



**COLLEGE OF BUILT ENVIRONMENT
UNIVERSITI TEKNOLOGI MARA**

**HOMEOWNERSHIP CONSTRAINTS
AMONG YOUTH IN SHAH ALAM, SELANGOR**

**Academic Project Submitted in Partial Fulfilment of the Requirements
for the award of the Degree
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ABSTRACT

Homeownership is a complex endeavor accompanied by a multitude of challenges for individuals yearning to possess a property they can call their own. These challenges encompass a wide range of factors, including financial limitations, location-related obstacles, and various other constraints that profoundly influence the realization of homeownership aspirations. To promote affordable and accessible homeownership for individuals and families, it is imperative to recognize and confront these challenges effectively. In light of this, the primary objective of this study is to investigate the specific constraints faced by the youth in Malaysia regarding homeownership. This will be achieved through a comprehensive literature review, enabling the identification of the key constraints experienced by young individuals striving to own a home in Malaysia. Additionally, a survey form questionnaire was administered to gather data from a diverse sample of 117 respondents, providing valuable insights into the most significant constraints among the identified factors. Notably, the analysis of the data revealed that low monthly income, poor cleanliness of surroundings, and substandard workmanship were among the prominent constraints affecting youth homeownership. By examining these constraints in-depth, this study contributes to a comprehensive understanding of the unique challenges faced by young individuals in their pursuit of homeownership in contemporary times. [The findings of this research shed light on the multifaceted nature of these constraints and serve as a foundation for future initiatives and policies aimed at addressing and alleviating these challenges to facilitate homeownership among the youth population in Malaysia.](#)

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TABLE OF CONTENT

CHAPTER	ITEM	PAGE
	Title page	i
	Student's Declaration	ii
	Supervisor's Declaration	iii
	Acknowledgement	iv
	Abstract	v
	Table of Content	vi
	List of Tables	ix
	List of Figures	x
	List of Appendices	xi
CHAPTER 1	RESEARCH BACKGROUND	
	1.1 Introduction	1
	1.2 Problem statement	2
	1.3 Research objectives	3
	1.4 Scope of study	4
	1.5 Importance of research	5
	1.6 Brief research methodology	5
	1.6.1 Data collection method	6
	1.6.2 Data collection	7
	1.7 Chapter organization	8
CHAPTER 2	LITERATURE REVIEW	
	2.1 Introduction	9
	2.2 Definition of terms	9
	2.2.1 Homeownership and Malaysia's youth	9
	2.3 Constraints of homeownership among youth in Shah Alam	10
	2.3.1 Financial constraint	11
	2.3.2 Location constraint	12
	2.3.3 Environmental constraint	13
	2.3.4 Design constraint	14
	2.3.4 Developer-related constraint	15

CHAPTER 1

RESEARCH BACKGROUND

1.1 Introduction

Many housing policies, programmes and schemes have been implemented by both the states and the federal government of Malaysia with the objective to increase the rate of homeownership among Malaysia's youth. However, Baskaran et al. (2020), stated that the rate of homeownership remains low as the motivation in a having a home has decreased over the years, while renting became the youths' alternative. Besides that, affordability has also been a contributing factor to this issue. Ismail et al. (2021), supported this statement by emphasizing that the housing preferences of Malaysian youths as an important issue due to fact that the price of housing units are often unaffordable nowadays.

Ismail et al. (2021) also stated that the youths have developed into the primary section of the housing market so much so that they are constantly faced with housing options and decisions. Therefore, it will be counterproductive to put constant pressure on them to consider their options and to make decisions that could not only affect their lives, but also the housing market in general since they have become the primary section in it. Still, despite these pressures however, owning a home is still very much a major goal for everyone especially the youth, but they are also facing many constraints in their pursuit of owning a home for themselves.