



**COLLEGE OF BUILT ENVIRONMENT
UNIVERSITI TEKNOLOGI MARA**

**THE CHALLENGES FOR HOUSE BUYERS
DURING POST COVID19 PANDEMIC IN MALAYSIA**

**Academic Project Submitted in Partial Fulfilment of the
Requirements for the award of the Degree
Bachelor of Estate Management
(Hons)**

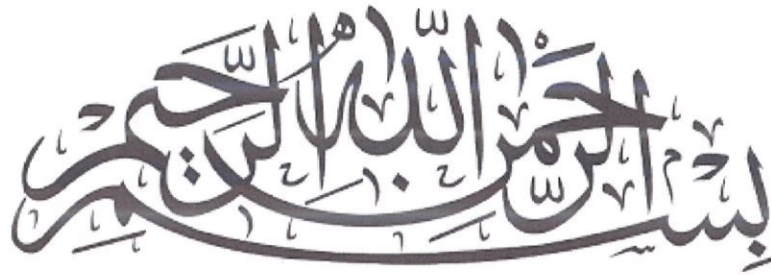
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ABSTRACT

The purpose of this research is that this research aims to understand on the challenges for house buyers during post Covid19 pandemic in Malaysia. The design/methodology/approach use for this paper is a research paper which present the challenges for house buyers during post Covid19 pandemic in Malaysia. This research exploring on the challenges affecting that contributing to the house buyer during post Covid 19 pandemic in Malaysia. The research comprised with three objectives which are (1) To determine the difficulties for house buyer to own a property before and after Covid19 pandemic in Malaysia, (2) To rank on the challenges that affect the house buyer, (3) To identify most suitable approach to be use to overcome the challenges for house buyer. The research used quantitative method where the past studies and questionnaire is conducted to get the data collection to be analyzed. The study will be conducted in Bandar Tenggara, Kulai, Johor since the population density in Johor is high and there about 302 respondents has responded to the research questioned. Research limitation from the research conducted is that the study is limit to the house buyer and the finding contribute to seven (7) challenges house buyer during post Covid 19 pandemic in Malaysia.

Key word: *Challenges, House buyer in Malaysia, Property Post Covid19*

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CHAPTER 1

RESEARCH BACKGROUND

1.1 Introduction

Property is a term describing anything that a person or a business has legal title over, affording owners certain enforceable rights over said items (Andrew Bloomenthal, 2022). Property as for living purposes is highly demanded in Malaysia as the population in Malaysia has growth as of Monday 28 November 2022, 33,361,483 (Worldometer, 2019) has been registered. The population growth has urge for more new housing or township need to be open as in the context of living necessary where day by day there will be new family to be born.

Despite the needed of property to be develop the real estate sector has strongly been affected when Covid-19 hits Malaysia. The downfall of the sector has been continuous for almost 2 years since 2020 as there are many people in Malaysia has lost their job during their time and some of existing buyer cannot afford to pay the rent as usual. The effect of Covid-19 has triggered a dominoes effect to various sector until recently when the economy of Malaysia has slowly begun to operate as Malaysia economy has more smoothly incline. The effect of this is the increases of overhang and abandoned property in Malaysia. The study is conducted to know on why house buyer trend has slowdown in real estate sector post Covid-19 pandemic as the supply of property is bigger than the demand as for now, November 2022.