COLLEGE OF BUILT ENVIRONMENT

UNIVERSITI TEKNOLOGI MARA

COMMUNITY PERCEPTION OF ABANDONED RESIDENTIAL BUILDINGS IN KLANG, SELANGOR

Academic Project in Partial Fulfilment of the

Requirements for the award of the Degree

Bachelor of Estate Management (Hons)

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ABSTRACT

In Malaysia, the issue of abandoned residential buildings has grown to be a significant urban concern, especially in rapidly developing areas unfinished construction, deteriorating structures, and a lack of maintenance are common characteristics of abandoned buildings, which lead to many social, economic, and environmental problems. Abandoned buildings, which are frequently connected with urban decay and neglect, represent substantial threats to the well-being and social cohesion of surrounding communities. In addition, deterioration, danger, and criminal activity are among the negative imagery that is commonly associated with these structures. Therefore, the perception and general well-being of those who live close by are greatly impacted by abandoned residential buildings. This study examines community perceptions of abandoned residential buildings in Selangor, with an emphasis on their psychological impacts. The objective was to figure out the psychological impacts of community living near abandoned buildings. A quantitative research methodology was used, with structured questionnaires distributed to 105 respondents. SPSS statistical analysis highlighted important issues, such as increased fear of crime, decreased sense of security, and fewer social connections. The findings found that the most important psychological impact is fear of crime. This study emphasizes the significance of focused interventions by stakeholders to rehabilitate abandoned houses and restore urban livability. These findings offer useful information to politicians and urban planners in addressing the negative effects of abandoned residential buildings

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CHAPTER 1

RESEARCH BACKGROUND

1.1   Introduction

This study had five chapters which are an introduction, literature review, research methodology, data analysis and findings, and finally conclusion and recommendations. This chapter describes the primary focus of this study, which are the problem statement and research background, research questions, research aim and objectives, scope of research, research limitations, significance of research, and chapter summary.

1.2   Background of Research

The buildings that have been left unattended and uninhabited for a long time are known as abandoned buildings. Abandoned buildings can cause many factors such as population shifts, natural disasters, industry changes, and economic downturns, that can lead to these buildings (Mallach, 2018). According to Ariffin et al., (2018), abandoned housing projects in Selangor, Malaysia are prevalent, leading to various social and economic difficulties for the impacted communities. Ariffin et al., (2018) identify many reasons for abandoning housing developments in Selangor. The factors consist of economic challenges encountered by developers, poor handling of building projects, and regulation obstacles. These challenges frequently cause projects to be delayed or stopped altogether, leaving residential buildings unfinished and deserted. Moreover, National House Buyers Association, (2022) the increasing presence of "sick" or stalled housing projects in Malaysia underscores the broader systemic challenges in the housing industry that contribute to this issue.