

CENTRE OF STUDIES FOR BUILDING SURVEYING  
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A STUDY ON FACTORS DETERMINE  
HOMEOWNERS' UPKEEP BEHAVIOUR

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## ABSTRACT

Over the decades, the housing construction industry in Malaysia experienced a continuous rapid growth. Housing developments constructed needs upkeep due to overcome the degradation problems. Upkeep is an essential works to restrain degradation and issues of poor property condition. However, Malaysia as a moving country is still premature of dwelling upkeep. Despite of low conscious of dwelling upkeep; the regulation, standards and guidance of dwelling for non-strata titles are yet, not been established. This has leded many homeowners' upkeep their dwelling based on their interest.

Thus, to ascertain the homeowners' behaviours, this research aims to establish factors influence the homeowners' upkeep behaviour towards their dwelling. Four main factors of homeowners dwelling upkeep behaviour from literature review which are to increase dwelling value, status element, comfort, and functional dwelling. Questionnaire was then developed in targeting homeowners' as sampling of the research. 114 questionnaires directly distributed to homeowners of three housing areas - 41 copies at Seksyen U5, 37 copies at Seksyen 7, 36 copies at Seksyen 17. SPSS Statistic was then used developed data collection from questionnaires.

In data collection it shows that, comfort is the highest intensity of homeowners to conduct upkeep in their dwelling. Homeowners factors of functional dwelling and increase dwelling value are also desirable however not conclusively agree as conducting upkeep because of comfort. Status element in the other hand, show respondents response is undecided but almost to disagree. The positive response of respondents of comfort factors shows that homeowner intent to conduct upkeep due for their self satisfaction and to have physically relaxed and satisfied with their dwelling condition.

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