



**COLLEGE OF BUILT ENVIRONMENT
UNIVERSITI TEKNOLOGI MARA PERAK**

**RESIDENTS' PERCEPTION TOWARDS THE IMPACT OF FLOOD
DISASTER TO THE HOUSING PRICE IN SEKSYEN 25, SHAH ALAM,
SELANGOR**

**Academic Project Submitted in Partial Fulfillment of the Requirements
for the award of the Degree
Bachelor of Estate Management (Hons)**

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SEMESTER MARCH 2024 – AUGUST 2024**

STUDENT'S DECLARATION

Title of Academic Project:

RESIDENTS' PERCEPTION TOWARDS THE IMPACT OF FLOOD DISASTER TO
THE HOUSING PRICE IN SEKSYEN 25, SHAH ALAM, SELANGOR.

I hereby declare that this academic project is the result of my own research except
for the question and summary which have been acknowledged.

Signature :

Name of Student : Anis Salwa binti Muhamad Zalizan

Date : 05 July 2024

SUPERVISOR'S DECLARATION

Title of Academic Project:

RESIDENTS' PERCEPTION TOWARDS THE IMPACT OF FLOOD DISASTER TO
THE HOUSING PRICE IN SEKSYEN 25, SHAH ALAM, SELANGOR.

I hereby declare that I have read this academic project and in my own opinion it is
sufficient for the award of Bachelor of Estate Management (Hons)

Signature :

Name of Supervisor : Puan Najma binti Azman

Date : 05 July 2024

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ABSTRACT

Flood is a natural disaster that become a phenomenon in Malaysia every year due to monsoon. During monsoon session, Malaysia experiences occasional raining sessions. This has cause flash floods in the recent years especially in the big cities and damaged the property including disruption service. Property damage will cause impact to the property value in open market. The aim of this study is to investigate the residents' perception towards the impact of flood disaster to the housing price in Seksyen 25, Shah Alam, Selangor. Furthermore, the objective for this study is to identify the factor that influence flood and analyse the impact of flood to the housing price. This study has used quantitative approach which using Google Form as an instrument in order to get the data collection. There are 38,812 populations in Seksyen 25, Shah Alam but the sample size needed is only 380 respondents. The questionnaire has been distributed by using social media platform such as WhatsApp, Telegram and Facebook to the residents who are living there. The data collection has been analysed by using Statistical Package for the Social Science (SPSS). Thus, the findings shows that the main factor of flood in Seksyen 25, Shah Alam is due to poor drainage system. This factor has the highest mean among others. It followed by rapid and uncontrolled development, urbanization as well as natural environment. Thus, majority of the respondents agree that there is a depreciation value to the property in open market due to the impact of flood. It explained that the property price will be reduce due to flood hazard. Thus, the government agencies should make an improvement to their service in managing flood and make a collaboration with the contractor or developer. The potential buyer also needs to prepare and have knowledge before renting or buying their property in the future.