



**CENTRE OF STUDIES FOR ESTATE MANAGEMENT
COLLEGE OF BUILT ENVIRONMENT
UNIVERSITI TEKNOLOGI MARA**

OVERHANG PROPERTY STATUS IN JOHOR BAHRU

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

**MUHAMMAD NUR IZZAT BIN YA'ACOP
2021868438
SEMESTER MARCH 2023 – AUGUST 2023**

ABSTRACT

Current days, residential property is the form of property that most people want to own since it meets a basic human need. Furthermore, real estate is an essential component in promoting stability and improving people's quality of life. As a result, property development is always the basis of the real estate business. With sufficient understanding of the asset, the correct decision to purchase the property may be made. Many individuals have difficulty selecting a property for themselves; thus it is crucial to list the factors to consider while making that decision. therefore, this study is about overhang property status in Johor Bahru. The objective of this research is to analyse the overhang residential property status in Johor Bahru from year 2015 and to determine the factors influencing the overhang residential properties in Johor Bahru. An online questionnaire was sent out and secondary research was chosen as the study approach for data collection and analysis. The Statistical Package for Social Science (SPSS) had been used to evaluate the questionnaire data. The research's findings will be utilised by developers and the government to determine the factors of overhang properties and to conduct a feasibility analysis for future development.

ACKNOWLEDGEMENT

I would want to offer sincere thanks and gratitude to everyone who has helped and led me through the process of writing my thesis report. Their contributions and persistent support have helped create this work.

First and foremost, I'd want to express my sincere gratitude to my supervisor, Dr. Hj Hairul Nizam bin Mansor, for their amazing advice, knowledge, and never-ending support. Their insightful input, constructive criticism, and commitment to my academic advancement have all played important roles in determining the direction and quality of my study. I am ever grateful for their guidance and faith in me.

I am thankful to the participants in this study which are the respondents, whose openness to share their experiences and viewpoints improved the research findings. Their participation and attention are much appreciated.

I would want to thank my family and friends for their constant support, patience, and encouragement during this academic adventure. Their faith in my ability and consistent inspiration have been the driving forces behind my accomplishments.

Last but not least, I want to offer sincere thanks to everyone who has contributed directly or indirectly to this study endeavour. Their contributions, whether in the form of smart talks, technical aid, or emotional support, have been priceless.

TABLE OF CONTENT

CHAPTER	ITEM	PAGE
	Title Page	i
	Student's Declaration	ii
	Supervisor's Declaration	iii
	Acknowledgement	iv
	Abstract	v
	List of Tables	viii
	List of Figures	ix
	List of Appendices	x
CHAPTER 1	RESEARCH BACKGROUND	
	1.1 Research Title	1
	1.2 Research Background	1
	1.3 Problem Statement	3
	1.4 Research Questions	5
	1.5 Research Objectives	5
	1.6 Research Scopes and Limitations	5
	1.6.1 Research Scopes	5
	1.6.2 Research Limitations	6
	1.7 Research Methodology	6
	1.8 Research Significance	7
	1.9 Research Flow Chart	8
	1.10 Summary of Chapter	9
CHAPTER 2	LITERATURE REVIEW	
	2.1 Introduction	10
	2.2 Overview of Property Overhang	11
	2.3 Factors Influence Property Overhang	13
	2.3.1 Affordability	13
	2.3.2 High Price	13
	2.3.3 Non-Strategic Location	15
	2.3.4 Housing Loan	16
	2.3.5 Lack of Facilities Nearby	17
	2.3.6 Government Policies	18
	2.4 Summary of Chapter	18
CHAPTER 3	RESEARCH METHODOLOGY	
	3.1 Introduction	22
	3.2 Data Collection	22
	3.3 Questionnaire Design	23
	3.4 Sampling and Respondents' Selection	24
	3.4.1 Target Population	24
	3.4.2 Sampling Size	25
	3.4.3 Sampling Location	26

CHAPTER 1

RESEARCH BACKGROUND

1.1 Research Title

Overhang Property Status In Johor Bahru

1.2 Research Background

Issues that related with overhang property development faced by other countries in the world seems to be no solution. Property overhang is a term used to describe a gap in the property market between supply and demand. The 'overhang' occurs when a property remains unsold for an extended period of time (NAPIC,2022). As defined by NAPIC, overhang means when residential units that have received completion and compliance certificates but have remained unsold for more than nine months after being launched. Sulaiman (2022), state that, the supply overhang continues to be a thorn in the flesh for the Malaysian property market, and the number of unsold properties remains very high. Overhang properties can affect the country economic development because the Gross Domestic Product (GDP) is including the construction sector that primarily from residential and non-residential properties. Higher number of overhang properties can lead to lower the GDP if the supply keeps increasing year by year.

Overhang properties in Malaysia happen because of some several factors such as price and affordability. Hung (2020) state that affordability remains as the