



**BACHELOR OF QUANTITY SURVEYING (HONS)  
DEPARTMENT OF COLLEGE OF BUILT  
ENVIRONMENT STUDIES AND TECHNOLOGY**

**FACTORS AFFECTING THE ABILITY OF B40  
GROUPS TO PURCHASE HOUSE IN JOHOR  
BAHRU**

Dissertation submitted in partial fulfilment  
of the requirements for the award of  
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**PREPARED BY: NUR LAILA EMELYA BINTI ABD  
MUTALIB  
2022602212  
SEMESTER: MARCH – AUGUST 2024**

## DECLARATION

**“I declare that this dissertation is the result of my own research and that all  
sources are acknowledged in the references”**

**Student's signature:** .....

**Student's name:** .....

**Date:** .....

## ABSTRACT

The primary objective of all households is to acquire a residential property in order to meet the fundamental needs. Considering the fact that the standard of living and the economy are currently rising to the point where it is necessary to make sacrifices in order to provide a comfortable house for the family, it is necessary to examine these problems, including range of B40 income, comfortable features and etc. The B40 groups often earns insufficient income to meet basic needs, making it difficult to afford a home. The objective of the study is to identify the factors that contribute to the inability of the B40 group to buy a house in Johor Bahru. Next, analyze the characteristics of affordable houses that are suitable for the B40 group to buy in Johor Bahru. The last objective of this study is to identify a solution that will overcome the inability of the B40 group to buy a house in Johor Bahru. These findings were then verified via a quantitative method, which was responded by 70 respondents of Townhouse Taman Kempas Utama residential consisting of 80 population. Data collected were analyzed using the IBM Statistical Package of Social Sciences (SPSS). The findings highlight several factors of the inability of the B40 group to buy a house which is the highest mean score is increasing price of property in market conditions is the main cause inability B40 to buy a house, including the features of an affordable house suitable for the B40 group for the most agreed by respondents is affordable housing with proper ventilation systems to ensure the circulation of fresh air. Therefore, the findings for a solution to overcome the failure of the B40 group to purchase a house in Johor Bahru is to improve loan accessibility for B40 groups, such as by loosening home loan conditions and empowering them to purchase a house. It is hoped that the findings of this will encourage governing bodies, authorities, and developers to collaborate in addressing the fundamental requirements of the B40 group, enabling them to purchase a property that aligns with their financial capacity.

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