



**COLLEGE OF BUILT ENVIRONMENT
UNIVERSITI TEKNOLOGI MARA**

**RENTAL RELEVANCY OF COMMERCIAL PROPERTY IN FLOOD PRONE
AREA : CASE STUDY IN TEMERLOH, PAHANG.**

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

ALIYANA BINTI BRAHIM

2022875918

SEMESTER MARCH 2024 – AUGUST 2024 (20242)

STUDENT'S DECLARATION

Title of Academic Project:

**RENTAL RELEVANCY OF COMMERCIAL PROPERTY IN FLOOD PRONE
AREA : CASE STUDY IN TEMERLOH, PAHANG.**

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 : ALIYANA BINTI BRAHIM
Date : 8th JULY 2024

SUPERVISOR'S DECLARATION

Title of Academic Project:

**RENTAL RELEVANCY OF COMMERCIAL PROPERTY IN FLOOD PRONE
AREA : CASE STUDY IN TEMERLOH, PAHANG.**

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 Student : DR NOR AZALINA YUSNITA BINTI ABDUL
RAHMAN

Date : 8th JULY 2024

ACKNOWLEDGEMENT

In the name of Allah, the Most Gracious, the Most Merciful. Peace Be Upon Prophet Muhammad S.A.W.

This research study was written as according to the requirement of Final Project for College of Built Environment Studies and Technology of Universiti Teknologi MARA.

Firstly, I would like to thank everyone who is direct or indirectly contributing to the completion of this report. A deepest gratitude to my lovely lecturer of the subject RES655 (Academic Project II), Dr Nor Azalina Yusnita binti Abdul Rahman for providing me an endless guidance, support and help all along the process of writing this report. She has made an eternal support by going beyond the job of a supervisor and I am very grateful to be under her supervision.

I also would like to express my appreciation to my friends, classmates and course mate who have given me huge encouragement and assistance during this tough journey. Lastly, I heartily thank my family for their support and understanding during my whole education journey.

ABSTRACT

This research study investigates the factors that influence the tenant's decision to rent commercial property in flood prone area which is Temerloh, Pahang. The property that affected by flood may has different value, in worn out condition or has lower rental demand unlike the usual property that located in flood free area. However, in some circumstances, the commercial property in flood prone area also occupied by various type of business such as retail, electronics, entertainment also food and beverage that operating day and night just like in other places. From literature research, the factors that the tenant usually look for before renting any property shall be location, rental space and building condition and these factors are applicable for other property in other area. Nevertheless, the factors may be different when the commercial property is situated in flood prone area as the tenant may has opposite opinion. This research study was conducted purposely in Temerloh, a district in Pahang that is known as one of the area that highly to be hit by flood every monsoon season. By using qualitative method which involve interview session with the tenant that rent commercial property around Temerloh, this study manages to identify the main factors that contribute to the rental decision made by the tenant which lead to factors such as location, rental space, rental price, building conditions, business competition, business opportunities and parking availability.