



**COLLEGE OF BUILT ENVIRONMENT
UNIVERSITI TEKNOLOGI MARA**

**FACTORS INFLUENCING HOMEOWNERSHIP AFFORDABILITY AMONG
PUBLIC EMPLOYEES IN DEWAN BANDARAYA KUALA LUMPUR**

**Academic Project Submitted in Partial Fulfilment of the Requirement for
the award of the Degree
Bachelor of Estate Management (Hons)**

**ALINA ZULAIKHA BINTI ZAIROLNIZAM
2022815172
SEMESTER MARCH 2024 – AUGUST 2024**

STUDENT'S DECLARATION

Title of Academic Project:

FACTORS INFLUENCING HOMEOWNERSHIP AFFORDABILITY
AMONG PUBLIC EMPLOYEES OF
DEWAN BANDARAYA KUALA LUMPUR

I hereby declare that this academic project is the result of my own research
except for the quotation and summary which have been acknowledged

Signature :

Name of student : ALINA ZULAIKHA BINTI ZAIROLNIZAM


Date : 6/7/2024

SUPERVISOR'S DECLARATION

Title of Academic Project:

FACTORS INFLUENCING HOMEOWNERSHIP AFFORDABILITY
AMONG PUBLIC EMPLOYEES OF
DEWAN BANDARAYA KUALA LUMPUR

I hereby declare that I have read this academic project and in my opinion, it is
sufficient for the award of Bachelor of Estate Management (Hons)

Signature : 

Name of Supervisor : Mr. Mohamad Haizam Mohamed Saraf

Date : 08.07.2024

ACKNOWLEDGEMENT

Alhamdullillah, by the grace of God, He bestowed upon me the idea, strength, and time to complete this research. Without His will, finishing it within the set time would have been an impossible feat. This accomplishment fills me with a sense of peace and accomplishment, knowing that it was achieved with His blessings.

First and foremost, I would like to express my deepest gratitude to my supervisor, Encik Mohamad Haizam bin Mohamed Saraf, for his constant encouragement and motivation throughout this research journey and extend my sincere thanks to all my lecturers whose dedication to teaching and clear explanations provided the solid foundation that made this research possible.

Special and greatest towards my beloved parents for always supporting me ever since I was born. Sincere love towards my lovely siblings, friends and all who are involved directly or indirectly in my study experience. The continuous support and encouragement given have provided great motivation to the success of completing this Academic Project.

Last but not least, thanks to all the respondents for giving a good cooperation in the process of collecting and managing the data of this research. Only Allah is able to repay the kindness, moral support, and courtesy that all of you have given to me. Thank you from the bottom of my heart.

ABSTRACT

Prior research has documented that housing a necessity for human beings and essential for them to strive and thrive as part of a community. However, the rapid growth of housing prices in Malaysia has led to the unaffordability among public employees to buy a house. In view of that, this study aims to assess the most influencing factor faced by the public employees to own a house. As this research applies quantitative research design, an online questionnaire was sent to public employees of the Property Valuation and Management Department at *Dewan Bandaraya Kuala Lumpur* (DBKL), Kuala Lumpur by using a random sampling. Data collected from the questionnaire was analysed by using descriptive analysis. Study findings include that most influencing factor is housing price. Moreover, the combinations of all the factors influence the respondents' approach towards achieving homeownership affordability. The findings will contribute in provide a better understanding for public employees to make an informed decision when to buy a house. Besides, the findings also can help the government to address the problem faced by the public employees in order to achieve their dream of homeownership. As it not a conclusive study, therefore, there are some points that can be taken to improve the outcomes of the survey. Further study is to suggest the study on further factors in order to decide the housing price that is affordable for public employees and the study also can focus on identifying the characteristic of government housing to make it more attractive.