

ABSTRACT

Rent control as a price stabilising policy and a rationing device has been a matter of controversy in India and abroad. The realization of its stated objectives and social welfare implication seems to be shrouded in the prevailing controversies.

There are no analytical work till date, in India, to evaluate the implementation of rent control legislation, in terms of realizing its stated objectives and social welfare implications.

This study provides an analytical framework for evaluating the implementation of rent control legislation in Bangalore City. The findings showed that there was no significant difference in economic and demographic indicators between the tenants of rent controlled units and tenants of uncontrolled units; between the matched pairs of landlords and tenants; and between the owners and the landlords.

Hence this policy does not seem to achieve most of the social welfare implications between the two groups, namely, tenants of rent controlled units and tenants of uncontrolled units, and between the tenants and landlords.

This study indicates a need for redefining and identifying the real beneficiaries of this legislation, besides making few policy recommendations to improve this legislation and its implementation, in realizing its stated objectives and social welfare implications.