



**COLLEGE OF BUILT ENVIRONMENT
UNIVERSITI TEKNOLOGI MARA**

**THE EFFECT OF FLOODS ON PROPERTY VALUE AND HOUSE BUYER
AWARENESS IN SHAH ALAM**

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

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STUDENT'S DECLARATION

Title of Academic Project:

THE EFFECT OF FLOODS ON PROPERTY VALUE
AND HOUSE BUYER AWARENESS IN SHAH ALAM

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 : Alyaa Safia Binti Omar Shariff

Date : ..16/6/2024.....

SUPERVISOR'S DECLARATION

Title of Academic Project:

**THE EFFECT OF FLOODS ON PROPERTY VALUE
AND HOUSE BUYER AWARENESS IN SHAH ALAM**

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 : Prof. Madya Dr. Hj. Ashrof Bin Zainuddin

Date : ..16/6/2024.....

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ABSTRACT

This study looks into how floods affect the property values and how aware house buyers are of the problem. Shah Alam is a city that is growing quickly. It floods a lot, especially during the rainy season, which hurts the local housing market. Flooding is a big problem for the Shah Alam real estate market because it affects both property prices and people's choices about where to live. Even though people are trying to make these problems less of a problem, the complicated link between floods, property values, and buyer awareness is still not well known. These are the main objective is to identify the effect of floods on the housing property value in Shah Alam and to determine the awareness of house buyers in Shah Alam towards flood risk area. The study uses a mix of quantitative and qualitative methods, including a survey of 70 house buyers in Shah Alam and case studies for content analysis. The fact that 71.4% of people who answered the survey looked at flood risk maps before buying a home shows that they are very aware of the risks of flooding. Also, 70% knew that areas that might be good places to buy had been flooded in the past. More than half (48.6%) would talk to experts about the risks of flooding before buying a home in an area that is likely to flood. These results show that people who are interested in buying a home in Shah Alam know a lot about the risks of flooding and are taking steps to protect themselves. This could have an effect on future housing market trends and government policies.

Keywords: Floods, Shah Alam, Malaysia, Home Prices, House Buyers, Views.