



Architects  
of Diversity

SURVEY REPORT

# RESIDENTIAL TENANCY LAWS

OMNIBUS SURVEY

JULY 2025



# Background

The Residential Tenancy Act was first floated by former Minister of Housing and Local Government (KPKT, *Kementerian Perumahan dan Kerajaan Tempatan*), Datuk Zuraida Kamaruddin in January 2019 as part of the National Housing Policy 2018-2025 then during the Pakatan Harapan administration. The National Housing Policy Strategy 2.3 aims to establish a regulated rental market to protect both landlords and tenants, as well as to improve accessibility and affordability of home ownership. In 2022, KPKT initiated public consultations sessions with various bodies and agencies across industries. However, the bill was not tabled in Parliament. In March 2023, then Deputy Minister of KPKT, YB Akmal Nasir, announced the intention to table the bill by 2024. In November 2024, KPKT Minister YB Nga Kor Ming announced renewed engagement sessions with state governments and stakeholders had begun and were expected to conclude by the end of the first quarter of 2025. In March 2025, YB Nga announced that the ministry is still drafting the bill.

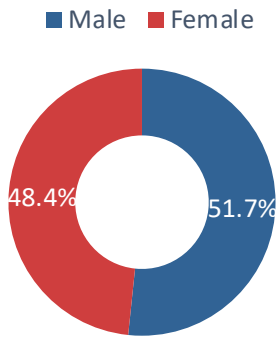
The Residential Tenancy Act is long-awaited due to significant gaps in current laws. The current landlord-tenant relationship is governed by a patchwork of general laws, including the Contracts Act 1950, Specific Relief Act 1950 Distress Act 1953 and Civil Law Act 1956, among others. Among various residential tenancy issues highlighted in a joint report by Architects of Diversity and Social Democracy Malaysia include the need for an improved dispute resolution process in the form of a rental tribunal, fair and defined conditions of eviction, non-discrimination clauses and clarification of landlord-tenant responsibilities.

This short survey is intended to provide a measurement of public sentiment on residential tenancy issues and policies, as well as identify differentiated opinions of various communities.

## Executive Summary

- A nationally representative survey was run as part of YouGov's Omnibus Survey on 3 July 2025 with 1,104 respondents comprising of residents of Malaysia using a national online panel. Respondents were able to answer the survey in English or Bahasa Melayu. Reported figures are unweighted.
- The majority of respondents (56.9%) support having a national law that sets clear rules in the rental housing market, with only a small minority (10.0%) in opposition.
  - **Older respondents** (45-54, 64.8%; 55+, 68.8%), respondents from the **Central region** (61.9%) and **higher income** respondents (RM6,000-RM9,999, 66.9%; RM10,000 and above, 76.9%) had statistically significantly higher net support for a national law compared to other comparative demographic groups.
- In the same vein, the majority of respondents (50.3%) also support a residential tenancy tribunal, with only a small minority (10.3%) in opposition.
  - **Older respondents** (45-54, 69.6%; 55+, 67.7%), **Chinese** respondents (57.7%), **Central region** respondents (57.6%), **higher income** respondents (RM6,000-RM9,999, 64.3%; RM10,000 and above, 71.1%), **degree holders and above** (degree, 62.9%; higher degree, 63.4%) as well as **retired** respondents (65.0%) had statistically significantly higher net support for a residential tenancy tribunal compared to other comparative demographic groups.
- Respondents were split on banning rental racial discrimination, with the majority (49.9%) believing landlords should be allowed to choose on race, a significant minority believing it should be illegal (31.6%), as well as fence sitters (18.4%).
  - Across various demographic breaks, **Indian Malaysians** (63.8%), **young respondents** (18-24, 39.0%) and **full-time students** (42.3%) are among groups that had majority support for making race-based tenant rejection illegal.
  - Among groups that significantly believed more than the overall average that landlords should be able to discriminate include **Gen X respondents** (45-54, 59.6%), **Malay respondents** (57.5%), **degree holders** (54.5%) and **middle-income respondents** (RM4,000-RM5,999, 60.4%; RM6,000-RM9,999, 58.0%).
  - Meanwhile, respondents with **lower levels of education** were more unsure than the average (SPM-equivalent, 25.2%; PT3-equivalent, 34.8%; UPSR, 35.9%).

# Sample Demographics



Race	All
MY Citizen & Malay	47.6%
MY Citizen & Chinese	22.6%
MY Citizen & Indian	6.5%
MY Citizen & Non-Malay Bumiputera	10.2%
MY Citizen & Other Ethnicities	5.3%
Non MY Citizen	7.8%

Household Income	All
RM10,000 and above	10.0%
RM6,000 - RM9,999	15.1%
RM4,000 - RM5,999	13.4%
RM3,999 and below	47.2%
Prefer not to say / Don't know	14.4%

Age group	All
18 - 24	19.1%
25 - 34	26.8%
35 - 44	19.1%
45 - 54	14.8%
55+	20.2%

Regions	All
Central (Kuala Lumpur, Negeri Sembilan, Putrajaya, Selangor)	32.4%
North (Penang, Kedah, Perak, Perlis)	20.8%
Borneo (Sabah, Sarawak, Labuan)	18.3%
South (Johor, Melaka)	15.4%
East Coast (Kelantan, Pahang, Terengganu)	13.1%

Highest education level	All
UPSR	1.3%
PT3, LCE, PBSMR, PMR	2.4%
SPM, GCE O Level, GCSE	25.7%
STPM, Matriculation, GCE A level, SAM, others	7.1%
Diploma or vocational education	22.1%
University degree (e.g. BA, BSc, B.Ed)	31.5%
University higher degree (Masters, MBA, PhD)	6.6%
Professional higher education (e.g. to qualify as a lawyer, accountant)	2.1%
None of these	1.2%

# Sample Demographics

Working status	All
Working full time (30 or more hours per week)	51.3%
Working part time (8-29 hours a week)	9.2%
Working part time (Less than 8 hours a week)	4.6%
Full time student	9.1%
Retired	10.5%
Unemployed	4.9%
Not working	7.9%
Other	2.5%

Social Media Use	All
Facebook	74.0%
X	25.6%
LinkedIn	21.5%
Instagram	61.5%
YouTube	68.7%
TikTok	62.5%
Reddit	6.6%
Others	89.3%
Don't know	0.7%
Not applicable - I am not currently a member of any social networks	3.7%

QUESTION 1: How much do you support or oppose the idea of having a government-run tribunal to resolve disputes between landlords and tenants for residential property? For example, over rental deposits, evictions or contract disputes?

Support for govt tribunal on rental issues	All
Strongly support	24.6%
Somewhat support	25.6%
Neutral	33.9%
Somewhat oppose	6.4%
Strongly oppose	3.9%
Don't know	5.5%
Net: Support	50.3%
Nett: Oppose	10.3%
Unweighted N	1104

## Gender

Support for govt tribunal on rental issues									
Gender	Strongly support	Somewhat support	Neutral	Somewhat oppose	Strongly oppose	Don't know	Net: Support	Nett: Oppose	Unweighted N
Male	32.1%	24.0%	29.6%	6.6%	4.4%	3.3%	56.2%	11.0%	574
Female	16.6%	27.3%	38.5%	6.2%	3.4%	7.8%	44.0%	9.6%	530
All	24.6%	25.6%	33.9%	6.4%	3.9%	5.5%	50.3%	10.3%	1104

### Age group

Support for govt tribunal on rental issues									
Age group	Strongly support	Somewhat support	Neutral	Somewhat oppose	Strongly oppose	Don't know	Net: Support	Nett: Oppose	Unweighted N
18 - 24	9.3%	20.0%	50.9%	7.0%	3.8%	9.1%	29.3%	10.8%	214
25 - 34	19.5%	22.8%	39.3%	8.1%	5.3%	5.0%	42.3%	13.4%	301
35 - 44	24.2%	24.8%	32.9%	7.6%	3.8%	6.6%	49.0%	11.5%	210
45 - 54	37.7%	31.9%	20.0%	4.9%	2.4%	3.0%	69.6%	7.3%	165
55+	36.9%	30.8%	21.8%	3.7%	3.4%	3.4%	67.7%	7.1%	214
All	24.6%	25.6%	33.9%	6.4%	3.9%	5.5%	50.3%	10.3%	1104

## Race

Support for govt tribunal on rental issues									
Race	Strongly support	Somewhat support	Neutral	Somewhat oppose	Strongly oppose	Don't know	Net: Support	Nett: Oppose	Unweighted N
MY Citizen & Malay	28.2%	24.1%	32.4%	6.9%	2.8%	5.6%	52.3%	9.7%	536
MY Citizen & Chinese	23.5%	34.1%	34.0%	3.2%	3.9%	1.2%	57.7%	7.1%	252
MY Citizen & Indian	26.2%	16.8%	34.2%	4.5%	4.8%	13.6%	43.0%	9.2%	66
MY Citizen & Non-Malay Bumiputera	17.4%	24.8%	37.1%	6.4%	6.3%	8.1%	42.2%	12.6%	110
MY Citizen & Other Ethnicities	17.8%	19.5%	39.3%	10.7%	3.8%	8.9%	37.3%	14.4%	56
Non MY Citizen	19.2%	22.6%	34.4%	12.0%	7.0%	4.7%	41.9%	19.0%	84
All	24.6%	25.6%	33.9%	6.4%	3.9%	5.5%	50.3%	10.3%	1104

## Regions

Support for govt tribunal on rental issues									
Regions	Strongly support	Somewhat support	Neutral	Somewhat oppose	Strongly oppose	Don't know	Net: Support	Nett: Oppose	Unweighted N
South (Johor, Melaka)	18.9%	24.6%	42.1%	8.1%	3.5%	2.9%	43.4%	11.6%	171
North (Penang, Kedah, Perak, Perlis)	23.0%	26.8%	35.6%	6.1%	2.6%	5.8%	49.9%	8.8%	231
East Coast (Kelantan, Pahang, Terengganu)	23.6%	23.3%	33.8%	6.6%	4.0%	8.8%	46.8%	10.6%	150
Central (Kuala Lumpur, Negeri Sembilan, Putrajaya, Selangor)	30.6%	27.0%	28.6%	5.3%	3.6%	4.8%	57.6%	9.0%	358
Borneo (Sabah, Sarawak, Labuan)	21.6%	24.4%	34.5%	7.2%	6.2%	6.2%	46.0%	13.3%	194
All	24.6%	25.6%	33.9%	6.4%	3.9%	5.5%	50.3%	10.3%	1104

## Household Income

Support for govt tribunal on rental issues									
Household Income	Strongly support	Somewhat support	Neutral	Somewhat oppose	Strongly oppose	Don't know	Net: Support	Nett: Oppose	Unweighted N
RM10,000 and above	31.6%	39.6%	26.1%	1.8%	0.9%	0.0%	71.1%	2.7%	111
RM6,000 - RM9,999	33.8%	30.5%	19.9%	6.0%	6.7%	3.1%	64.3%	12.7%	166
RM4,000 - RM5,999	32.0%	27.4%	29.7%	6.8%	1.3%	2.7%	59.4%	8.2%	147
RM3,999 and below	22.3%	22.4%	38.6%	7.5%	3.2%	5.9%	44.7%	10.7%	522
Prefer not to say / Don't know	11.1%	19.7%	42.5%	6.2%	7.7%	12.9%	30.7%	13.9%	158
All	24.6%	25.6%	33.9%	6.4%	3.9%	5.5%	50.3%	10.3%	1104



# Highest education level

Support for govt tribunal on rental issues									
Highest education level	Strongly support	Somewhat support	Neutral	Somewhat oppose	Strongly oppose	Don't know	Net: Support	Nett: Oppose	Unweighted N
UPSR	28.6%	6.8%	21.8%	0.0%	20.8%	22.0%	35.4%	20.8%	14
PT3, LCE, PBSMR, PMR	15.3%	19.0%	35.1%	7.5%	8.0%	15.1%	34.3%	15.5%	26
SPM, GCE O Level, GCSE	17.1%	19.2%	41.6%	8.1%	3.9%	10.1%	36.3%	12.0%	282
STPM, Matriculation, GCE A level, SAM, others	29.5%	21.9%	34.5%	5.0%	5.2%	3.8%	51.4%	10.2%	78
Diploma or vocational education	20.5%	26.3%	39.4%	6.5%	4.1%	3.2%	46.7%	10.7%	245
University degree (e.g. BA, BSc, B.Ed)	31.0%	31.9%	27.2%	6.4%	1.4%	2.0%	62.9%	7.8%	350
University higher degree (Masters, MBA, PhD)	31.8%	31.7%	20.3%	1.4%	9.4%	5.4%	63.4%	10.8%	73
Professional higher education (e.g. to qualify as a lawyer, accountant)	39.8%	21.4%	34.4%	4.3%	0.0%	0.0%	61.3%	4.3%	23
None of these	15.4%	14.7%	23.2%	15.9%	7.7%	23.1%	30.1%	23.6%	13
All	24.6%	25.6%	33.9%	6.4%	3.9%	5.5%	50.3%	10.3%	1104

Working status

Support for govt tribunal on rental issues									Unweighted N
Working status	Strongly support	Somewhat support	Neutral	Somewhat oppose	Strongly oppose	Don't know	Net: Support	Nett: Oppose	
Working full time (30 or more hours per week)	27.1%	28.5%	30.1%	6.4%	4.4%	3.6%	55.6%	10.7%	571
Working part time (8- 29 hours a week)	28.8%	20.9%	31.6%	6.0%	3.9%	8.8%	49.7%	9.9%	101
Working part time (Less than 8 hours a week)	31.5%	25.3%	33.4%	3.8%	6.0%	0.0%	56.8%	9.8%	51
Full time student	9.6%	17.7%	56.0%	8.7%	2.0%	5.9%	27.4%	10.7%	102
Retired	31.5%	33.5%	22.3%	5.3%	2.8%	4.5%	65.0%	8.2%	111
Unemployed	9.1%	16.5%	57.3%	7.7%	3.8%	5.6%	25.7%	11.5%	54
Not working	20.8%	22.0%	36.5%	8.0%	1.2%	11.6%	42.8%	9.2%	86
Other	14.2%	10.6%	35.5%	3.5%	11.0%	25.3%	24.8%	14.4%	28
All	24.6%	25.6%	33.9%	6.4%	3.9%	5.5%	50.3%	10.3%	1104

Social Media Use

Support for govt tribunal on rental issues									Unweighted N
Social Media Use	Strongly support	Somewhat support	Neutral	Somewhat oppose	Strongly oppose	Don't know	Net: Support	Nett: Oppose	
Facebook	26.8%	26.6%	33.2%	5.6%	3.2%	4.6%	53.4%	8.9%	815
X	28.1%	28.2%	34.0%	6.3%	2.1%	1.4%	56.3%	8.4%	286
LinkedIn	34.7%	24.6%	30.2%	5.9%	2.0%	2.6%	59.3%	7.9%	238
Instagram	23.8%	26.9%	36.0%	6.5%	2.5%	4.5%	50.6%	9.0%	681
YouTube	25.7%	26.2%	33.6%	6.2%	3.8%	4.6%	51.9%	10.0%	759
TikTok	25.0%	26.4%	33.8%	7.1%	3.5%	4.2%	51.4%	10.6%	692
Reddit	30.1%	28.8%	30.3%	5.5%	2.6%	2.7%	58.9%	8.2%	73
Others	26.1%	26.5%	33.2%	6.1%	3.6%	4.5%	52.6%	9.7%	986
Don't know	0.0%	12.2%	13.3%	12.1%	13.1%	49.4%	12.2%	25.2%	8
Not applicable - I am not currently a member of any social networks	5.1%	20.5%	39.8%	9.8%	2.4%	22.3%	25.6%	12.2%	40

QUESTION 2: In Malaysia, some landlords state they only rent to people of certain races. Do you think it should be illegal for landlords to reject tenants based on race?

Opinion on race-based tenant rejection	All
Yes, it should be illegal	31.6%
No, landlords should be allowed to choose based on race	49.9%
Not sure	18.4%
Unweighted N	1104

## Gender

Opinion on race-based tenant rejection

Gender	Yes, it should be illegal	No, landlords should be allowed to choose based on race	Not sure	Unweighted N
Male	31.3%	52.6%	16.1%	574
Female	32.0%	47.1%	20.9%	530
All	31.6%	49.9%	18.4%	1104

## Age Group

Opinion on race-based tenant rejection

Age group	Yes, it should be illegal	No, landlords should be allowed to choose based on race	Not sure	Unweighted N
18 - 24	39.0%	35.2%	25.8%	214
25 - 34	34.3%	48.3%	17.4%	301
35 - 44	23.5%	57.9%	18.6%	210
45 - 54	28.3%	59.6%	12.1%	165
55+	31.3%	51.4%	17.3%	214
All	31.6%	49.9%	18.4%	1104

## Race

Opinion on race-based tenant rejection

Race	Yes, it should be illegal	No, landlords should be allowed to choose based on race	Not sure	Unweighted N
MY Citizen & Malay	25.7%	57.5%	16.8%	536
MY Citizen & Chinese	28.8%	54.5%	16.7%	252
MY Citizen & Indian	63.8%	15.0%	21.2%	66
MY Citizen & Non-Malay Bumiputera	34.5%	41.1%	24.4%	110
MY Citizen & Other Ethnicities	33.8%	39.4%	26.9%	56
Non MY Citizen	44.0%	38.3%	17.6%	84
All	31.6%	49.9%	18.4%	1104

Opinion on race-based tenant rejection				
Regions	Yes, it should be illegal	No, landlords should be allowed to choose based on race	Not sure	Unweighted N
South (Johor, Melaka)	35.4%	48.8%	15.8%	171
North (Penang, Kedah, Perak, Perlis)	30.1%	50.8%	19.1%	231
East Coast (Kelantan, Pahang, Terengganu)	27.2%	52.0%	20.8%	150
Central (Kuala Lumpur, Negeri Sembilan, Putrajaya, Selangor)	31.4%	52.2%	16.4%	358
Borneo (Sabah, Sarawak, Labuan)	33.9%	44.4%	21.7%	194
All	31.6%	49.9%	18.4%	1104

Opinion on race-based tenant rejection				
Household Income	Yes, it should be illegal	No, landlords should be allowed to choose based on race	Not sure	Unweighted N
RM10,000 and above	40.8%	49.1%	10.1%	111
RM6,000 - RM9,999	30.5%	58.0%	11.5%	166
RM4,000 - RM5,999	26.6%	60.4%	13.0%	147
RM3,999 and below	30.1%	50.6%	19.3%	522
Prefer not to say / Don't know	36.1%	30.3%	33.6%	158
All	31.6%	49.9%	18.4%	1104

## Highest education level

Opinion on race-based tenant rejection				
Highest education level	Yes, it should be illegal	No, landlords should be allowed to choose based on race	Not sure	Unweighted N
UPSR	28.4%	35.7%	35.9%	14
PT3, LCE, PBSMR, PMR	22.9%	42.3%	34.8%	26
SPM, GCE O Level, GCSE	24.2%	50.6%	25.2%	282
STPM, Matriculation, GCE A level, SAM, others	37.6%	48.2%	14.2%	78
Diploma or vocational education	33.3%	45.5%	21.1%	245
University degree (e.g. BA, BSc, B.Ed)	34.8%	54.5%	10.7%	350
University higher degree (Masters, MBA, PhD)	37.3%	51.8%	10.9%	73
Professional higher education (e.g. to qualify as a lawyer, accountant)	31.8%	50.9%	17.3%	23
None of these	30.8%	23.3%	46.0%	13
All	31.6%	49.9%	18.4%	1104

## Working status

Opinion on race-based tenant rejection				
Working status	Yes, it should be illegal	No, landlords should be allowed to choose based on race	Not sure	Unweighted N
Working full time (30 or more hours per week)	30.4%	55.2%	14.4%	571
Working part time (8-29 hours a week)	26.0%	51.2%	22.7%	101
Working part time (Less than 8 hours a week)	37.6%	50.6%	11.8%	51
Full time student	42.3%	28.3%	29.3%	102
Retired	35.4%	47.4%	17.2%	111
Unemployed	50.6%	34.7%	14.7%	54
Not working	17.2%	58.0%	24.7%	86
Other	21.4%	28.4%	50.1%	28
All	31.6%	49.9%	18.4%	1104

## Social Media Use

Opinion on race-based tenant rejection				
Social Media Use	Yes, it should be illegal	No, landlords should be allowed to choose based on race	Not sure	Unweighted N
Facebook	30.9%	51.9%	17.2%	815
X	35.4%	49.7%	14.9%	286
LinkedIn	33.5%	51.7%	14.8%	238
Instagram	33.7%	49.4%	16.8%	681
YouTube	31.8%	49.7%	18.5%	759
TikTok	31.0%	52.7%	16.4%	692
Reddit	42.8%	44.9%	12.3%	73
Others	31.5%	51.2%	17.3%	986
Don't know	37.6%	0.0%	62.4%	8
Not applicable - I am not currently a member of any social networks	35.1%	35.1%	29.8%	40

QUESTION 3: In general, how much do you support or oppose having a national law that sets clear rules for both landlords and tenants in the rental housing market?

Support for legal rules in rental housing	All
Strongly support	28.3%
Somewhat support	28.6%
Neutral	29.5%
Somewhat oppose	6.7%
Strongly oppose	3.3%
Don't know	3.7%
Net: Support	56.9%
Net: Oppose	10.0%
Unweighted N	1104



Gender

Support for legal rules in rental housing									
Gender	Strongly support	Somewhat support	Neutral	Somewhat oppose	Strongly oppose	Don't know	Net: Support	Net: Oppose	Unweighted N
Male	30.8%	25.9%	30.8%	6.6%	3.9%	2.1%	56.7%	10.5%	574
Female	25.5%	31.5%	28.2%	6.7%	2.7%	5.3%	57.0%	9.4%	530
All	28.3%	28.6%	29.5%	6.7%	3.3%	3.7%	56.9%	10.0%	1104

Age Group

Support for legal rules in rental housing									
Age group	Strongly support	Somewhat support	Neutral	Somewhat oppose	Strongly oppose	Don't know	Net: Support	Net: Oppose	Unweighted N
18 - 24	21.1%	26.1%	37.3%	7.0%	0.9%	7.6%	47.2%	7.9%	214
25 - 34	26.1%	27.2%	34.4%	7.3%	2.6%	2.3%	53.3%	9.9%	301
35 - 44	23.7%	28.9%	29.2%	9.6%	3.9%	4.8%	52.6%	13.4%	210
45 - 54	35.8%	29.0%	22.9%	4.2%	6.2%	1.8%	64.8%	10.5%	165
55+	36.7%	32.1%	20.9%	4.6%	3.7%	1.9%	68.8%	8.3%	214
All	28.3%	28.6%	29.5%	6.7%	3.3%	3.7%	56.9%	10.0%	1104

Race

Support for legal rules in rental housing									
Race	Strongly support	Somewhat support	Neutral	Somewhat oppose	Strongly oppose	Don't know	Net: Support	Net: Oppose	Unweighted N
MY Citizen & Malay	29.0%	29.7%	28.0%	6.5%	3.6%	3.2%	58.8%	10.1%	536
MY Citizen & Chinese	25.3%	33.8%	27.5%	8.0%	3.6%	2.0%	59.0%	11.6%	252
MY Citizen & Indian	33.9%	27.2%	20.9%	6.0%	1.5%	10.5%	61.1%	7.5%	66
MY Citizen & Non-Malay Bumiputera	30.8%	23.9%	35.3%	5.3%	1.9%	2.8%	54.7%	7.2%	110
MY Citizen & Other Ethnicities	23.4%	19.3%	42.9%	1.7%	5.5%	7.1%	42.7%	7.3%	56
Non MY Citizen	27.6%	20.3%	35.5%	9.5%	2.4%	4.7%	47.8%	12.0%	84
All	28.3%	28.6%	29.5%	6.7%	3.3%	3.7%	56.9%	10.0%	1104

Regions

Support for legal rules in rental housing									
Regions	Strongly support	Somewhat support	Neutral	Somewhat oppose	Strongly oppose	Don't know	Net: Support	Net: Oppose	Unweighted N
South (Johor, Melaka)	26.0%	30.4%	28.6%	9.8%	3.0%	2.3%	56.3%	12.8%	171
North (Penang, Kedah, Perak, Perlis)	28.3%	32.5%	25.6%	6.6%	3.1%	4.0%	60.8%	9.6%	231
East Coast (Kelantan, Pahang, Terengganu)	25.3%	25.3%	33.9%	8.7%	1.4%	5.4%	50.7%	10.0%	150
Central (Kuala Lumpur, Negeri Sembilan, Putrajaya, Selangor)	31.9%	29.9%	26.4%	4.8%	3.6%	3.4%	61.9%	8.3%	358
Borneo (Sabah, Sarawak, Labuan)	25.7%	22.6%	37.2%	6.1%	4.7%	3.6%	48.4%	10.8%	194
All	28.3%	28.6%	29.5%	6.7%	3.3%	3.7%	56.9%	10.0%	1104

Household Income

Support for legal rules in rental housing									
Household Income	Strongly support	Somewhat support	Neutral	Somewhat oppose	Strongly oppose	Don't know	Net: Support	Net: Oppose	Unweighted N
RM10,000 and above	40.8%	36.1%	14.2%	5.3%	2.8%	0.9%	76.9%	8.0%	111
RM6,000 - RM9,999	32.1%	34.8%	19.4%	9.6%	2.9%	1.2%	66.9%	12.5%	166
RM4,000 - RM5,999	26.5%	31.5%	29.8%	5.5%	6.7%	0.0%	58.0%	12.3%	147
RM3,999 and below	28.1%	25.8%	32.2%	6.7%	3.0%	4.3%	53.9%	9.6%	522
Prefer not to say / Don't know	17.5%	23.4%	42.0%	5.7%	1.9%	9.5%	40.9%	7.5%	158
All	28.3%	28.6%	29.5%	6.7%	3.3%	3.7%	56.9%	10.0%	1104

# Highest education level

Support for legal rules in rental housing							
Highest education level	Strongly support	Somewhat support	Neutral	Somewhat oppose	Strongly oppose	Don't know	Unweighted N
UPSR	28.5%	14.0%	29.2%	13.8%	0.0%	14.4%	14
PT3, LCE, PBSMR, PMR	19.6%	19.0%	38.2%	11.7%	3.7%	7.8%	26
SPM, GCE O Level, GCSE	22.2%	19.8%	38.7%	8.1%	4.0%	7.2%	282
STPM, Matriculation, GCE A level, SAM, others	33.5%	31.2%	26.6%	5.0%	2.5%	1.3%	78
Diploma or vocational education	24.5%	27.4%	34.6%	8.2%	2.9%	2.5%	245
University degree (e.g. BA, BSc, B.Ed)	32.8%	39.1%	19.7%	4.6%	2.9%	0.9%	350
University higher degree (Masters, MBA, PhD)	40.1%	25.9%	18.0%	6.8%	6.7%	2.6%	73
Professional higher education (e.g. to qualify as a lawyer, accountant)	35.6%	17.0%	47.4%	0.0%	0.0%	0.0%	23
None of these	15.8%	15.6%	30.4%	7.3%	0.0%	31.0%	13
All	28.3%	28.6%	29.5%	6.7%	3.3%	3.7%	1104





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