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INCREASING ON HOUSING DEMAND:
EFFECT ON PRICE AND THE ENVIRONMENT

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ABSTRACT

Nowadays, housing is a universal problem because it's a vital need to every human being. Malaysia has made great strides in meeting the basic needs and wants of its citizens in relation to housing. Housing demand continues to increase from time to time. As a result, it affects housing prices and the environment. Malaysia has experienced significant price growth every year and grows at high rates. In addition, to meet housing demand, there are many new housing developments built in the city is rapidly developing to meet the demand for housing and this development affects the environment. The objectives of this research are to investigate the factors contributing to the hike in housing price, identify the issues and problems that occur in housing development, and the effects of the construction industry on the environment in residential areas. The objective of this study was achieved through research from various sources such as textbooks, journals, and etc that related to this research and this research was supported by questionnaire and informal interviews. From the investigation and research that has been made, this research shows that the increasing of housing demand can cause house prices to be very high because the value of the land itself and the limited area to develop residential areas. Increased demand for housing can also affect the environmental impacts of new housing development that could lead to natural disasters such as floods, landslides, and so forth.

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1.1 INTRODUCTION

House is a building or structure that has the ability to be occupied for dwelling by human beings or other creatures. In some contexts, 'house' may mean the same as dwelling, residence, home, abode, lodging, accommodation, or housing and etc.

In addition, housing units can be defined as structurally separated room or rooms occupied by private households of one or more people and having separated access or a common passageway to the street. People build house for live and work changes, so the builder must to ensure that the occupant safe, comfortable and protected from diverse weather and natural disasters, pest, vermin and disease, and to guarantee that the shelter suits the needs of the occupants (Ashmore, 2004).

There have several types of housing. The types of housing can be divided into two categories. The two categories are 'landed properties' and 'subdivided building'. For the landed properties, there has terraced house, semi-detached house and bungalow. For the subdivided building, there has apartment and condominium.

Nowadays, housing is a universal problem because it's a vital need to every human being. Malaysia has made great strides in meeting the basic needs and wants of its citizens in ration to housing. The development countries have severe housing needs. Day