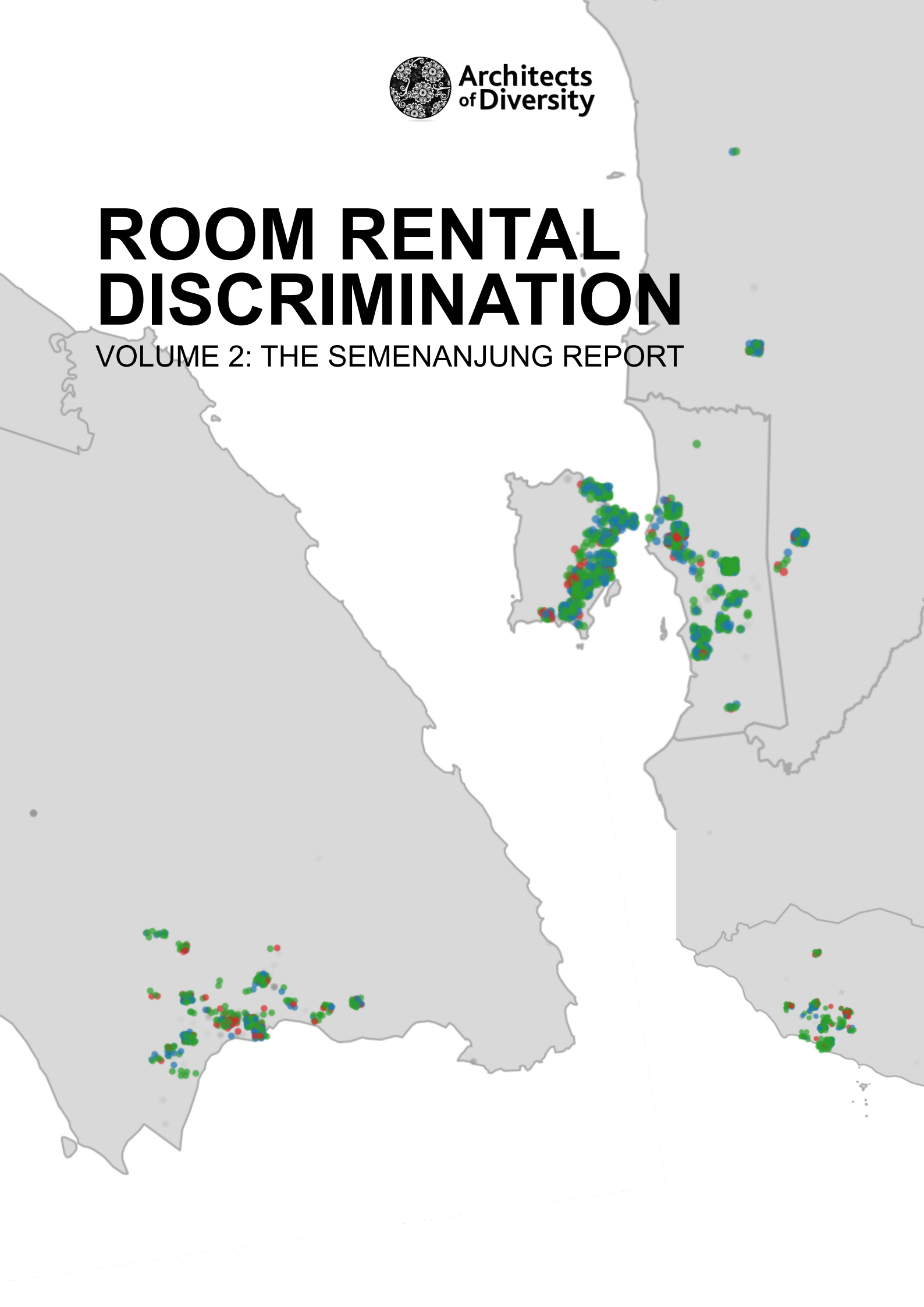




Architects
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ROOM RENTAL DISCRIMINATION

VOLUME 2: THE SEMENANJUNG REPORT





**Architects
of Diversity**

Persatuan Pendidikan Diversiti
(PPM-025-10-24022021)

Room Rental Discrimination. Volume 2: The Semenanjung Report.

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Date: 10 April 2026.

AI use disclosure: This report was produced with AI assistance for scraping script generation and deployment, data analysis and map generation using Google Antigravity, Claude Opus 4.5/4.6 and Gemini 3/3.1 Pro.

Credits: geojson files for Semenanjung Malaysia were obtained from Tindak Malaysia's public repository.

Email contact@aodmalaysia.org for access to data.

EXECUTIVE SUMMARY

This report extends the analysis of explicit racial discrimination in Malaysia's room rental market beyond the Klang Valley to the whole of Semenanjung Malaysia. Using a dataset of 40,294 room rental listings scraped from the iBilik platform between 2-3 February 2026, the study measures how frequently landlords and agents use the platform's built-in race preference function to exclude prospective tenants from three major racial groups: Malay, Chinese, and Indian. This second volume complements Volume 1 (The Klang Valley Report) by providing a state-by-state and area-level analysis across eight states.

The findings confirm that racial discrimination in the online room rental market is not confined to the Klang Valley but is prevalent across Semenanjung Malaysia. Across the full dataset, 43.6% of listings carry explicit racial exclusions, exceeding both the share of explicitly inclusive listings (22.6%) and those with no stated preference (33.8%). A renter searching the platform is statistically more likely to encounter a listing that excludes at least one racial group than one that is explicitly open to all. Discrimination rates vary substantially by state, ranging from 36.8% in Negeri Sembilan to 66.3% in Perak. States outside the Klang Valley generally exhibit higher rates, with Perak (66.3%), Melaka (60.5%), and Johor (55.2%) all markedly exceeding the peninsular average. It should be noted that several of these states have limited sample sizes, Kedah (149 listings), Perak (199), and Melaka (349), and their state-level rates, while indicative, are more sensitive to individual listing variation than the larger markets.

Volume 1 established that Indian renters bear the overwhelming burden of exclusion in the Klang Valley. The expansion to Semenanjung confirms that Indian exclusion remains the most pervasive form of discrimination nationally, with 31.4% of all listings excluding Indian renters (roughly one in three). However, the Semenanjung dataset reveals a second, regionally concentrated dimension to the problem that was not visible in the Klang Valley data: substantial Malay exclusion in the northern states. In Kedah, 30.2% of listings exclude Malay renters, a rate nearly identical to Indian exclusion in the same state (30.9%). In Perak, Malay discrimination stands at 25.6%, and in Penang at 18.3%. In these states, "Chinese only" listings, which exclude both Malay and Indian renters, account for between 16.9% and 21.6% of the market. The sample sizes for Kedah (149 listings) and Perak (199 listings) are small, and state-level figures for these states should be interpreted with caution; however, the consistency of the pattern across all three northern states, including the much larger Penang market (2,367 listings), supports the directional finding. Rental discrimination in Peninsular Malaysia is therefore not solely an Indian problem. Rather, it is a multi-community problem whose shape varies by region.

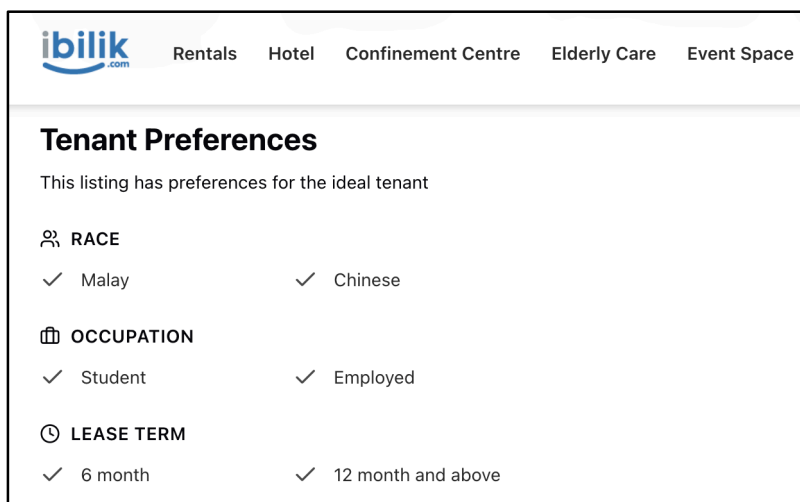
Because this analysis captures only listings where landlords explicitly state racial preferences, the results likely underestimate the true prevalence of discrimination, which may also occur informally during enquiry or screening stages. Nevertheless, the dataset provides a clear and measurable picture of how racial exclusion operates openly within the digital rental marketplace across Semenanjung Malaysia. The principal contribution of this volume is to demonstrate that rental discrimination is not a single-community issue concentrated in the capital region. It is a systemic, geographically widespread phenomenon that affects Indian and Malay renters in distinct but measurable ways depending on the local landlord composition. The results provide an empirical foundation for further research, policy discussion, and scrutiny of platform design choices that enable explicit racial filtering in housing listings.

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METHODOLOGY & LIMITATIONS

Data Collection

Rental listing data was collected between 2-3 February 2026 via a custom Python web scraper deployed to Google Cloud Run, targeting the publicly accessible listings at ibilik.com. The scraper was designed to paginate systematically through up to 990 pages of listings and extract relevant fields from each individual listing page, including rent price, stated race preferences (including per-group inclusion/exclusion flags for Malay, Chinese, and Indian renters, as well as Others), location name, area name (if available) and provided geographic coordinates (latitude and longitude). Duplicate listing URLs were filtered in real time during collection.



Screenshot of a section of a ibilik.com listing where racial preferences are activated and used.

Data Cleaning and Discrimination Classification

The raw dataset was processed through several stages of quality filtering before analysis. First, URL duplicates were removed to ensure each listing was counted only once. However, units listed separately twice may still exist. Second, full-apartment listings inadvertently captured alongside room rentals were excluded by filtering out entries with "studio" in the listing URL, as these represent a structurally different segment of the market with distinct pricing dynamics.

Strict numerical bounds were then applied to rental prices. Listings without a valid price field were dropped entirely. A price floor of RM200 and a price ceiling of RM1,500 per month were enforced, excluding entries outside this range. The upper bound was set to conservatively filter out whole-unit rentals, while the lower bound excluded implausible entries such as car park rentals and placeholder listings. These thresholds were selected to capture the mainstream room rental market while limiting the influence of outliers at both extremes.

A listing was classified as discriminatory if the landlord/agent had enabled the Race Preference option and had explicitly marked one or more racial groups (Malay, Chinese, Indian, Other) as excluded. Conversely, a listing was classified as explicitly inclusive if the landlord had enabled Race Preference and marked all groups as permitted. Listings with no stated race preference were classified as No Preference Listed and treated separately in aggregations.

The final dataset for Semenanjung Malaysia retained 40,294 valid listings. 96.5% had area-level specification.

Statistical Analysis

Discrimination rates were computed as the proportion of total listings (within each geographic or price segment) that explicitly excluded a given racial group. Price differentials were calculated by comparing the mean rent of listings that excluded a specific group against listings that did not discriminate against that group. The non-discriminatory reference category includes both listings with no stated preference and listings explicitly marked as inclusive.

Geospatial Visualisation

Geographic boundaries for the local authority areas comprising Semenanjung Malaysia were sourced from Tindak Malaysia's publicly available GeoJSON repository.

Limitations

This analysis is limited to listings that explicitly state race preferences using iBilik's built-in preference fields. Informal discrimination, including landlords/agents who screen applicants by name, photograph or enquiry language without flagging preferences in the listing, is not captured here. The true prevalence of racial discrimination in the Semenanjung rental market is therefore likely to differ from the figures reported.

Sufficient data was not available for East Malaysia for analysis.

The dataset represents a cross-sectional snapshot of available listings and does not account for variation over time, seasonal patterns or listings removed before data collection. Listings marked as No Preference Listed may include landlords with unstated preferences, making it impossible to distinguish genuinely non-discriminatory listings from those where preferences are communicated through other channels.

Price differential analysis should be interpreted with caution. Differences in mean rent between discriminatory and non-discriminatory listings may partly reflect neighbourhood composition or property type rather than a causal effect of the discrimination itself.

Finally, the racial categories used in this report (Malay, Chinese, Indian) reflect the classification options available on the iBilik platform and do not capture the full diversity of ethnic communities in the Malaysia, including other Bumiputera groups and minority races.

Listing volumes vary considerably across the eight states covered in this report. Selangor (21,077 listings) and Kuala Lumpur (14,290) together account for 87.8% of the dataset, providing robust samples for state- and area-level analysis. Penang (2,367) and Johor (1,387) offer moderately sized samples. However, Negeri Sembilan (476), Melaka (349), Perak (199), and Kedah (149) have substantially smaller listing counts. State-level figures for these smaller markets are more sensitive to individual listing variation and should be treated as indicative rather than definitive. Where this report draws conclusions from smaller-sample states, the patterns are corroborated by consistent trends observed across larger markets or across multiple states.

Author's Note

Following the publication of Volume 1, iBilik issued a public statement describing its built-in race preference feature as a tool to "ease the search process" and facilitate "compatibility between housemates," while denying that it supports or promotes racial discrimination. This section clarifies what discrimination means in the context of housing, why race-based tenant filtering meets that definition, and how comparable practices are treated internationally.

What is discrimination?

Discrimination, in the context of housing, is the differential treatment of individuals on the basis of characteristics such as race or ethnicity that restricts their access to housing. When a landlord excludes an entire racial group from consideration as tenants before any individual assessment of character, conduct, creditworthiness, or compatibility that landlord is making a blanket judgment about an individual based on generalisations about their race. That is what the word "discrimination" means, regardless of how the mechanism is labelled.

The iBilik platform provides landlords with a checkbox interface that allows them to select which racial groups are "preferred" as tenants and which are excluded. The outcome is unambiguous: a prospective tenant who belongs to an excluded racial group is filtered out of the listing before they are even seen. The effect is identical whether the feature is described as a "preference," a "compatibility tool," or a "filter." A racial preference that results in the exclusion of individuals from a commercial service on the basis of their race is, by any standard definition, racial discrimination. The distinction between "preference" and "discrimination" collapses when the preference operates as a barrier that denies access to housing.

How other countries treat this practice

The prohibition of racial discrimination in housing is established law in most multicultural developed democracies. The practice documented in this report, landlords using a built-in platform interface to filter out tenants by race, would be illegal in numerous jurisdictions:

- **United States:** The Fair Housing Act (1968) prohibits discrimination in housing on the basis of race, colour, national origin, religion, sex, familial status, and disability. It is illegal for landlords to advertise racial preferences, refuse to rent on racial grounds, or impose different terms or conditions based on race. A platform feature that enabled landlords to filter tenants by race would be unlawful.
- **United Kingdom:** The Equality Act (2010) prohibits discrimination in the disposal, management, and letting of premises on the basis of race, among other protected characteristics. A landlord who advertised a room as open only to tenants of a particular race would be in breach of the law.
- **European Union:** The Racial Equality Directive (2000/43/EC) prohibits racial discrimination in access to goods and services, including housing.
- **Australia:** The Racial Discrimination Act (1975), together with state and territory anti-discrimination and tenancy legislation, prohibits racial discrimination in accommodation.

In each of these jurisdictions, a platform feature that allowed landlords to systematically exclude prospective tenants by race would be unlawful. The practice documented in this report where landlords using a built-in interface to filter out Malay, Chinese, or Indian tenants would constitute a clear violation of housing anti-discrimination law in these jurisdictions.

RESULTS

OVERALL DISCRIMINATION RATES

The data reveals that discrimination is the single most common landlord stance across the Semenanjung room rental market. Across the full dataset of 40,294 listings, 43.6% carry explicit racial exclusions, a figure that exceeds both the share of explicitly inclusive listings (22.6%) and those with no stated preference (33.8%). In other words, a renter searching the platform is statistically more likely to encounter a listing that excludes at least one racial group than one that is explicitly open to all.

Region	Total Listings	Discriminatory	Explicitly Inclusive	No Preference Listed
Semenanjung	40,294	43.6%	22.6%	33.8%
Selangor	21,077	45.4%	18.1%	36.5%
Kuala Lumpur	14,290	39.0%	29.2%	31.9%
Penang	2,367	45.3%	24.0%	30.7%
Johor	1,387	55.2%	25.2%	19.7%
Negeri Sembilan	476	36.8%	22.5%	40.8%
Melaka	349	60.5%	18.6%	20.9%
Perak	199	66.3%	9.5%	24.1%
Kedah	149	49.0%	18.8%	32.2%

Beyond the Klang Valley analysis covered in Volume 1, discrimination rates are generally elevated. Perak records the highest state-level rate at 66.3%, followed by Melaka (60.5%) and Johor (55.2%). At the other end, Negeri Sembilan (36.8%) and Kuala Lumpur (39.0%) record the lowest rates. Negeri Sembilan is the only state where "No Preference Listed" is the most common landlord stance (40.8%), while in every other state, discriminatory listings form the largest or near-largest single category.

Region	Total Listings	Malay Discrimination	Chinese Discrimination	Indian Discrimination
Semenanjung	40,294	8.5%	4.0%	31.4%
Selangor	21,077	7.0%	3.9%	36.4%
Kuala Lumpur	14,290	8.5%	3.9%	24.8%
Penang	2,367	18.3%	2.5%	32.2%
Johor	1,387	9.4%	7.2%	21.8%
Negeri Sembilan	476	5.7%	6.9%	18.9%
Melaka	349	12.6%	9.2%	46.7%
Perak	199	25.6%	4.5%	40.7%
Kedah	149	30.2%	9.4%	30.9%

Indian renters are excluded from 31.4% of all Semenanjung listings, more than three times the rate for Malay renters (8.5%) and nearly eight times that for Chinese renters (4.0%). Indian discrimination exceeds 30% in five of the eight states analysed, peaking at 46.7% in Melaka and 40.7% in Perak. Even in the states with the lowest Indian discrimination rates, Negeri Sembilan (18.9%) and Johor (21.8%), the figures still substantially exceed the highest Malay or Chinese exclusion rates in most states. Malay exclusion shows a distinctive geographic gradient, rising sharply in the northern states: Kedah (30.2%), Perak (25.6%), and Penang (18.3%) all record Malay discrimination rates well above the peninsular average of 8.5%. Chinese exclusion remains the lowest across all states, ranging from 2.5% in Penang to 9.4% in Kedah.

DISCRIMINATION BY STATES

The state-level combination breakdowns reveal both common patterns and distinctive regional dynamics in how landlords configure their racial preferences. Across all eight states, the single most common discriminatory configuration is accepting Malay and Chinese tenants while excluding Indian renters. This pattern accounts for 26.4% of all Selangor listings and 26.1% of Melaka listings. In Kuala Lumpur, it represents 13.8%, and in Perak 15.6%. The consistency of this pattern underscores the extent to which Indian exclusion is the dominant form of discrimination across Semenanjung Malaysia's rental market.

The northern states of Penang, Perak, and Kedah exhibit a distinctly different secondary pattern. In these states, "Chinese only" listings, where only Chinese tenants are accepted and both Malay and Indian renters are excluded, constitute a substantial share: 16.9% in Penang, 21.6% in Perak, and 20.8% in Kedah. This pattern is largely minor in the Klang Valley and southern states, where Chinese-only listings rarely exceed 7% of the market. However, we note that the sample size for Perak and Kedah is small and may not reflect the state as a whole.

At the same time, Johor stands out for having the highest rate of explicitly inclusive listings in the combination breakdown (55.9%), while Selangor is notable for the near-parity between its explicitly inclusive share (26.6%) and its "Malay and Chinese only" share (26.4%), illustrating the scale of Indian exclusion in Malaysia's largest rental market.

Johor

Included	Excluded	Total Listings	Percentage
Malay, Chinese, Indian		776	55.9%
No Preference		273	19.7%
Malay, Chinese	Indian	127	9.2%
Chinese	Malay, Indian	89	6.4%
Malay	Chinese, Indian	78	5.6%
Chinese, Indian	Malay	22	1.6%
Indian	Malay, Chinese	10	0.7%
Other		9	0.6%
Malay, Indian	Chinese	3	0.2%

Kedah

Included	Excluded	Total Listings	Percentage
No Preference		48	32.2%
Malay, Chinese, Indian		41	27.5%
Chinese	Malay, Indian	31	20.8%
Chinese, Indian	Malay	10	6.7%
Malay	Chinese, Indian	10	6.7%
Malay, Chinese	Indian	5	3.4%
Indian	Malay, Chinese	4	2.7%

Kuala Lumpur

Included	Excluded	Total Listings	Percentage
Malay, Chinese, Indian		6,048	42.3%
No Preference		4,553	31.9%
Malay, Chinese	Indian	1,978	13.8%
Chinese	Malay, Indian	1,055	7.4%
Malay	Chinese, Indian	457	3.2%
Chinese, Indian	Malay	97	0.7%
Other		50	0.3%
Malay, Indian	Chinese	37	0.3%
Indian	Malay, Chinese	15	0.1%

Melaka

Included	Excluded	Total Listings	Percentage
Malay, Chinese, Indian		109	31.2%
Malay, Chinese	Indian	91	26.1%
No Preference		73	20.9%
Chinese	Malay, Indian	40	11.5%
Malay	Chinese, Indian	32	9.2%
Chinese, Indian	Malay	4	1.1%

Negeri Sembilan

Included	Excluded	Total Listings	Percentage
No Preference		194	40.8%
Malay, Chinese, Indian		187	39.3%
Malay, Chinese	Indian	41	8.6%
Malay	Chinese, Indian	27	5.7%
Chinese	Malay, Indian	16	3.4%
Other		6	1.3%
Chinese, Indian	Malay	5	1.1%

Penang

Included	Excluded	Total Listings	Percentage
Malay, Chinese, Indian		845	35.7%
No Preference		727	30.7%
Chinese	Malay, Indian	399	16.9%
Malay, Chinese	Indian	314	13.3%
Malay	Chinese, Indian	44	1.9%
Chinese, Indian	Malay	23	1.0%
Indian	Malay, Chinese	7	0.3%
Other		5	0.2%
Malay, Indian	Chinese	3	0.1%

Perak

Included	Excluded	Total Listings	Percentage
Malay, Chinese, Indian		62	31.2%
No Preference		48	24.1%
Chinese	Malay, Indian	43	21.6%
Malay, Chinese	Indian	31	15.6%
Malay	Chinese, Indian	7	3.5%
Chinese, Indian	Malay	6	3.0%
Indian	Malay, Chinese	2	1.0%

Selangor

Included	Excluded	Total Listings	Percentage
No Preference		7,689	36.5%
Malay, Chinese, Indian		5,600	26.6%
Malay, Chinese	Indian	5,572	26.4%
Chinese	Malay, Indian	1,309	6.2%
Malay	Chinese, Indian	739	3.5%
Chinese, Indian	Malay	85	0.4%
Other		60	0.3%
Malay, Indian	Chinese	12	0.1%
Indian	Malay, Chinese	11	0.1%

DISCRIMINATION BY AREA

Areas with a minimum of 50 listings were analysed for this report. Across the 64 areas meeting this threshold, spanning all eight states, discrimination rates range from approximately 15% to over 76%. The highest overall discrimination rates found outside the Klang Valley are Ipoh in Perak (70.2%) and Bandar Melaka in Melaka (61.0%). Among the larger markets, Johor Bahru (1,343 listings) records a discrimination rate of 55.2%. Perak's only qualifying area, Ipoh, records the second-highest discrimination rate in the entire peninsula at 70.2%, consistent with the state's position as the most exclusionary overall.

Outside the Klang Valley, the area-level data highlights the pronounced geographic concentration of Malay discrimination in Penang's island localities, where areas such as Georgetown, Tanjung Tokong, and Gelugor all record Malay exclusion rates three to four times the peninsular average. Indian discrimination, by contrast, is consistently elevated across virtually every area in the dataset regardless of state, with very few areas recording rates below 20%. The table below provides a comprehensive area-level reference for comparing discrimination profiles across all eight states.

State	City	Total Listings	Discriminatory	Explicitly Inclusive	No Preference Listed	Malay Discrimination	Chinese Discrimination	Indian Discrimination
Johor	Johor Bahru	1343	55.2%	25.5%	44.8%	9.4%	7.0%	21.6%
Kedah	Kulim	91	46.2%	15.4%	53.8%	34.1%	9.9%	31.9%
Kuala Lumpur	Taman Melati	73	76.7%	15.1%	23.3%	16.4%	39.7%	47.9%
Kuala Lumpur	Seputeh	53	64.2%	24.5%	35.8%	3.8%	1.9%	60.4%
Kuala Lumpur	Taman Desa	121	56.2%	12.4%	43.8%	23.1%	0.8%	47.1%
Kuala Lumpur	Setapak	1372	51.1%	21.1%	48.9%	17.9%	10.8%	35.7%
Kuala Lumpur	Kepong	811	48.3%	16.8%	51.7%	15.7%	3.2%	41.6%
Kuala Lumpur	Sungai Besi	386	47.2%	23.8%	52.8%	8.5%	5.2%	31.6%
Kuala Lumpur	Sri Petaling	208	44.7%	16.8%	55.3%	15.4%	0.5%	39.4%
Kuala Lumpur	Cheras	2334	44.6%	25.9%	55.4%	10.5%	3.7%	28.2%
Kuala Lumpur	Jalan Ipoh	280	44.3%	28.6%	55.7%	6.8%	1.4%	18.2%
Kuala Lumpur	Old Klang Road	1396	42.3%	19.1%	57.7%	6.7%	1.0%	32.7%
Kuala Lumpur	Wangsa Maju	115	39.1%	47.0%	60.9%	6.1%	16.5%	28.7%
Kuala Lumpur	Desa Petaling	70	38.6%	2.9%	61.4%	30.0%	0.0%	31.4%
Kuala Lumpur	Setiawangsa	103	36.9%	46.6%	63.1%	3.9%	9.7%	14.6%
Kuala Lumpur	Bukit Jalil	777	36.7%	20.6%	63.3%	14.8%	1.3%	27.2%
Kuala Lumpur	Mont Kiara	96	36.5%	42.7%	63.5%	21.9%	7.3%	25.0%
Kuala Lumpur	Ampang Hilir	171	36.3%	30.4%	63.7%	2.3%	3.5%	22.8%
Kuala Lumpur	TTDI	244	35.7%	43.0%	64.3%	1.2%	1.2%	32.4%
Kuala Lumpur	Bangsar	204	31.4%	39.2%	68.6%	1.5%	4.9%	28.4%
Kuala Lumpur	KL City Centre	2689	31.3%	43.8%	68.7%	3.0%	1.9%	10.7%
Kuala Lumpur	Segambut	106	31.1%	45.3%	68.9%	13.2%	0.9%	26.4%
Kuala Lumpur	Dutamas	124	30.6%	50.8%	69.4%	8.1%	10.5%	19.4%
Kuala Lumpur	Pantai	70	28.6%	28.6%	71.4%	5.7%	20.0%	25.7%
Kuala Lumpur	Sentul	644	27.5%	33.1%	72.5%	2.2%	4.5%	8.5%
Kuala Lumpur	Kuchai Lama	258	26.4%	26.7%	73.6%	12.0%	0.0%	19.4%
Kuala Lumpur	Titivangsa	144	25.7%	34.0%	74.3%	4.2%	2.8%	12.5%
Kuala Lumpur	Pasar Seni	63	20.6%	58.7%	79.4%	1.6%	3.2%	7.9%
Melaka	Bandar Melaka	105	61.0%	10.5%	39.0%	10.5%	3.8%	57.1%
Melaka	Ayer Keroh	61	37.7%	50.8%	62.3%	3.3%	16.4%	21.3%
Negeri Sembilan	Seremban	323	39.0%	13.9%	61.0%	5.3%	6.5%	20.4%
Negeri Sembilan	Nilai	145	31.7%	40.7%	68.3%	6.2%	6.9%	15.2%
Penang	Sungai Ara	181	60.8%	17.1%	39.2%	16.0%	1.7%	31.5%
Penang	Relau	83	59.0%	19.3%	41.0%	18.1%	10.8%	48.2%
Penang	Seberang Perai	539	56.8%	12.1%	43.2%	21.3%	3.2%	46.0%
Penang	Tanjung Tokong	93	52.7%	33.3%	47.3%	29.0%	0.0%	41.9%
Penang	Georgetown	94	51.1%	16.0%	48.9%	29.8%	4.3%	33.0%
Penang	Bayan Lepas	314	42.4%	27.1%	57.6%	22.0%	1.6%	30.9%
Penang	Gelugor	63	39.7%	14.3%	60.3%	27.0%	0.0%	25.4%
Penang	Jelutong	97	39.2%	26.8%	60.8%	16.5%	4.1%	24.7%
Penang	Bayan Baru	174	29.3%	25.3%	70.7%	12.1%	0.6%	24.1%
Penang	Simpang Ampat	193	29.0%	46.1%	71.0%	9.8%	0.0%	17.1%
Penang	Sungai Dua	64	25.0%	46.9%	75.0%	20.3%	0.0%	20.3%
Penang	Batu Uban	141	14.9%	49.6%	85.1%	7.1%	2.8%	9.2%
Perak	Ipoh	141	70.2%	7.1%	29.8%	29.8%	2.8%	43.3%
Selangor	Putrajaya	51	60.8%	21.6%	39.2%	2.0%	51.0%	56.9%
Selangor	Ampang	207	57.5%	23.7%	42.5%	16.9%	14.5%	33.8%
Selangor	Klang	438	54.8%	16.4%	45.2%	11.2%	2.3%	43.4%
Selangor	Bangi	105	50.5%	9.5%	49.5%	2.9%	23.8%	39.0%
Selangor	Shah Alam	2784	50.4%	13.9%	49.6%	2.9%	4.2%	40.1%
Selangor	Cheras South	475	50.1%	9.5%	49.9%	9.5%	10.7%	38.7%
Selangor	Puchong	1970	48.7%	21.1%	51.3%	6.8%	2.6%	42.0%
Selangor	Balakong	99	48.5%	13.1%	51.5%	19.2%	9.1%	41.4%
Selangor	Cyberjaya	270	46.7%	16.3%	53.3%	8.5%	11.5%	25.6%
Selangor	Petaling Jaya	9709	46.1%	17.4%	53.9%	7.2%	2.5%	38.3%
Selangor	Sungai Buloh	276	44.6%	2.9%	55.4%	4.0%	6.5%	30.8%
Selangor	Kajang	476	38.2%	24.8%	61.8%	13.4%	8.0%	27.3%
Selangor	Subang Jaya	2532	38.2%	13.0%	61.8%	9.6%	0.8%	31.0%
Selangor	Selayang	166	36.1%	53.0%	63.9%	1.8%	11.4%	21.7%
Selangor	Seri Kembangan	991	35.3%	36.3%	64.7%	2.5%	6.9%	19.9%
Selangor	Rawang	68	35.3%	35.3%	64.7%	10.3%	10.3%	29.4%
Selangor	Sepang	101	26.7%	41.6%	73.3%	3.0%	13.9%	15.8%
Selangor	Semenyih	67	25.4%	17.9%	74.6%	4.5%	10.4%	17.9%
Selangor	Serdang	77	24.7%	63.6%	75.3%	3.9%	1.3%	13.0%

PRICE AND DISCRIMINATION

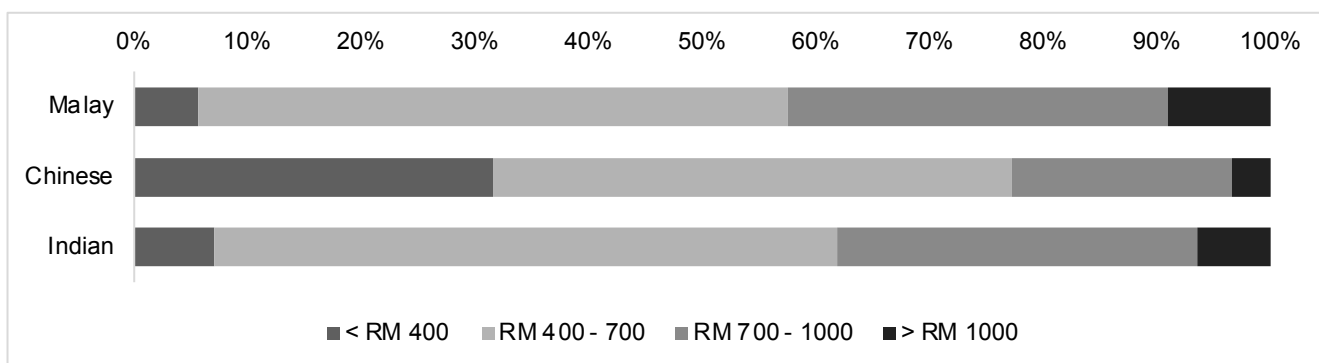
Discrimination patterns differ meaningfully across rental price segments, suggesting that exclusion is not uniform across the market but shaped in part by the price tier in which properties are listed.

Price Bin	Total Listings	Malay Discrimination	Chinese Discrimination	Indian Discrimination
< RM 400	2121	9.2%	24.3%	42.5%
RM 400 - 700	18283	9.7%	4.1%	37.9%
RM 700 - 1000	16123	7.1%	2.0%	24.9%
> RM 1000	3767	8.2%	1.5%	21.7%

Findings are consistent with Volume 1. For Indian renters, exclusion is highest in the lowest price bracket: 42.5% of listings priced below RM400 explicitly exclude Indian renters, compared to 37.9% in the RM400-700 range, 24.9% in the RM700-1,000 range, and 21.7% above RM1,000. While Indian exclusion declines with price, it remains substantial even at the upper end of the market, meaning Indian renters are not only shut out of the cheapest accommodation but face meaningful barriers across all segments.

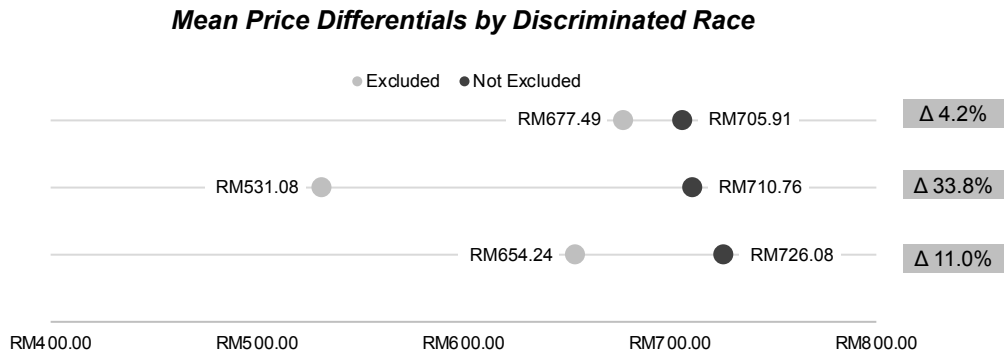
Chinese exclusion shows the opposite price distribution: the highest Chinese exclusion rate (24.3%) occurs in the sub-RM400 tier, falling sharply to 4.1% in the RM400--700 range and continuing to decline at higher prices. This pattern suggests that Chinese exclusion is heavily concentrated in very low-cost listings. Malay exclusion is relatively consistent across all price tiers, ranging from 7.1% to 9.7%, with no strong systematic variation by price.

Distribution of Discrimination by Price Range per Race



DISCRIMINATION PREMIUM

The price differentials between discriminatory and non-discriminatory listings offer a window into where in the market discrimination is concentrated. If discriminatory listings are priced lower on average than open ones, it indicates that exclusion is disproportionately a feature of cheaper properties, effectively shrinking the affordable housing pool for excluded groups.



* Not excluded includes both listings without preferences and listings which were exclusively inclusive

The starkest gap is for Chinese renters: listings that exclude them carry a mean rent of just RM531, compared to RM711 for listings that do not, a 33.8% differential. This reveals that Chinese exclusion is overwhelmingly a feature of the cheapest listings in the market, concentrated in the sub-RM400 tier and in areas where Malay landlords predominate. Very few mid- or upper-tier listings exclude Chinese tenants.

For Indian renters, the pattern is more consequential. Listings open to Indian renters have a mean rent of RM726, while those that exclude them average RM654, an 11.0% gap. Unlike Chinese exclusion, Indian exclusion spans the full price spectrum, as shown in the preceding section. The implication is that a significant share of the more affordable listings are closed to Indian renters, pushing them toward a smaller and costlier pool of available rooms.

The differential for Malay renters is the smallest at 4.2% (RM677 excluded vs RM706 not excluded). Listings that exclude Malay tenants are priced broadly in line with the wider market, suggesting that Malay exclusion, concentrated in the northern states, is not driven by any particular market tier but reflects localised landlord preferences.

These differentials are remarkably consistent with the Klang Valley figures reported in Volume 1 (Chinese: 34.1%, Indian: 11.2%, Malay: 1.8%), indicating that the relationship between price and discrimination is a structural feature of the iBilik marketplace rather than a regional anomaly. The slightly wider Malay differential at the peninsular level (4.2% versus 1.8%) likely reflects the inclusion of northern state data, where Malay exclusion is more prevalent and occurs across a broader price range.

SPECIAL ANALYSIS: PENANG

Penang, with 2,367 listings, represents the largest rental market in the dataset outside the Klang Valley, accounting for 48% of all non-KV listings. Its scale alone warrants closer examination. Penang is also analytically distinctive: it is the only state where Malay discrimination (18.3%) substantially outpaces Chinese discrimination (2.5%), producing a discrimination profile that diverges markedly from the Semenanjung norm. The combination of high listing volume, a historically Chinese-majority population on the island, and a multiethnic mainland creates a natural case study for understanding how local demographics shape rental discrimination.



City	Total Listings	Malay Discrimination	Chinese Discrimination	Indian Discrimination
Georgetown	94	29.8%	4.3%	33.0%
Tanjung Tokong	93	29.0%	0.0%	41.9%
Gelugor	63	27.0%	0.0%	25.4%
Bayan Lepas	314	22.0%	1.6%	30.9%
Seberang Perai	539	21.3%	3.2%	46.0%
Sungai Dua	64	20.3%	0.0%	20.3%
Relau	83	18.1%	10.8%	48.2%
Jelutong	97	16.5%	4.1%	24.7%
Sungai Ara	181	16.0%	1.7%	31.5%
Bayan Baru	174	12.1%	0.6%	24.1%
Simpang Ampat	193	9.8%	0.0%	17.1%
Batu Uban	141	7.1%	2.8%	9.2%

The data confirms that Penang's discrimination landscape is shaped by a pronounced island-mainland divide. On the island, Malay exclusion is the defining feature: Georgetown (29.8%), Tanjung Tokong (29.0%), Gelugor (27.0%), and Bayan Lepas (22.0%) all record Malay discrimination rates three to four times the peninsular average of 8.5%. These are areas with historically Chinese-majority populations. Chinese discrimination on the island is correspondingly near zero. Tanjung Tokong, Gelugor, and Sungai Dua all record 0.0%, confirming that Chinese renters face essentially no formal barriers in these localities.

Indian discrimination in Penang (32.2% statewide) tracks close to the peninsular average (31.4%) but varies sharply by area. The highest rates are found in Relau (48.2%) and Seberang Perai (46.0%), meaning that in these areas nearly one in two listings explicitly excludes Indian renters. Seberang Perai is particularly notable as the largest area in the state by listing volume (539 listings) and the primary mainland market, it records both substantial Malay discrimination (21.3%) and the second-highest Indian exclusion rate in the state. For non-Chinese renters seeking accommodation in Seberang Perai, the market is heavily restricted.

CLOSING NOTES

This report documents, in systematic quantitative terms, the scale and geographic distribution of explicit racial discrimination in Peninsular Malaysia's private room rental market. The analysis is grounded entirely in publicly available listing data, meaning the figures presented here represent the observable floor of a problem that is likely broader when informal screening practices are accounted for. The principal finding of this second volume is that expanding the scope beyond the Klang Valley changes the character of the problem, not just its scale.

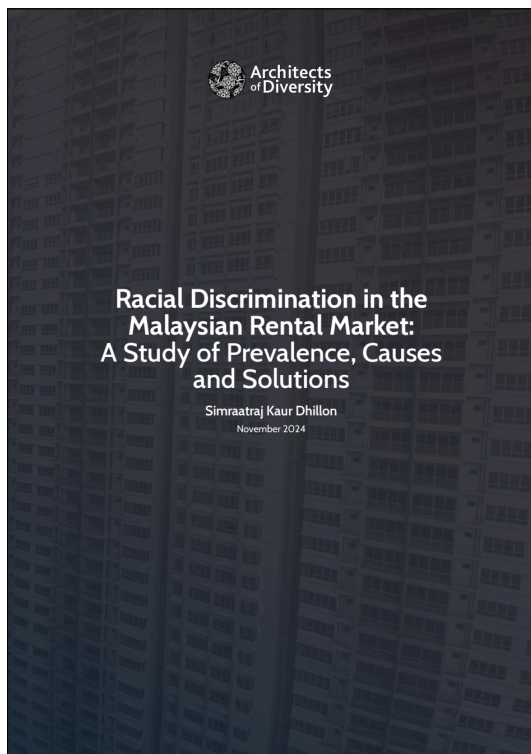
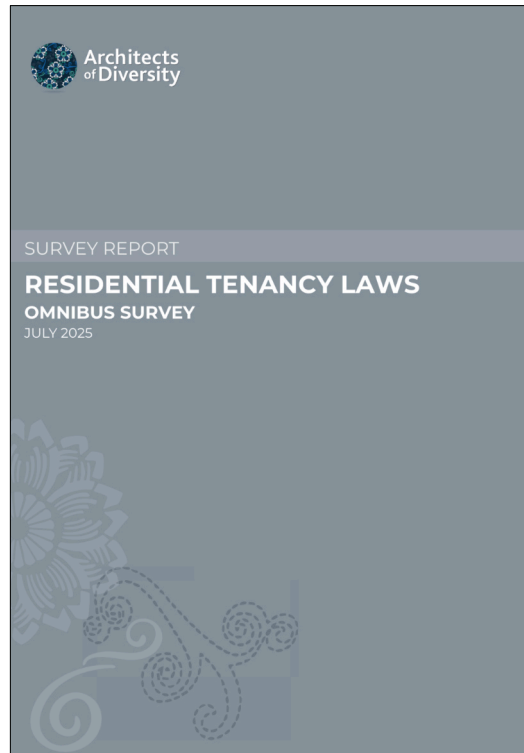
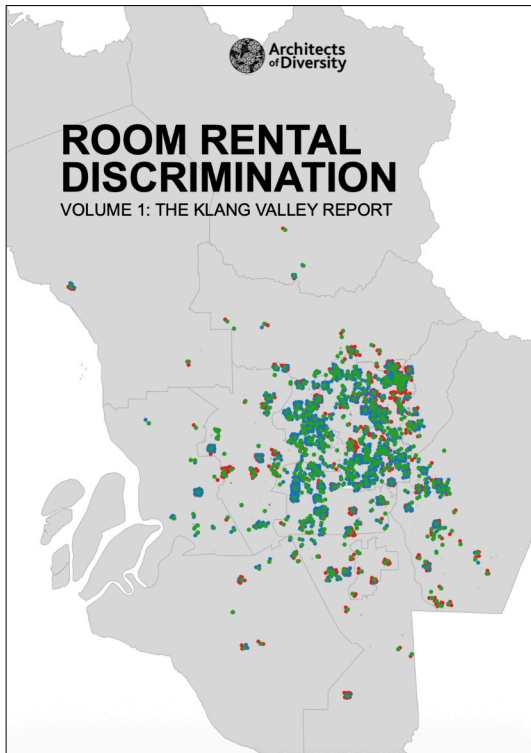
Volume 1 established Indian exclusion as the dominant form of rental discrimination in the Klang Valley, where Malay discrimination stood at just 7.6%. Volume 2 confirms that Indian exclusion remains the most widespread pattern nationally but also reveals that Malay renters face severe exclusion in the northern states of Kedah, Perak, and Penang, where Malay discrimination rates of 25-30% approach or match Indian exclusion rates. The sample sizes for Kedah (149 listings) and Perak (199 listings) are small and their precise rates should be treated with caution, but the pattern is corroborated by the much larger Penang dataset (2,367 listings), where Malay discrimination (18.3%) also significantly exceeds the Semenanjung average.

The implications are twofold. First, the exclusion of Indian renters at rates exceeding 31% nationally and above 40% in multiple states, including Melaka (46.7%, 349 listings) and Perak (40.7%, 199 listings), though these smaller samples warrant interpretive caution, remains a structural barrier to housing access that demands sustained attention. The discrimination premium data further reveals that this exclusion reaches into mid- and upper-tier market segments, undermining any assumption that Indian renters can simply substitute discriminatory listings with equivalent alternatives at comparable prices. Additionally, the data now shows that Malay renters in the north face a parallel barrier in Kedah, Perak, and Penang, "Chinese only" listing configurations exclude both Malay and Indian tenants from a substantial share of the market.

This dual pattern challenges any framing of rental discrimination as a problem affecting only one community and underscores the need for solutions that protect all renters regardless of race. The findings also raise questions about the role of digital platforms in facilitating discriminatory practices. iBilik's architecture, which allows landlords to explicitly filter prospective tenants by race, makes discrimination searchable, measurable and in doing so, more visible. Malaysia still does not currently have legislation that explicitly prohibits racial discrimination in the private rental market. In the absence of legal protections, the burden of navigating a discriminatory market falls on renters of all backgrounds. This report is offered as a contribution to the evidence base for advocacy, policy discussion, and platform accountability.

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