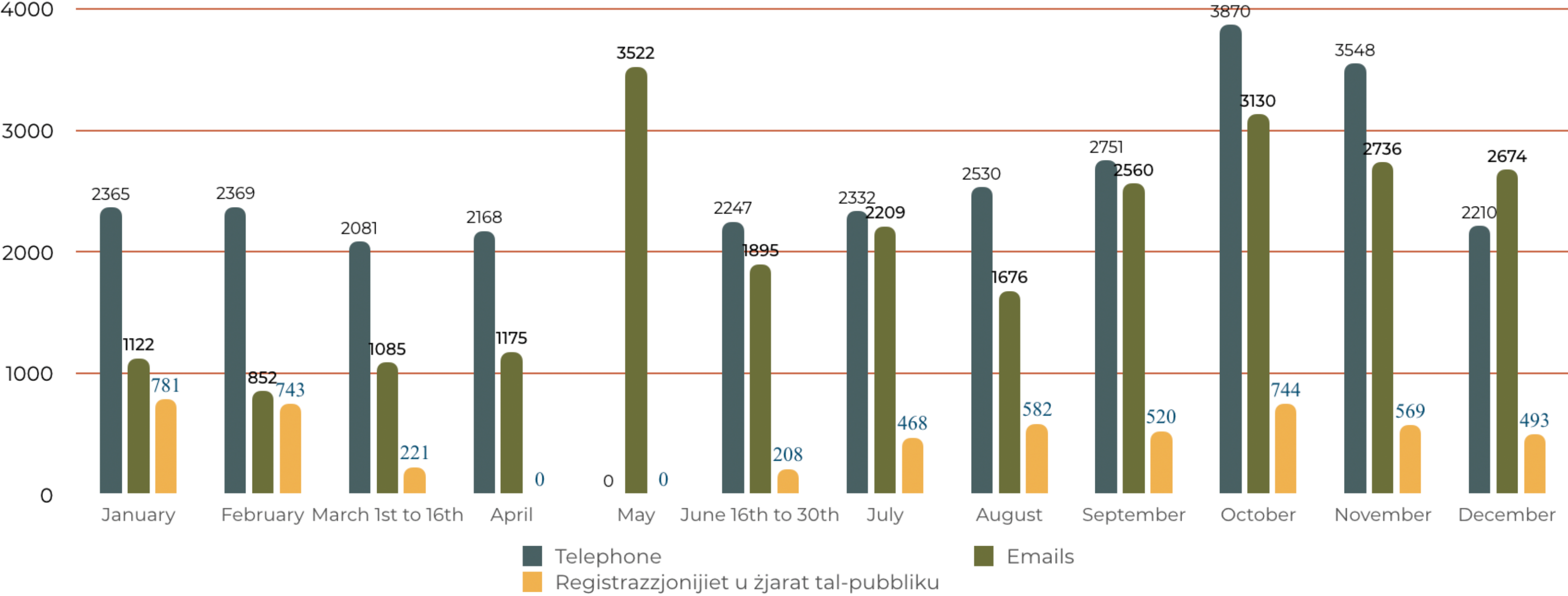
Number of calls and emails received by HA in relation to rent registration

***Calls: 28,471**



Contact

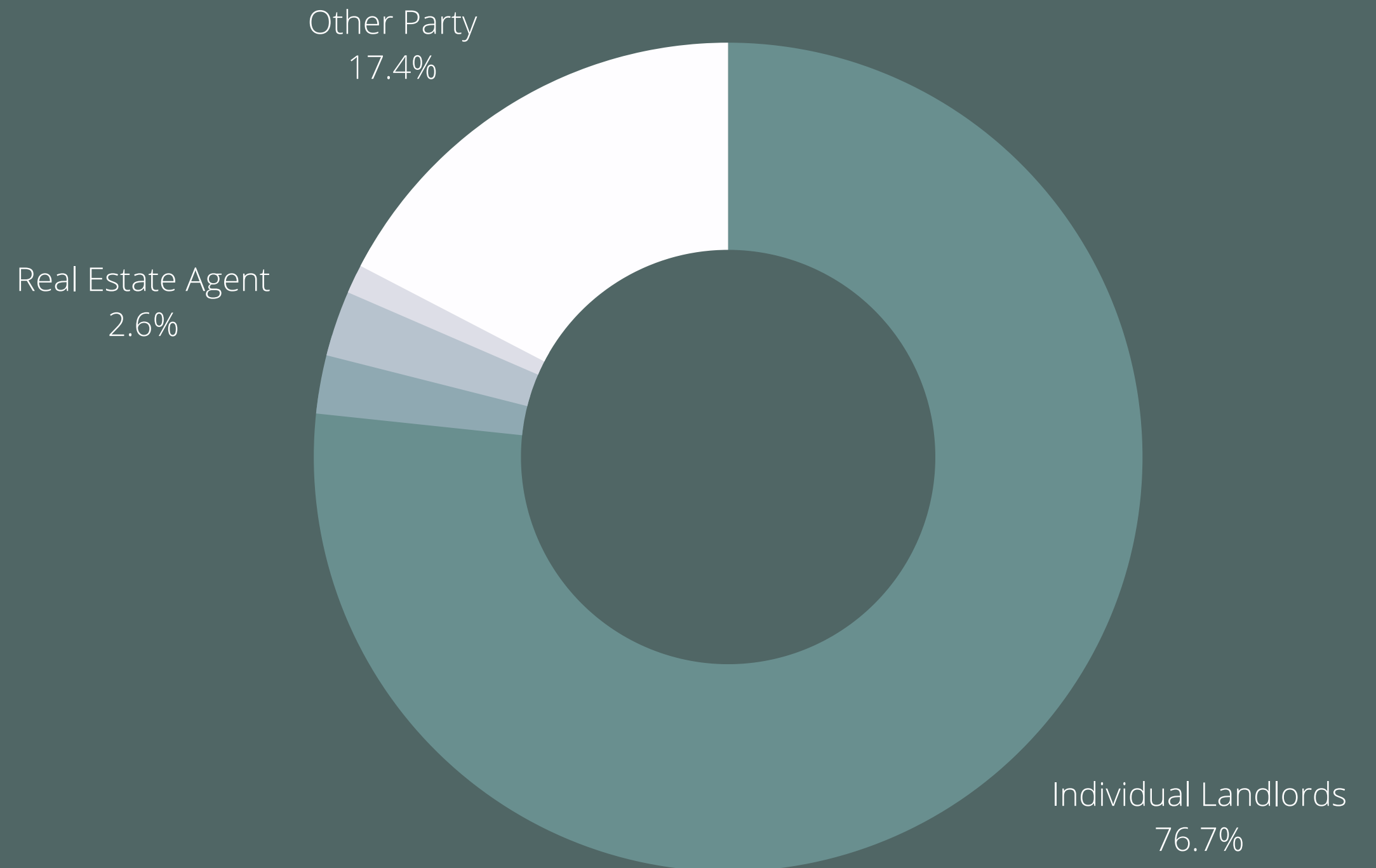
By month



Who registered the contracts?

Number of registrations according to who registered the contract

693	Authorised Agents
23,373	Individual Lessors
779	Real Estate Agent
343	Tenants*
5,295	Other Party



*When landlord does not register.

Registration is expected by law to be submitted within 10 days from commencement date (rent contract)

Report a tenancy

Number of reports lodged through the 'Report a Tenancy' feature on the online platform:

172 and 109 are still under investigation

Closed cases	63
Registration (Active)	43
Contract not registrable	9
Withdrawn	1
Lessee Moved Out	4
Other	5
Invalid Report	1

Disputes

Number of disputes from 8th May 2020 to 31st December

Registered Disputes as from May	94
Decided Cases	51
Decided Cases in favour of Lessor	41
Decided Cases in favour of Lessee	10
Pending Cases	34 (awaiting documentation)
Withdrawals	9

Reasons for Disputes

Water and Electricity

20

Deposit

26

Repairs

2

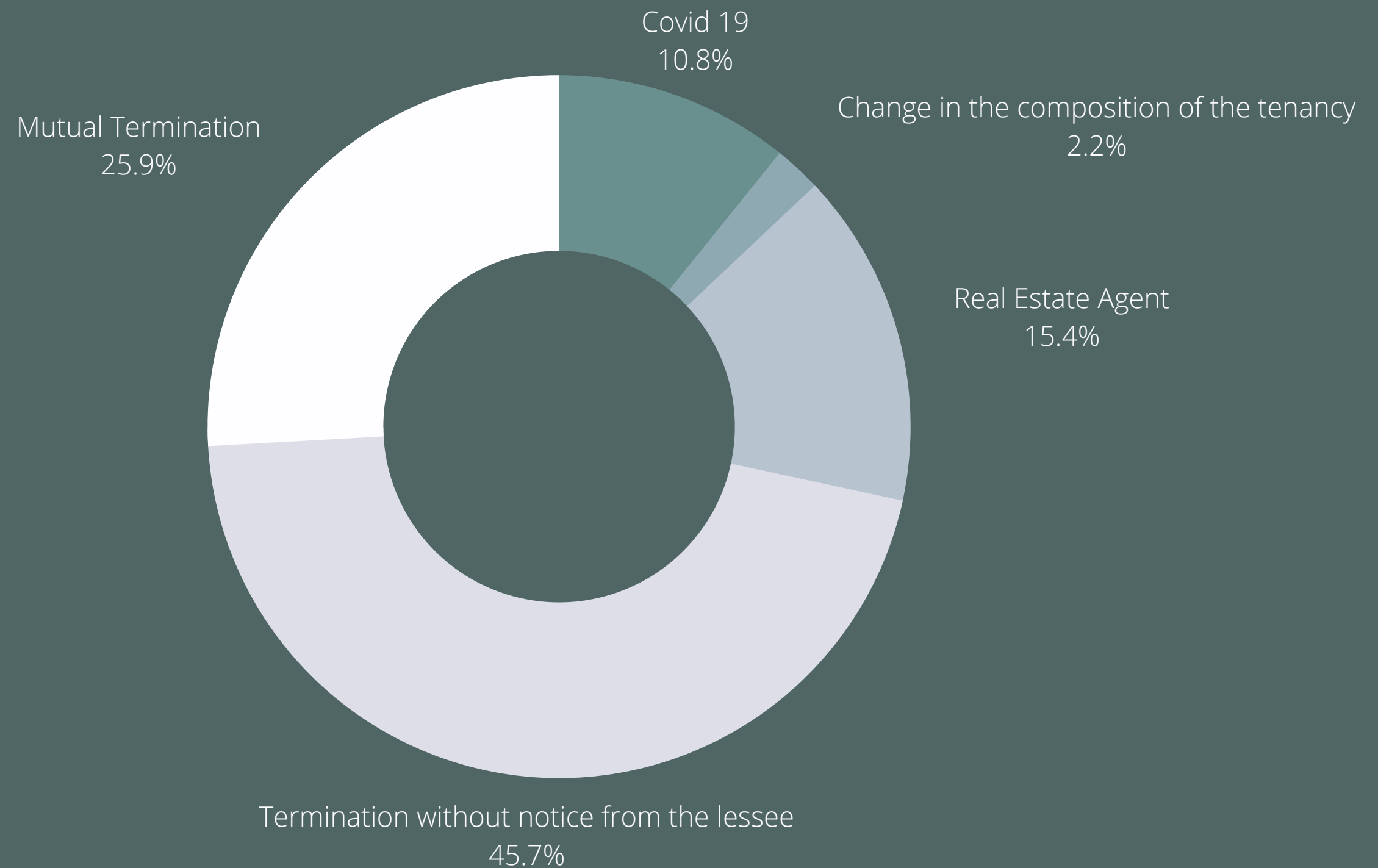
Damages

18

Terminated Registered Contracts

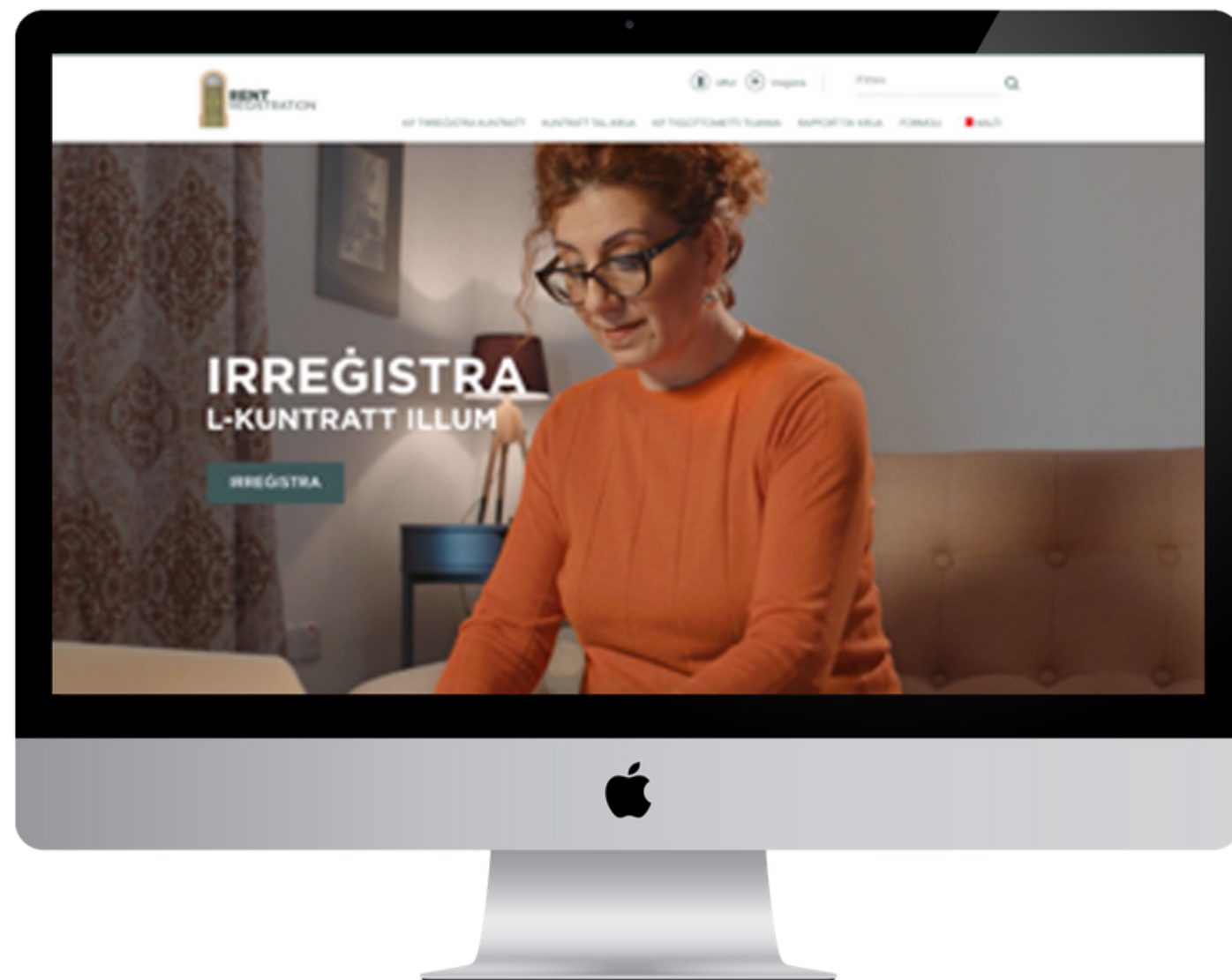
Termination of contracts during the covid-19 partial lockdown

546	Covid 19
110	Change in the composition of the tenancy
2,313	Termination without notice from the lessee
1,309	Mutual Termination



3984 from the terminated registered contracts have their lessees foreigners while 294 are Maltese

How long does it take to register a contract on the block-chain based online platform?



The Duration to register a contract is approx. 10 mins.

Registrant need to fill the online form(smart contract) they need to upload the Inventorty and Contract.