



**COLLEGE OF BUILT ENVIRONMENT
UNIVERSITI TEKNOLOGI MARA**

**THE FACTORS AFFECTING UNSOLD RESIDENTIAL UNIT FROM
PUBLIC PERSPECTIVE IN KINTA, PERAK**

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

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ABSTRACT

This academic project's research investigates the factors affecting unsold residential units from public perspective in Kinta, Perak. The issue of unsold residential units always came up. Malaysians might be clueless about this issue that is always addressed every year. Certain people in Malaysia might know why these things happen, but most people are still clueless. NAPIC reports a 3.3% rise in residential unit dumping from 2020 to 2019. More than 2,900 units remain unsold in Perak. Residential units that are still unfinished in 2021 show a large increase of 2,233 units compared to 854 units in 2020, which indicates an increase in the number of unsold residential units. The state with the fourth-highest number of unsold properties in 2020 is Perak. Therefore, this research is conducted to find the factors that affecting unsold residential units in Kinta, Perak. There are two objectives in this research: the first objective is to identify the factors affecting unsold residential units in Perak, and the second objective is to rank the factors affecting unsold residential units in Kinta, Perak. The first objective is gathered from the literature review. And for second objective gather from questionnaire that had distributed. This study adopted a quantitative approach that consisted of 24 questions with section A, B and C consist in the questionnaire. The questionnaire was distributed as an online survey. This research has gathered about 119 respondents to achieve the second objective. Thus, this sample size is acceptable. The descriptive analysis was used to determine the rank of the factors using the mean and RII. To analyse the questionnaire the SPSS software was used. The first rank with which the respondent agreed is unsold residential lack of public amenities nearby. It is followed by the housing price nowadays, which makes the unsold residential property in Kinta, Perak, increase. From the finding, the factor that affecting unsold residential unit from the perspective of public in Kinta, Perak got the highest rank is public amenities factor and location factor. Overall, this research highlights the need for a solution and encourages policymakers to establish a new framework for resolving the problem of unsold residential properties in Kinta, Perak.

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CHAPTER 1

RESEARCH BACKGROUND

1.1 Introduction

Housing is an essential aspect of human survival. Most people in Malaysia already have their own house, some buy a house to live in, and some buy a house as an investment. According to reports, Malaysia's house ownership percentage is 72.5%. Apart from Singapore, home ownership rates in industrialised nations are generally higher than this one, according to Khazanah Research Institute (2015). Hung (2021) stated, overhang of building but unsold properties are serious issue in Malaysia, and this is partly because supply is outpacing demand, particularly in important regions like Kuala Lumpur, Selangor, and Johor. However, a lot of people continue to think that the economic condition is the sole cause of the "overhang" issue. Even though there are several steps taken by the government, the real estate overhang problem persists and worsens. Long-term data reveal that property overhang issues exist in Malaysia's housing sector, regardless of the economic or market situation.

The COVID-19 pandemic has slowed the property market in part, while the impact on demand and supply varies by region. According to property market status table by NAPIC stated in 2021, there were 29,556 units new residential property debuts, down significantly from the 47,179 units that were introduced in 2020. The covid-19 epidemic caused a 58% decreased. Terraced units made up 64.36 percent (19,021 units) of all newly launched landed properties, while stratified apartments made up 35.6 percent (10,535 units).