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CONTRIBUTING FACTOR TO ILLEGAL HOUSE RENOVATION: A HOUSE OWNER'S PERSPECTIVE

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ABSTRACT

Legalhouse renovations have caused various issues for Malaysian local governments. Local authorities have borne an unjustified financial burden as a result of enforcement work, as have homeowners. As a result, the purpose of this research is to investigate the challenges connected with unlawful house renovations in a local council and to investigate the views of the local council's stakeholders to the prospect of including the community in reframing the housing remodelling rules. The finding suggests that the difficulties with unlawful renovations are mostly the result of an inadequate guideline, a lack of public knowledge, unconstrained small contractors, and cumbersome enforcement procedures. The stakeholders on the council also agreed that increased community engagement is welcomed in redesigning the existing remodelling guideline, however not to the degree of giving the general public complete control over the final output.

Keywords: factor, illegal house renovation, house owner, purpose, analysis

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INTRODUCTION

An illegal house renovation is one that is carried out without the approval of the local council, or one that does not correspond to approved renovation plan. Approved building plans be essential for ensuring the safety and health of users and the general public. The purpose of this research is to look at the concerns of unlawful house renovations and the role of public engagement in altering renovation rules. A case study was carried out at Kedah's Majlis Perbandaran Sungai Petani (MPSPK). In 2022, it grew to a population of 456,605 people. The aims of this study are launched by attempting to evaluate if the local council's building renovation standards meet the demands of the community. Following that, the study strives to measure stakeholders' perspectives on the importance of public participation in developing renovation guidelines; and last, the study attempts to investigate public involvement models that might improve the process of developing house renovation guidelines.

Aim

To study the process of application for house renovation at local authority and this research aims to identify the level of awareness of house owner on application for house renovation.

Objective

To determine the factor contributing to the illegal house renovation.

LITERATURE REVIEW

In general, renovation work is judged illegal if it involves any improvements, renovations, or additions that change the building's original structure and were completed without authorization from the municipal government with jurisdiction over the property. (Chris Prasad, 2022). Additionally, if the plan for your finished renovations has been changed or does not entirely follow the approved design, it is prohibited. Since public health and safety are important components of local councils' missions, they are frequently tight about "sticking to the plan" and can be quite particular about what has been allowed and what has not. Before beginning major renovation work, a permission is necessary for two main reasons, in the opinion of town and municipal councils. (Chris Prasad, 2022). A renovation error can take many different forms, from a simple oversight of the rules to extremely weird design decisions that encroach on public areas like balconies that extend well beyond the front gate and room additions that hang over back lanes. (Chris Prasad, 2022)

Home additions that extend past the permitted boundaries are a common sort of infraction. For instance, many homeowners think it is perfectly acceptable to expand their kitchen all the way to the boundary of their rear property, even though doing so is against fire safety rules. Back alleyways must always be unobstructed, and there

must be enough "open" space (as well as a back escape path) to allow access for Fire and Rescue Services in case of an emergency. (Chris Prasad, 2022)

Issue Of Illegal House Renovation

Several issues were identified about the present remodelling guideline itself. First and foremost, respondent A questioned the phrase "guideline." He said that a method adopted by a local council may only serve as a guideline if it is approved by the State Government. However, respondent B clarified that, as many local councils do, the local regulations still applied since local authorities have the authority to create their own unique processes under Local Government Act of 1976. (Act 171). This circumstance, however, has resulted in inconsistent standards and processes for house remodelling rules across local authorities in Kedah and other Malaysian states.

When asked if the renovation guidelines had served the community's needs, respondent B clarified since the formation of MPSPK, the current MPSPK's renovation guideline has undertaken numerous modifications to reflect the inspirations of Yang Dipertua of the council & local councillors of the day, or to rationalise specific unusual issues that emerged. Because of their two-year tenure, the Mayor & councillors are constantly changing, and they may be renewed or replaced once they have fulfilled their time on the council.

All adjustments to the remodelling guidelines were approved by the council's full board meeting following assessments and modifications by the MPSPK's planning and building committee, which comprises of technical departments and local councillors. Respondent C, on the other hand, emphasised that, even if the guideline had been approved by local council, it needed to be consistent with state planning requirements. Nonetheless, as previously stated, the state planning regulation is primarily for new housing schemes, not for rehabilitation of an existing dwelling. Another significant issue is that all of the adjustments were made without directly consulting the public, therefore they do not truly reflect the population's demands as a whole.

METHODOLOGY

In order to reach the stated goals and provide the expected results, methodology should be applied to this study. Expand in an academic manner. Methodology flow plays a crucial role in providing the greatest picture of how the investigation will be completed. The steps and phases involved in data collecting are described in the study methodology. The necessary information must be gathered before the analysis can be finished in order to do more research and learn new things. This chapter will provide an overview of the procedures used to collect and assess pertinent and appropriate data.

This study project will take a quantitative approach, and surveys will be used to gather the data. The strategy of gathering quantitative data focuses on describing a trend over a broader group of individuals. This method involves conducting extensive surveys of a large number of people to identify broad trends related to the processes. Due to the fact that it requires gathering information from a bigger sample, this method is referred to as the most typical quantitative method. This study intended to determine the level of awareness of house owner and their knowledge of houses within Local Council to make a renovation work.

To identify the factor to illegal house renovation base on house owner perspective, an online questionnaire consisted of four (4) Part. Part A asks for the identification of the respondents, for Part B inquiries about the house information detail and the what type of renovation that the house owner do, Part C is a consequences and approach, and lastly is Part D which is perspective of house owner. Part A consists of three (3) questions on the background of the respondents, while, Part B contains seven (7) major questions which in each consist with small questions on the information details on the house, the types of renovation that the house owner had been renovated and the knowledge of house owner about the permission from municipal council. Part C on the other hands, is divided into nine (9) questions which scale type of question about the consequences and approach. Lastly Part D consist of seven (7) question about the perspective and recommendation from house owner about the rule or law of renovating houses.

DATA AND FINDING

Part A : Demografic

Based on finding, there were a total of 72 Male respondent and another 29 female respondents in this survey. This is due to almost of the owner of the property are Male rather than Female in this case study. This is due to almost of the owner of the property are Male rather than Female in this case study. The majority of them age between 21 – 30 because of this is a well-planned development town. . In this town, almost 65.3% of resident are Malay race due to the highest of resident live in Sungai Petani is consist of Malay race.

Part B : House Information Detail

The majority type of houses in Sungai Petani are terraced houses. They account for about 60% of the housing stock in the city. Terraced houses are typically 2-storey houses that are attached to other houses on either side. They are a popular choice for families and first-time homebuyers because they are relatively affordable and easy to maintain. The highest percentage year of the house is 39.6% which is at between

year 2000 to 2005 because of this is a well-planned development town. This town area rapidly develop property from year 2000 until now.

Based on finding, almost 100 from 101 of the respondents had renovated their house. Only one of the respondents does not have any renovation of their house. The result are similar with the observation, almost of the houses in Sungai Petani resident had been renovated. Resident more choose on hire contractor more that do-it-yourself contractors have the experience and expertise to get the job done right. They also can save the house owner time and hassle. The kitchen is the most house owner had been renovated because the kitchen is the heart of the home, so it's no surprise that it's one of the most popular areas to renovate. Homeowners often update their kitchens with new appliances, countertops, cabinets, and flooring.

Based on data that have been collected, almost 62 from 101 of them they do not have knowledge about the permission for do a renovation work of their house and other 39 of respondent have this knowledge. These is why the research is importance to aim the study the process of application for house renovation at local authority and also this research aims to identify the level of awareness of house owner on application for house renovation.

Part C : Consequences and Approach

Most of the respondents choose to agree to the statement in the questionnaire given may because respondent are already concern about the safety of the house. The house must have a certificate from the local council for make sure the house are safe to occupant. Beside that, most of the respondents choose to agree to the statement may because respondent are already concern about the safety of the house. Unpermitted work is considered to be a hazard, and their insurance company may not be willing to cover any damage that results from it. In analysis, almost of respondent disagree with this statement because they may be unprofitable to tear down of their house to obey with the local council.

The discussion arise that can be found in the statement, it can be conclude that the renovation work can often be dangerous. There is a risk of accidents, such as falls, electrical shocks, and fires. The Municipal Council can help to reduce this risk by ensuring that all renovation work is done by qualified contractors who follow safety regulations. It also can be concluded that, from this analysis, the respondent already concerns with the noise. By taking these steps, the Municipal Magistrate can help to ensure that house renovation activities do not disrupt the surrounding area or cause noise disturbances at inappropriate times.

Beside that, about 45.5% of the respondent choose to stay with moderate with the statement may because they may not agree with tax they had to pay and also about 41.6% agree with the statement that getting approval from the Municipal Council is not appropriate because they have no knowledge about the safety and the

requirement that the local council had be set for make sure that the building are safe to occupant. Beside that, from the analysis gather from respondent, most of them choose to agree and disagree with the statement because some of they have no knowledge about the safety and the requirement that the local council had be set for make sure that the building are safe to occupant. Lastly, analysis gather, about 72.3% choose to strongly agree to not agree with the statement. This is because, if they want to renovate their house, they need to pay to the local council for the approval and they also have to pay additional tax yearly after approval had been approve by local council.

Part D : Perspective and Recommendation

Almost 73 respondents choose to strongly agree from the statement that educate homeowners about the importance of obtaining permits. This is because permits help to ensure that house owner renovation work is done safely and correctly. The Municipal Council will have regulations in place that govern how houses can be renovated. These regulations are in place to protect the safety of residents, to ensure that the renovation work is done properly, or to protect the surrounding environment. Besides that, analysis from the statement given, 85 respondents choose to strongly agree from the statement that make the permitting process more accessible and affordable. This shown that, respondent really want to the government or local council to low the price of having a permit of doing renovation house. Moreover, from questionnaire, about 75.2% from the respondent want to enforcement of the building code. This shown that, respondent already concern about the law that have been set from local government. Educate homeowners about the importance of obtaining permits. As mentioned earlier, permits help to ensure that renovation work is done safely and correctly, and they can help to avoid fines or penalties. By educating homeowners about the importance of permits, it can help to reduce the number of illegal house renovations.

Based on the statement, almost 43.6% of respondents choose to disagree from the question that the thoughts on the current regulations for home renovation. This may due to cost of having approval are burden house owner to submit their request for renovating their house. The analysis of the questionnaire, almost 43 of respondents choose to agree with the question given that regulations are too strict. Some people believe that the regulations are necessary to protect the safety of residents, to ensure that the renovation work is done properly, or to protect the surrounding environment. Others believe that the regulations are too strict and that they make it difficult for homeowners to renovate their homes. Lastly, Permits help to ensure that your renovation work is done safely and correctly. The local government will have regulations in place that govern how houses can be renovated. These regulations are in place to protect the safety of residents, to ensure that the renovation work is done properly, or to protect the surrounding environment. By obtaining a permit, you can be sure that your renovation work is compliant with all regulations

CONCLUSION

Prior to the research, a primary study was conducted in order to provide a thorough and comprehensive literature review. With a focus on factors contributing to illegal house renovation from the perspective of the house owner, this literature study was put together utilizing information and previous research from other academics. The study successfully identified a wide range of problems that frequently occur once renovating houses. All of the important and related aspects of the study's scope were established prior to the survey procedure starting with the distribution of survey questionnaire forms. The surveys include a range of questions and topics. 101 respondents from various locations in the Sungai Petani Area have responded to the survey, which was distributed online using Google Forms.

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Tarikh : 20 Januari 2023

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Setuju.

27.1.2023

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