



**COLLEGE OF BUILT ENVIRONMENT
UNIVERSITI TEKNOLOGI MARA**

**HOUSING PREFERENCES OF YOUNG ADULTS IN KINTA DISTRICT: A
STUDY ON THE CHOICE BETWEEN PURCHASING AND RENTING**

**Academic Project Submitted in Partial Fulfilment 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:

HOUSING PREFERENCES OF YOUNG ADULTS IN KINTA DISTRICT: A STUDY
ON THE CHOICE BETWEEN PURCHASING AND RENTING

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 : NUR ARIFAH ZAHRA BINTI MOHD NIZAM
.....

Date : 22 JUNE 2025
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SUPERVISOR'S DECLARATION

Title of Academic Project:

HOUSING PREFERENCES OF YOUNG ADULTS IN KINTA DISTRICT: A
STUDY ON THE CHOICE BETWEEN PURCHASING AND RENTING

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)

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Date : 22 JUNE 2025

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ABSTRACT

A house is an essential need that provides shelter, protection, and a place to raise a family. As individuals transition into adulthood and begin seeking independence, they are often faced with the important decision of moving out of their parents' home, which prompts the question of whether to purchase or rent a home. However, in recent years, the decision to purchase or rent a house has become a growing concern especially among Bumiputera young adults in Malaysia. Rising housing prices and limited income opportunities have made it increasingly difficult for this group to achieve homeownership, leading to the growing acceptance of renting as an alternative. The issue is further highlighted by reports from the Ministry of Housing and Local Government (Kementerian Perumahan dan Kerajaan Tempatan, KPKT), which revealed that a significant number of housing units allocated to Bumiputera buyers remained unsold. The main objectives of this study are to identify the housing preference between purchasing and renting and to rank the factors that influence this decision. Quantitative research was applied through a structured questionnaire distributed both online and face to face with a total of 277 valid responses from Bumiputera young adults aged between 20 and 29 years living in Kinta District Perak. Most of the respondents were employed but earned below RM2560 monthly with many currently renting their living space. The results show that although the majority preferred renting due to financial constraints there is a strong aspiration for homeownership in the future provided affordability is not a barrier. Based on the findings housing price income level and housing loan commitment were ranked as the most influential financial factors while neighbourhood safety proximity to workplace and availability of facilities emerged as dominant social considerations. These findings suggest that despite current limitations most Bumiputera young adults still aspire to own a house but their decisions are shaped by both economic reality and quality of life priorities.