FACULTY OF BUILT ENVIRONMENT

UNIVERSITI TEKNOLOGI MARA

THE IMPACTS OF RIVERFRONT DEVELOPMENT TOWARDS PROPERTY VALUE IN KINTA, PERAK CASE STUDY: KINTA, PERAK

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 IMPACTS OF RIVERFRONT DEVELOPMENT TOWARDS PROPERTY VALUE IN KINTA, PERAK

CASE STUDY: KINTA, PERAK

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 : NURAUNI NADIAH BINTI ABDUL MAJID

Date : 20 June 2025

SUPERVISOR'S DECLARATION

Title of Academic Project:

THE IMPACTS OF RIVERFRONT DEVELOPMENT TOWARDS PROPERTY VALUE IN KINTA, PERAK

CASE STUDY: KINTA, PERAK

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 :

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Date : 20 June 2025

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ABSTRACT

Riverfront development is seen as a strategic approach in urban planning to revitalize underutilized areas, but its implementation in Malaysia faces challenges in terms of sustainability and adherence to planning guidelines. This study scrutinises into the impact of riverfront development on property values, using the Kinta Riverfront in Ipoh, Perak as a case study. The study adopts a quantitative approach based on secondary data from the VCOMPRO system, involving 863 property transaction records from 2013 to March 2025 within an 800 – meter radius of the Kinta River. Multiple Regression Analysis is used to identify the relationship between property prices and factors such as built-up area, lot status, property category, land area, building type, and location. The findings indicate that riverfront development has a positive effect on property values, particularly through recreational and aesthetic appeal, but there are also negative effects such as the depreciation of older buildings, speculative risks, and environmental issues. The model achieves an adjusted R^2 value of 0.681, reflecting a strong relationship between the variables. The study highlights the need for sustainable planning and more comprehensive development policies to ensure long – term benefits for the urban property market.

Keywords: *Kinta Riverfront, Riverfront development, Property value, Multiple Regression Analysis, Urban sustainability, VCOMPRO data, Environmental concerns*