



اُنِيْوَرْسِيْتِيْ تِيْكَنُوْلُوْجِيْ مَارَا
UNIVERSITI
TEKNOLOGI
MARA

UNIVERSITI TEKNOLOGI MARA

**STAKEHOLDERS AWARENESS OF
SUSTAINABLE HOUSING
DEVELOPMENT IN PERAK STATE.**

**ANIS SHAKIRAH BINTI
ABDUL RAHMAN**

MSc

August 2022

ABSTRACT

Sustainable housing is one of the development agendas for promoting sustainability. There is a common understanding that the housing and construction sector is one of the most important sectors concerning future sustainable development. After acknowledging many severe environmental issues and problems that have occurred recently including maintaining social and economic potential, the housing industry is the main choice to evolve towards sustainability. However, this desire is not welcomed by housing developers who still practice the conventional way. There are several findings of previous studies that relate this phenomenon to the fact that all players in the housing sector are not aware or even lack knowledge of the methods of sustainable housing. The continued practice in the traditional way is feared to have a major impact on the environment and human health in the future. Therefore, the purpose of this study is to identify stakeholders' awareness of sustainable housing in Perak State and their perceptions of sustainable housing developments. A structured questionnaire survey was developed to gather information from various stakeholders involved, such as local authorities, architects, designers, consultants, housing developers and contractors in Perak State. One hundred thirty-four (134) respondents were chosen using random sampling methods through email and phone. The quantitative data collected from this postal survey then will be analysed using the Statistical Packages for Social Sciences (SPSS) software. In addition, data were precisely analysed using descriptive and inferential statistics. The Relative Importance Index (RII) was used to measure the level of awareness of the sustainable housing concept among stakeholders in Perak State. The findings show the initial perception of stakeholders clearly understands the concept of SHD. This group believed they know very well, in fact, have been involved in SHD. On the other hand, culture and traditional beliefs are said to be the causes that limit the implementation of SHD in Perak. Nevertheless, results revealed a total of 52.3% of respondents have not aware of sustainable housing projects. This study also presents a conceptual framework for sustainable housing development in Perak State. The proposed conceptual framework is built on three significant attributes consisting of social, economic and environmental awareness.

ACKNOWLEDGEMENT

Alhamdulillah.

First and foremost, I would like to express my gratitude and thankful to Allah for this opportunity, to embark on my master and completing this long and challenging journey successfully. Also special thanks to my family who keep support me to finish my studying and fulfilled my needed when I'm having a hard time in finish it this dissertation.

Also, I am particularly gratitude to my supervisor Sr. Dr Norehan @ Norlida Binti Mohd Noor and my co-supervisor Sr. Dr Irwan Bin Mohammad Ali. Thank you for the support, guidance, patience and ideas in assisting me with this dissertation writing.

Finally, special thanks to my colleagues and friends for helping me along this period. This dissertation is dedicated to my loving father and mother for the vision and determination to educate me. This piece of victory is dedicated to both of you.

TABLE OF CONTENTS

	Page
CONFIRMATION BY PANEL OF EXAMINERS	ii
AUTHOR'S DECLARATION	iii
ABSTRACT	iv
ACKNOWLEDGEMENT	v
TABLE OF CONTENTS	vi
LIST OF TABLES	x
LIST OF FIGURES	xi
LIST OF ABBREVIATIONS	xii
CHAPTER ONE INTRODUCTION	1
1.1 Introduction	1
1.2 Background of Research	1
1.3 Problem Statement	4
1.4 Research Aim	7
1.5 Research Question	7
1.6 Research Objectives	8
1.7 Research Scope	8
1.8 Significance of Study	8
1.9 Research Methodology	9
1.9.1 First Stage	9
1.9.2 Second Stage	10
1.9.3 Third Stage	10
1.10 Research Outline	12
1.11 Summary	12
CHAPTER TWO LITERATURE REVIEW	14
2.1 Introduction	14
2.2 The Definition of Sustainability.	14
2.3 The Concept of Sustainable Development.	15

CHAPTER ONE

INTRODUCTION

1.1 Introduction

This chapter includes an introduction to the context of the study and generally describes the contents of the thesis. This chapter will overview a research process that includes problem statements, objectives, research question, the methodology been used, and the scope and limitation of the study will be explored. Then, the significance of the research and the summary of this chapter are highlighted.

1.2 Background of Research

The state of Perak, among four largest regions in Malaysia Peninsular. For decades, Perak has been the most important state as country's leading producer of tin ore (Ali, 2013). Therefore, is not surprising that Perak is one of the fastest growing and has a higher population density. In line with the Perak State Strategic Planning Policy 2020, the main target is to mobilize the potential of a sustainable environment preservation, and a prosperous community. However, based on the report of Perak State Structure Plan 2020 released in 2016, this policy has not been achieved.

Once again, through the Draft of Perak State Development Goal 2040 (Laporan Pemeriksaan Rancangan Struktur Negeri Perak 2040) the concept of 'sustainable, progressive, competitive and livable' was introduced and has become a tagline, with primary aim of enhancing the sustainability of development, economy management and natural resources in Perak. This intention should be achieved by 2040. In another hand, development known as 'Smart Growth' is also introduced. This concept emphasis the sustainable development application including 'infill' and 'brownfield' areas (Rancangan Struktur Negeri Perak 2040). Meanwhile, the statement from Perak Amanjaya Development Plan (Institut Darul Ridzuan, 2019) outlines environmental sustainability and protected resources through a deep emphasis on its importance and cooperation practices by all parties in its conservation and preservation.

This thesis places a focus to study the awareness level in sustainable housing