



**COLLEGE OF BUILT ENVIRONMENT
UNIVERSITI TEKNOLOGI MARA**

**A STUDY ON TRANSITION STRATEGIES FROM RENTING TO BUYING A HOME
AMONG YOUNG GENERATION IN SERI ISKANDAR, PERAK**

**Academic Project Submitted in Partial Fulfilment of the Requirements
for the Award of the Degree
Bachelor of Estate Management**

**MUHAMMAD FAIZ REZZUAN BIN ZAMZURI
2023534848
SEMESTER
MARCH – AUGUST 2025**

STUDENT DECLARATION

Title of Academic project:

A STUDY ON TRANSITION STRATEGIES FROM RENTING TO BUYING A HOME AMONG
YOUNG GENERATION IN SERI ISKANDAR, PERAK

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

Signature : _____

Name of Student : MUHAMMAD FAIZ REZZUAN BIN ZAMZURI

Date : 1 July 2025

SUPERVISOR'S DECLARATION

Title of Academic project:

A STUDY ON TRANSITION STRATEGIES FROM RENTING TO BUYING A HOME AMONG
YOUNG GENERATION IN SERI ISKANDAR, 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 : DR. SUWATI BATUL ISLAMIAH BINTI ABDULLAH SANI

Date : 1 July 2025

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ABSTRACT

In this study, the challenges that young adults in Seri Iskandar, Perak, between the ages of 18 and 30, face when they try to move from renting to owning a home are examined. These obstacles include rising real estate costs, limited financial resources, and a lack of knowledge about available alternatives. To evaluate the efficacy of six strategies Financial Literacy Programs, Financial Assistance and Incentives, Government Housing Initiatives, Rent-to-Own Schemes, Digital Platforms and Technological Interventions, and Affordable Housing Development a quantitative survey comprising 140 respondents was carried out. The data was analysed using SPSS version 27. Rent-to-Own Plans (RII: 0.7957) and Digital Platforms (RII: 0.7929) are the most effective tactics, according to the results, which are motivated by the demand for accessible digital tools and legal protections. The significance of financial support and education is highlighted by the high rankings of Financial Assistance and Incentives (RII: 0.7914) and Financial Literacy Programs (RII: 0.7857). While location accessibility was a major concern, Government Housing Initiatives (RII: 0.7829) and Affordable Housing Development (RII: 0.7886) received somewhat less attention. These results provide useful information that stakeholders, developers, and legislators can use to create focused interventions that improve financial stability and encourage long-term homeownership options for Malaysia's youth.