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SEMINAR ON BUILT
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(USBET) 2023**

**SUSTAINABLE BUILT
ENVIRONMENT**

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THE PREFERRED FACTORS OF ACCOMMODATION AMONG OFF-CAMPUS STUDENTS

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ABSTRACT

Due to the economic growth during the pandemic that has slowly recovered, college demand is high because most of the students prefer to stay on campus, but the supply of hostel accommodation for the students is low. The ultimate aim of this research is to identify the issues related to the preferred housing rental of off-campus students. Therefore, the objective of this research is to identify the preferred residential rental area among off-campus students. The population for this study is 1,208 off-campus students at Universiti Teknologi MARA, Seri Iskandar (UiTMSI). The sample size of this research is 292 respondents needed for data collection by using the simple random method. In order to answer the research question, the questionnaire has been distributed via Telegram and WhatsApp to off-campus students as primary data. Literature reviews that have been conducted are relevant to this topic and serve as secondary sources of information. The data collection has been analysed using Descriptive Analysis in SPSS Version 28.0. The finding reveals that the popular residential area is Bandar Seri Iskandar (SIDEK) because of its proximity to the campus. It is important for the Higher Education Institution (HEI) and government to set the standard requirements for the private market rental regarding the accommodation facilities so that the students will have the basic facilities with an affordable and comfortable residential rental.

Keywords: *Off-campus, Students, Residential Rental, Factors*

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INTRODUCTION

The existence of a university as an institution of study plays a very important role in the depletion of property and the growth of an area. Therefore, Universiti Teknologi MARA (UiTM), Perak Branch is committed in all efforts that lead to the excellence of UiTM's aspirations to become a world-class higher education centre and to be the best university. Thus, the higher education sector's rapid rise has led to an increase in student population. The expansion of local real estate will be impacted by the growing enrolment students in higher education. It is because there are more students were enrolled than the university can accommodate. Students must therefore find private housing in close proximity to their schools by University of Maryland (2012), resulting in "studentification," a word used to characterise the impact of a large number of college and university students coming into an already existing residential area and having a noticeable impact on the neighbourhood's social, cultural, physical, and economic life. Students who live off campus are those who do not live in university-owned or -operated accommodation (Hubbard, P., 2009).

Problem Statement

The economy worldwide became productive. The college demand is high because most of the students prefer to stay on campus, but the supply of hostel accommodation for the students is low. This happened when the number of students enrolled was much higher than the college could accommodate. For example, UiTM Shah Alam is a great illustration of this problem because practically everywhere on campus, the quantity of available dorm rooms is inadequate compared to the number of students enrolled. Consequently, there is a significant student population in the surrounding neighbourhoods. According to Syed Hassan et al. (2021), students who choose to live off-campus in privately supplied housing units face a number of challenges, including safety and convenience concerns. The same goes for UiTM Seri Iskandar, where the off-campus students have a hard time choosing the ideal type of housing according to their own satisfaction. Therefore, this study is about identifying the preferred residential rental area among off-campus students at UiTM Seri Iskandar (UiTMSI).

Research Objective

This research objective is to identify the preferred residential rental area among off-campus students.

LITERATURE REVIEW

The Preferred Residential Rental Area Among Off-Campus Students

Housing Preferences is one of the related aspects to measure the matrix of off-campus student housing preferences of off-campus students. Firstly, location. A place to reside is often associated with transportation costs, security of jobs, moving expenses, and more time for daily activities. Next, rental tenure. According to Helmi et. al., (2013) indicated that the type of housing tenancy by students does reflect student references. It was found that students who reside off-campus have the options to live with their parents, live in their own property, rent a house, or rent a room and the results showed that off-campus students are likely to select a rental house in their duration of study.

Other than that, housing type since different types of housing may have different effects on the off-campus students' housing preferences. It is necessary to ascertain whether different housing types preferred by the off-campus students have the effect in reducing the cost of housing rental payment, (Allis N., and Ismet B.H., 2012). Students often take into consideration various aspects of housing and will decide based on their preferences and not necessarily to fulfil their needs. Based on the reviews of students' housing preferences, it was clear that students' housing preferences are always constrained by the levels of income.

According to Mohd, T. (2014) the rental cost is important to evaluate the housing preference when the limitation of sources of income by the sub-market groups (off-campus students) has significant effect to the house of multiple occupations where they tend to reside in high number of occupants and trade-off comfort in order to minimise the cost of rental per person. Lastly, quality aspect is that requires reviews on off-campus student housing as it is one of the three main variables in the "Housing Choice Hierarchy", (NelKorevaar, D., 2004). A decision on the selection of housing will definitely be based on the quality of the housing and sometimes, may result in paying additional housing rental cost (Johari et al., 2017).

The Preferred Factors of Accommodation Among Off-Campus Students

These are the factors of accommodation that needs to be fulfil by coupled cooperation between government and private market rental in order to provide the quality of housing rental for the off-campus students so that they also can have the basic subsidies as students who stay in campus.

Accommodation Facilities

The review identifies the five objective components of housing quality, including housing unit features, public amenities, social environment, housing unit support services, and neighbourhood facilities by (Mohit & Azim, 2012). Moreover, the

students from more affluent backgrounds tend to prefer living in rented houses or condominiums or in single rooms rather than with several roommates.

Proximity to The Campus

Students typically prefer off-campus housing that is conveniently located near the campus, preferably within walking distance, and close to classroom, laboratory, library, cafeteria, sports, and recreation facilities. The review notes that the distance from the campus is one of the fundamental issues students experience in off-campus housing, especially when there are no easily obtainable rental properties in close proximity to the university setting by (Ajayi, 2015). Non-resident students who live in rental house typically prefer to be in close proximity to the HEI campus, as it helps them save on transportation costs.

Cost of Renting

According to Raihan et al. (2018), many academics claimed that living on campus is less expensive than off-campus student accommodation, especially in public HEIs where many governments viewed education as a social service and granted subsidies to students. The authors of the study provided hard data on the differences in the price of student accommodation at HEIs and in the private rental market. The review also notes that the market rent will not be abnormally expensive in areas where there is a large supply of off-campus student accommodation.

Security

The importance of a safe and secure environment for students' living situations. According to Muslim et al. (2012), security concerns must always be prioritized, and there is an urgent need to ensure students' safety in all educational environments. It also mentioned that a safe and secure environment is crucial for students to focus on their studies. The importance of ensuring the safety of the student and their belongings is also emphasized.

Neighbourhood

The neighbourhood's social character can significantly impact the conditions of off-campus student housing. The study emphasizes that the safety of students staying in private hostels is at stake and must be safeguarded at all costs. According to Omar et al. (2009), the high rate of crime in the area can motivate homeowners and long-term inhabitants to sell their homes and move to a safer neighbourhood.

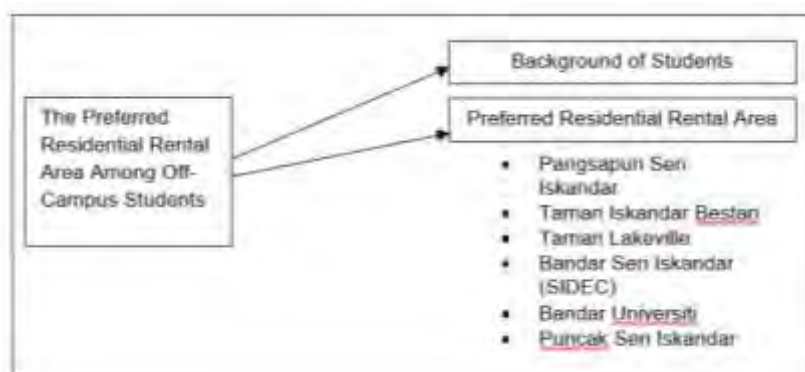
House Owner

HEIs are increasingly reliant on the private rental market to meet the needs of their growing student populations because student enrolment has outpaced the institutions' capacity to provide adequate accommodation. The study emphasizes that the private rental market is the only option for many students, and this has led to

a shortage of affordable and suitable accommodation. According to Sen & Antara (2018) house owners play a crucial role in providing off-campus student housing, and their perspectives are essential in understanding the conditions of off-campus student housing.

Number of Students Allowed to Stay in A House

According to Rugg et al. (2020), due to a lack of suitable student housing, college students in the private sector will settle for virtually any form of dwelling in the vicinity of their HEI. The number of students allowed to stay in a house is not always regulated, and some houses are transformed from family living houses to dormitories, which can lead to overcrowding and safety concerns.



(Source: Researcher, 2023)

Figure 1: The Preferred Residential Rental Area Among Off-Campus Students

RESEARCH METHODOLOGY

For research methods, the selection area of this study is only for off-campus students at UiTM Seri Iskandar. Therefore, to achieve the research objective, primary data has been obtained by distributing a questionnaire from a Google Form that consists of four items in Section A regarding ‘Background of Respondents’ and one item in Section B regarding ‘Preferred Residential Rental Area Among Off-Campus Students’. The questionnaire has been distributed by sending the link through WhatsApp and Telegram groups and also by hand. For the secondary data, the previous literature has been gathered, and information regarding the population of off-campus students has been obtained by the Non-Resident Office. The population of off-campus students is 1,208. To collect the data, a simple random method was used, and for the determination of sample size based on Krejcie and Morgan Table, 292 respondents were needed. The data collection has been analysed by using Descriptive Frequencies, namely mode, in SPSS Version 28.0.

RESULTS AND DISCUSSION

This section will be discussed about the descriptive statistics related to the background of respondents' and research objective i.e., the preferred residential rental area among off-campus students. Table 1 shows the respondents background meanwhile Table 2 shows the preferred factors of accommodation among off-campus students.

Table 1: Respondents' Background

| Variables | Items | | Frequency, <i>n</i> | Percentage, % |
|-------------------|------------------------|-------|---------------------|---------------|
| Gender | Male | | 161 | 55.1 |
| | Female | | 131 | 44.9 |
| | | Total | 292 | 100.0 |
| Age | 18 - 20 years old | | 60 | 20.5 |
| | 21 - 23 years old | | 219 | 75.0 |
| | 24 years old and above | | 13 | 4.5 |
| | | Total | 292 | 100.0 |
| Education Level | Diploma | | 201 | 68.8 |
| | Degree | | 91 | 31.2 |
| | | Total | 292 | 100.0 |
| Financial Support | PTPTN | | 186 | 63.7 |
| | JPA | | 22 | 7.5 |
| | MARA | | 19 | 6.5 |
| | Self-funded | | 65 | 22.3 |
| | | Total | 292 | 100.0 |

(Source: Researcher, 2023)

As for gender, it shows that the percentage of male respondents who have answered the questionnaire is higher than the percentage of female respondents, which is 55.1% higher than 44.9%. Next, the majority of off-campus students who have answered the questionnaire are between 21 and 23 years old, with the highest frequency and percentage of 219 and 75.0%, respectively. Apart from that, the highest level of education for off-campus students that has been obtained through a questionnaire is a diploma, followed by a degree. Each frequency and percent for diploma are 201 and 68.8%, while degrees are 91 and 31.2%. Moreover, the highest financial support that has been applied for by the most students is PTPTN, with 186 respondents and a 63.7% percentage.

Table 2: Preferred Residential Rental Area Among Off-Campus Students

| Variables | Items | Frequency, <i>n</i> | Percentage, % |
|----------------------------|------------------------------|---------------------|---------------|
| Preferred Residential Area | Pangsapuri Seri Iskandar | 52 | 17.8 |
| | Taman Iskandar Bestari | 12 | 4.1 |
| | Taman Lakeville | 35 | 12 |
| | Bandar Seri Iskandar (SIDEK) | 166 | 56.8 |
| | Bandar Universiti | 26 | 8.9 |
| | Puncak Seri Iskandar | 1 | 0.3 |
| | | Total | 292 |

(Source: Researcher, 2023)

The highest frequency of preferred residential rental area among off-campus students is Bandar Seri Iskandar (SIDEK), with 166 respondents and 56.8%. According to location, Bandar Seri Iskandar (SIDEK) is the nearest residential area to the campus, which makes it easier and less burdensome for them to go to the campus. Then, followed by Pangsapuri Seri Iskandar, which is the second highest choice by 52 respondents and 17.8%, this is the new residential area that attracted students to stay in because it is complete with security guards to take care of the residents' safety. Last but not least, Taman Lakeville is preferred by 35 respondents, and the percentage is 12%.

Table 3: Preferred Factors of Accommodation Among Off-Campus Students

| Variables | Average Mean | Rank |
|---|--------------|------|
| Proximity to The Campus | 4.55 | 1 |
| Security | 4.54 | 2 |
| Accommodation Facilities | 4.52 | 3 |
| Neighborhood | 4.46 | 4 |
| House Owner | 4.44 | 5 |
| Number of Students Allowed to Stay in The House | 4.31 | 6 |
| Cost of Renting | 4.20 | 7 |

(Source: Researcher, 2023)

The table above shows that the first ranking of variables is "Proximity to The Campus" which is mean of average 4.55 and followed by the second ranking is "Security" which mean the average mean is 4.54. The third rank of variables is 4.52 which is "Neighbourhood" and the fourth rank is 4.46, "House Owner". Lastly, the sixth and seventh rank is "Number of Students Allowed in The House" and "Cost of Renting" which are 4.31 and 4.20 respectively.

CONCLUSION

Based on the research objective regarding identifying the preferred residential rental area among the off-campus students, Bandar Seri Iskandar (SIDEK) is the most preferred residential rental area. The reason why Bandar Seri Iskandar (SIDEK) is the preferred residential area is referring to the preferred factors of accommodation whereby proximity to the campus is the main concern for the students when they live out of campus. For instance, SIDEK is the nearest residential area to the main campus, which means they can go to campus within walking distance. The recommendations are based on the findings of the study and aim to address the challenges faced by off-campus students in finding suitable accommodation by improving the quality and requirements of housing rental for off-campus students. The recommendations for future are include encouraging the development of purpose-built student housing to meet the growing demand for off-campus housing and implementing regulations to ensure that off-campus housing meets minimum safety and quality standards. Lastly, provide financial assistance to students to help them afford suitable off-campus housing and establish partnerships between universities and the private rental market to improve the availability and quality of off-campus housing.

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Tarikh : 20 Januari 2023

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Sekian, terima kasih.

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