



**UNIVERSITI TEKNOLOGI MARA**

**PERCEPTION ON DILAPIDATED BUILDING TOWARD THE SAFETY OF  
RESIDENTS AND NEARBY COMMUNITY: CASE STUDY WALLER  
COURT, IPOH, PERAK**

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## ABSTRACT

The government has suggested and executed affordable housing initiatives since independence. A house that is affordable is one that can provide the fundamental needs of a citizen. However, low-cost housing is frequently plagued by maintenance issues and ineffective management. Building neglect and dilapidated is a severe issue that must be addressed, as it is a long-term issue that affects both the government and the community. Dilapidated buildings that are no longer maintained by the responsible parties have the potential to endanger the safety of residents and those around them. The aim of this research is to identify the perception on dilapidated building toward the safety of residents and nearby community in Waller Court. This research uses quantitative methodologies for data collection purposes. The research conclusions are the residents' safety has been compromised due to the building's dilapidation, although this differs from the nearby community, which is less affected in terms of safety. The dilapidated of the Waller Court residential building has a significant impact on the residents there and the surrounding neighbourhood, yet the management can do little but continue performing maintenance work if complaints are made. For future studies, it is suggested that researchers explore the way dilapidated affects issues other than safety and the researcher might utilise this study as a point of reference in the future in performing more in-depth research on the dilapidated of different building types, such as shophouses, pre-war structures, and so on.

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## TABLE OF CONTENT

CHAPTER	ITEM	PAGE
	Title Page	i
	Student's Declaration	ii
	Supervisor's Declaration	iii
	Acknowledgement	iv
	Abstract	v
	Table of Content	vi
	List of Tables	viii
	List of Figures	x
	List of Appendices	xi
<b>CHAPTER 1</b>	<b>BACKGROUND OF STUDY</b>	
1.1	Introduction	1
1.2	Problem Statement	3
1.3	Research Aim	4
1.4	Research Questions	4
1.5	Research Objectives	4
1.6	Research Scope and Limitations	5
	1.6.1 Scope	5
	1.6.2 Limitation	5
1.7	Research Significance	5
1.8	Research Methodology	6
	1.8.1 Objective 1	6
	1.8.2 Objective 2	6
1.9	Research Steps	7
<b>CHAPTER 2</b>	<b>LITERATURE REVIEW</b>	
2.1	Terminologies	9
	2.1.1 Housing	9
	2.1.2 High Rise Residence/Strata Building	9
	2.1.3 SOHO	10
	2.1.4 Common Area	10
	2.1.5 Joint Management Body (JMB)	10
	2.1.6 Management Corporation (MC)	10
	2.1.7 Flats	10
2.2	Introduction of Property Development	11
2.3	Introduction of Housing	12
2.4	Low-Cost Flat	14
2.5	Dilapidated Building	15
2.6	Safety and Crime Rate	16
	2.6.1 Crime Rate in Malaysia	18



## CHAPTER 1

### BACKGROUND OF STUDY

#### 1.1 Introduction

Housing is extremely vital not only in Malaysia, but throughout the world (Zaid & Graham, 2011). A house's purpose is to protect and shelter those who live in it (Wahi et al., 2018). Bungalows, semi-detached houses (semi-D), terraced houses, apartments, condominiums, and other types of housing are among the many types of structures used as shelters. One of Malaysia's development plans that was created right away after the nation got independence is the housing policy. For the stability of the population's welfare and the health of the national economy at the time, the government advocated offering inexpensive homes to its citizens. The government has also passed a number of housing laws with the primary objective of safeguarding the interests of homebuyers and imposing restrictions on property developers. Among the new laws are the Housing Development (Control and Licensing) Act of 1976, the Street, Drainage, and Building Act of 1976, the Town and Country Planning Act of 1976, and the Uniform Buildings By-Laws of 1984 (Zaid & Graham, 2011). As noted above, the government has suggested and executed affordable housing initiatives since independence. A house that is affordable is one that can provide the fundamental needs of a citizen. The Development Industry Development Board (CIDB) stipulates that the construction of affordable housing must adhere to its design and planning requirements to ensure that buyers of affordable housing may live