

By FARID WAHAB

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AN APARTMENT unit can only be rented out for short-term stays in Kuala Lumpur if it has the consent of three-quarters of the owners in a strata scheme.

The management body must issue a 21-day notice to inform unit owners of the impending vote that will take place at their respective annual general meeting (AGM).

Kuala Lumpur Commissioner of Buildings (COB) chief assistant director Zainuddin Muhamad said only those without maintenance fee arrears could cast their ballot.

Owners with outstanding payments, he added, could attend the meeting to give their views but would not be allowed to vote.

“Currently, the COB is not empowered to decide whether a high-rise unit can be rented out for short periods.

“Such matters, including stay duration, must be deliberated and

‘75% strata scheme owners must agree to short stays’

Their votes will be taken during AGM, says Commissioner of Buildings

agreed upon by the owners during an AGM,” he explained.

The management, he noted, was liable to collect RM5,000 or more as a security deposit from owners who intend to rent out their unit.

“This is to cover any damage to shared facilities caused by the visitors,” he said, adding that the money could be refunded at the end of the tenancy of the unit.

Zainuddin said this at an online seminar organised by Kuala Lumpur City Hall (DBKL) on the

rules regarding short-term rentals at strata schemes.

Attended by more than 100 participants, this was the fifth out of 45 sessions planned throughout the year, covering various topics.

When asked how many occupants were allowed in a unit, Zainuddin said this too was up to the owners to decide at the AGM.

“We advise them to set a reasonable number,” he said, adding that it was important to balance the rights of all parties involved.

He said further disputes should

be brought up during the AGM to ensure an amicable solution between the owners and management.

“But if that fails, the aggrieved party can take the matter to the Strata Management Tribunal (under Local Government Ministry),” he added.

The issue of homes being rented out for short-term stays recently sparked protests among property owners who lamented about noise, cleanliness and security problems caused by irresponsible parties.

Last year, the Penang government announced that it was mulling a ban on short-term rentals at residential schemes in the state.

Its housing, local government, town and country planning committee chairman Jagdeep Singh Deo said a guideline was being formulated for local councils to carry out enforcement.

The guideline would empower management bodies to take action against owners found renting out their property for short-term stays.