

**DEPARTMENT OF BUILDING SURVEYING
SCHOOL OF ARCHITECTURE, PLANNING AND SURVEYING
UNIVERSITY OF TECHNOLOGY MARA
SHAH ALAM**

**LOW COST HOUSING
The Problem of Unsold House in Selangor
Case Study: Gombak District**

Dissertation Submitted in Partial Fulfillment
Of The Requirement for the Award of
Bachelor Degree in Building Surveying (Honors)

**BY
ABD.RAZAK IBRAHIM (2003330058)
DECEMBER 05 - APRIL 06**

By:

ABDRazak B. Ibrahim


Department of Building Surveying
School of Architecture, Planning and Surveying
University of Technology Mara

DECLARATION

I hereby declare that this dissertation has not been submitted, either in the same form, from any other university for a degree level and except where reference is made to the work of others, it is believed to be original.

I declare that the dissertation is from my own work.

Prepared by:



.....

(ABD.RAZAK IBRAHIM)

Bachelor Degree in Building Surveying (Honours),
University of Technology Mara (UiTM) Shah Alam,
Selangor Darul Ehsan.
December 2005 - April 2006



ABSTRACT



Low cost housing is one of the housing systems which are the demand for these types are extremely high because the price of this house unit is cheaper. The development of low cost housing which conducted by public and private sector is to fulfill the needs of population and society especially to low income group. But lately, in somehow suddenly there is problem on low cost housing which is unsold in our country. Why the situation of unsold house occurred and what are the factors contributed in this problem.

So that, there have to need examine the cause of the problem associated with the unsold of housing stock especially on low cost housing to ensure the success of future housing projects programmed development in Selangor furthermore Malaysia. For this purpose, the study will look into the situation of unsold residential property with special reference to Gombak District as a case study.



TABLE OF CONTENTS

CONTENT	PAGE
Acknowledgement	i
Abstract	iii
Table of contents	iv
List of Figures	viii
List of Tables	x
List of Appendices	xiv
Abbreviations	xv

CHAPTER 1: INTRODUCTION

1.1	Background of Study	1
1.2	Problem Statement	3
1.3	Objectives of Study	4
1.4	Significant of Study	5
1.5	Scope of Study	6
1.6	Research Methodology	6
1.7	Limitation of Study	9
1.8	Structure of Dissertation	10

CHAPTER 2: LITERATURE REVIEW

2.1	Introduction	13
2.2	Malaysia Economy Overview	13
2.3	An Overview of Housing Development Performance in M'sia	17
2.3.1	Types of Housing Property Product	17
2.3.2	Definition of House and Housing	18
2.3.3	Characteristic of Housing	20



CONTENT	PAGE
2.3.4 Definition and Concept of Low Cost House	21
2.3.5 Characteristic of Low Cost Housing	22
2.3.5.1 Organisation of Implementation	23
2.3.5.2 Group Target	23
2.3.5.3 Types of Low Cost House	23
2.3.5.4 Size of House	24
2.3.5.5 House Price Structure	25
2.3.6 Malaysia Housing Policies and Incentives	26
2.3.7 Housing Product Delivery	28
2.3.8 Performance of Housing Sector	20
2.3.9 Long Term on Housing Demand and Supply	30

CHAPTER 3: SITUATION OF UNSOLD LOW COST HOUSE

3.1 Introduction	42
3.2 Definition of Unsold Property	42
3.3 Classification of Unsold Property	34
3.4 Certificates of Fitness for Occupation (CFO)	36
3.5 Performances of Unsold House Property	37
3.5.1 Summarized Performance of Unsold House	41
3.6 Overview Situation of Unsold Low Cost House	57

CHAPTER 4: CASE STUDY – PROBLEM OF UNSOLD HOUSE

4.1 Introduction	6
4.2 Gombak District Development Background	49
4.3 Land Use in Gombak District	52