



**COLLEGE OF BUILT ENVIRONMENT
UNIVERSITI TEKNOLOGI MARA**

**DETERMINANTS OF OVERHANG IN AFFORDABLE HOUSING: A CASE
STUDY OF MUKIM SITIAWAN, PERAK**

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

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STUDENT'S DECLARATION

Title of Academic Project:

DETERMINANTS OF OVERHANG IN AFFORDABLE HOUSING: A CASE
STUDY OF MUKIM SITIAWAN, PERAK

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

Signature :

Name of Student : AHMAD AJADMUQRIE BIN KHAIRUL ALIZA

Date : 13/7/2025

SUPERVISOR'S DECLARATION

Title of Academic Project:

DETERMINANTS OF OVERHANG IN AFFORDABLE HOUSING: A CASE STUDY OF MUKIM SITIAWAN, PERAK

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

Signature : 

Name of Supervisor : NORDIYANA BINTI ABDUL AZIZ

Date : 13/7/2025

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ABSTRACT

Affordable housing overhang has become a critical issue in Mukim Sitiawan, Perak, affecting the efficiency of the housing market and the accessibility of homes for lower-income groups and middle-income groups. This research investigates the key determinants of overhang in affordable housing specifically in Mukim Sitiawan, Perak. The research is guided by two research objectives. The first objective is to identify the determinants of overhang in affordable housing and the second objective is to analyse and rank the most determinants of overhang in affordable housing from industrial players perspective which are housing developers and estate agents. Data was collected from secondary sources such as articles, journals and websites to design the interview question. This research uses qualitative method, and semi structured interviews were conducted with three estate agent and two housing developer that selected from purposive sampling. This research found that determinants of overhang affordable housing are location preferences, household income, house design public facilities and neighbourhood surrounding. Based on the interview session, three form five respondents agreed household income is the main determinant of overhang affordable housing in Mukim Sitiawan, Perak. This research contributes valuable insights for policymakers, developers, and investors by highlighting the underlying determinants of overhang and actionable recommendations to mitigate this issue, ultimately enhancing the effectiveness of affordable housing in Mukim Sitiawan, Perak.