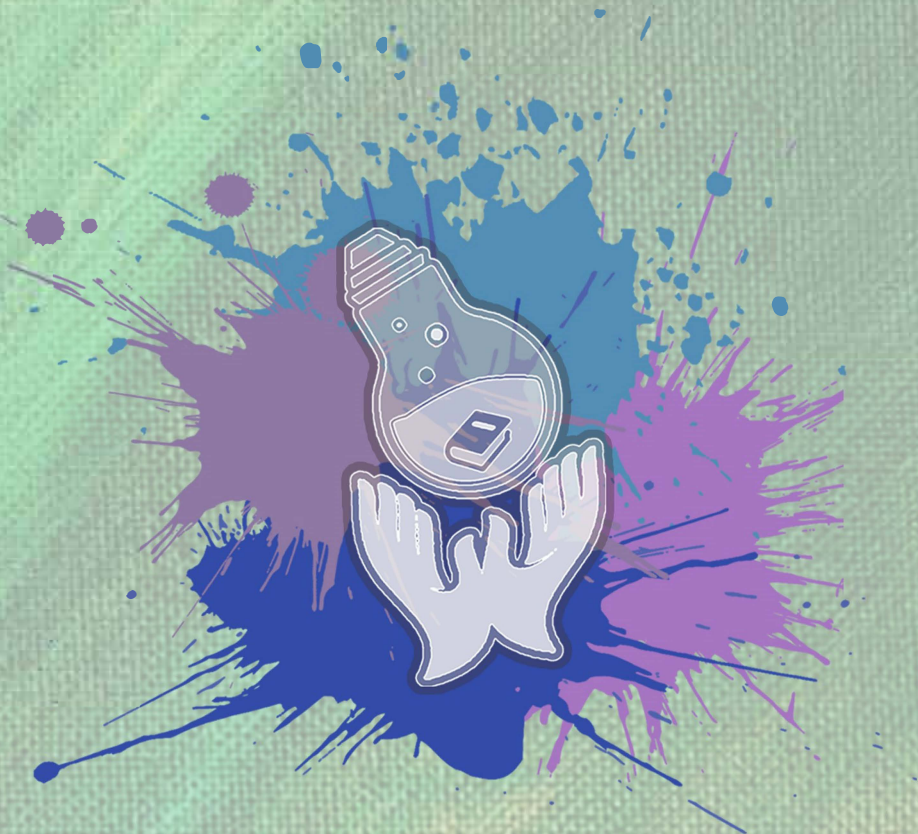UNIVERSITI TEKNOLOGI MARA

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THE STUDY OF PERCEPTION OF RESIDENTS ON THE IMPACTS OF LANDFILL TOWARDS THEIR PROPERTY VALUE.

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Abstract:
A landfill site which is also known as tip, dump or rubbish dump is the oldest form of waste treatment in the world. In this study, the objective is to examines whether true or not, house being located near to landfill has an impact on the residential property value. A conceptual framework was developed based on literature review of previous study. With the aim to accomplish of above, the quantitative method had been applied to collect the primary data by distributing 100 sets of questionnaire for resident live near to landfill in Papan, Lahat. The questionnaire has covered from the background of respondent, the current overview environment of the residential area, the opinion of respondent towards property value and the recommendation. By using Statistic Package for Social Science (SPSS) and Microsoft Excel, the data collected have been analyse. The result after calculating the mean distribution found that odour and air pollution are the current overview problems to the resident. While for the property, the result show that it gives bad impact to the infrastructure and facilities provided compared to the property value.

Keywords:
Landfills; Residential Property Value; Papan, Lahat; Air pollution.

1.0 INTRODUCTION

In the meantime of the modernization of country, the population has increased from year to year. Referring to population statistics released by the Malaysian Statistics Department in 2017, the population has increased by 1.3% compared to 2016. What needs to be emphasized is the problem that arises and requires more attention such as waste management. This should be one of government focus because improper management effect will cause various environmental problems such as air pollution, odour, water, population health and also to the property in terms of building structure problems. Landfill is needed for the country who did not have a specific way to eliminate rubbish or waste, so landfill is the answer for get rid rubbish from our environment.

1.1 Problem Statement

The problem statement is that major problems faced by the locals were the roofs of houses and vehicles that now rapidly rusted the effects of chemical gas emissions resulting from the rubbish (Harian 2018). Besides, waste disposal of food is not just a waste that threatens the environment but also produce high methane gas as well as highly dirty solids that affect the rivers and underground water sources (Bernama 2017).

2.0 LITERATURE REVIEW

Referring to research paper prepared by National Solid Waste Management Association(NSWMA) in Modern Landfills: A Far Cry from the Past stated that new technique use for waste management are more efficient compare to previous. The facts is, in 19th Century, many cities realized that throwing waste into the streets were caused problem in terms of health, environment and political. In response, the government created garbage collection and disposal systems using horse-drawn carts to collect rubbish (Association 2006).

2.1   Definition of Landfill

Based on Cambridge dictionary, the definition of landfill is the process of getting rid of large amounts of rubbish by burying it, or a place where rubbish is buried. McDougall et. al (2008) defined waste as, "the by-product of human activity which contains the same material as are found in the useful products, it only differs from useful products by its lack of value".

2.2   Impact of landfill to the Property Value

In recent research, the higher the property price at an increase average of 6% for the four landfills (Akinjare et al. 2011). Reichert, SmaIl, and Mohunty analysis conclude that closing the landfill reduced the percentage of respondent classifying the landfill as high risk by 24%. These findings also suggest that housing prices would have been 7.2% higher if the landfill had never been built (Alan K. Reichert 1991).

3.0   METHODOLOGY

In this research, the researcher adopts the quantitative approach to collect data and information from respondents. The questionnaire has been distribute in Taman Lahat Indah and Kampung Baru Bukit Merah located in Papan, Lahat Perak that involves 100 respondent randomly choose. The questionnaire are take about 5-10 minutes to answer. The primary data collected by using structured questionnaire which have divided into 5 section. The first section were the demographic data with close structure about the respondent such as gender, race, age, marital status, education, employment and so on. While for the section B is more on the overview of surrounding environment in the vicinity. Next, the section C is the perceptions of respondents of the impact of the landfills towards the property value. Lastly, the section D is the recommendation and section E is the open structure for the comment and any added opinion about the landfills. Then data gathered will be analyzed by using Descriptive Analysis in SPSS Version 22 and Microsoft Excel.

4.0   ANALYSIS AND FINDINGS

4.1   Analysis Method

The result obtained from data collection after distributing questionnaire to the resident lives near to the landfills. The result obtained to analyse either the objective of this research can be achieve. The section A is nominal scale where the respondent just to tick the answer from close structure about their background such as gender, age, marital status, education, employment, the period live in the vicinity, and others. While, in section B and C are question in Likert Scale. The likert scale are categorized into four(4) levels to show their agreement of each question. Likert scale levels 1 as "Strongly Disagree", 2 as "Disagree", 3 as "Agree" and 4 as "Strongly Agree". While for section D, I use to list out the recommendation that need to be intensified and I use the level of importance to show the level of importance for each of recommendation.

4.2   Findings

By analyse the questionnaire of respondent, the highest mean distribution is the odour problem with mean 3.07. While the second highest problem is insect and cockroach with mean 2.71. So, this environment problem can be considered as the biggest issue that may contribute to the decrease or increase of property price.

Figure 1 shows the result of respondent from Section C which discussing on the resident's perception of landfill towards the property value. The perceptions of landfills towards the property value have conclude that highest mean distribution are the bad impact to the infrastructure and facilities provided. This impacts have been state in the problem statement where it looks like the chemical gas emission is really affect the external structure of property which near to dumpsite. While, the second highest have analyse that respondent perceptions are the further the landfill with the property, the highest the price of property.
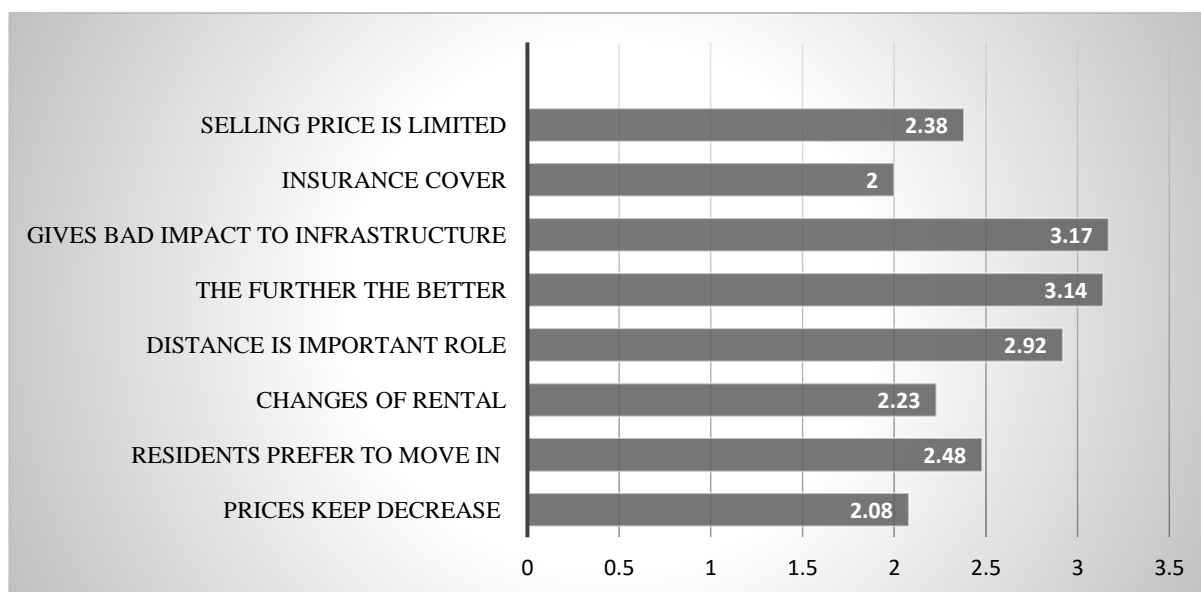
Figure 1: Perceptions of landfills towards the property value

5.0 CONCLUSION

From the findings, the study can conclude that the property that built near to landfill may affect by air pollution or odour even the landfill well maintains because of the flow of air. And then, the property value may affect by the impact to the infrastructure of it that may acquire amount of money to sustain in good function or better view. While, for the recommendation, the time for Malaysia move to another step forward to establish modern compacting machinery for compact the landfills waste so as to reduce methane gas leading to air pollution that often constitute health hazards. Besides, recycling programs need to be intensified between local authorities and residents on a regular basis.

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