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**FACTORS CONTRIBUTING HIGH-RISE RESIDENTIAL OVERHANG  
(DISTRICT OF KINTA)**

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

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## **ABSTRACT**

Perak has been ranked fifth in terms of residential overhang, with 2,611 unsold units. Among the district in Perak, Kinta has the highest number of residential overhangs, specifically with 1,369 unsold high-rise units. Property overhang occurs when a property has obtained a Certificate of Fitness for Occupation (CFO/CCC) or Temporary Fitness Certificate for Occupation, but remains unsold for at least nine months despite being actively advertised. The main objective of this research is to identify the factors that contribute to high-rise residential overhang in the district of Kinta. Qualitative methods, specifically structured interviews, were utilized, involving experienced housing development managers from the sales and marketing division in Kinta, Perak. The findings from the interview sessions revealed that housing prices were identified as the primary factor contributing high-rise residential overhang in Kinta, followed by unattractive locations. The result will be useful to the government, developer and future researcher in order to overcome the overhang issues in district of Kinta, Perak.

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# CHAPTER 1

## RESEARCH BACKGROUND

### 1.1 Introduction

This chapter provides an outline of the research structure, presenting an overview of the research background and problem statement. It proceeds to establish the research aims, research questions, and objectives that logically stem from the identified problem. Furthermore, it discusses the justification of the study's scope and limitations, as well as the significance, research methodology, literature review, and organization of this chapter.

### 1.2 Topic of Research

Factors Contributing High Rise Residential Overhang (District of Kinta).

### 1.3 Research Background

Housing is a significant concern for the government, and it has social implications if not properly addressed. Property overhang, along with metrics like the House Price Index (HPI) and sales performance, serves as an indicator of the health of the residential property market. It refers to a situation where there is an excess supply of properties, indicating a mismatch between supply and demand. Property overhang then occurred when a property was finished and given a Certificate of Fitness for Occupation (CFO/CCC) or Temporary Fitness Certificate for Occupation, but the property was still unsold despite being advertised for at least nine months. The issue of property overhang has gained attention, with several reports highlighting the presence of unsold residential properties. It is crucial to identify the factors contributing to high-rise residential overhang, especially in light of government efforts