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SEMINAR ON BUILT
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(USBET) 2023**

**SUSTAINABLE BUILT
ENVIRONMENT**

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THE EXTENT OF BUILDING INSPECTION PRACTICE AMONG HOME BUYERS AFTER RECEIVING THE KEYS AT TAMAN LAGENDA, TELUK INTAN, PERAK

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ABSTRACT

Building inspection practice is the important action that the home buyers need to take serious by identify the building defects that are a common problem in Malaysian housing provision. New housing should theoretically be perfect. So that the quality of housing created may be verified, buildings should be inspected starting with the planning stage and continuing through the handing over stage. It is becoming more and more difficult to ignore the need for defect reporting at the moment new residential constructions are turned over. A quantitative method was conducted to complete this research by doing a questionnaire method. Based on the study, the level of understanding of respondents about the building inspection practice are higher for the new home buyers after receiving the keys and also the suggested way to increase the level of awareness about the building inspection practice among the home buyers based on the questionnaire also give the positive result for the objective. This shows that by doing a building inspection practice for the new house can give the guarantee of safety for the building.

Keywords: *building inspection practice, new house, quantitative approach, frequency, result*

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INTRODUCTION

A home inspection is the process of inspecting a new property to find any problems or poor workmanship so that the developer can fix it at no additional expense to the property owner. It is a process in which the owner extensively inspects a home to see if there are any red flags. It could be the building structure, utilities, grounds, or rooms. It is also critical to do a safety inspection to ensure that the residence is clear of hazards. Typically, homeowners will engage a professional to inspect their home. The inspector will next provide a report on the primary components of the home, the condition and whether or not need to be repaired. (Chin, K. S., 2016)

According to Chin, K. S., (2016) When purchasing or leasing a home, skipping a building inspection may seem insignificant. But if this crucial stage is skipped, the implications could be severe. Inadequate electrical wiring, structural concerns, and unknown mould are just a few examples of building-related problems. The home buyers' financial condition and safety may be at stake as a result of these hazards. Horror stories from the real world show what might happen if a building inspection is skipped or disregarded. Based on the research, the most experience by the home buyers are missing a house inspection for their own house and it leads them to know about the importance of booking property inspection services when purchasing or leasing a property.

BACKGROUND OF STUDY

The overall frame of this introduction of the research is concerned about the extent of building inspection practice among home buyers after receiving the keys at Taman Lagenda, Teluk Intan, Perak. This research proposed about problem statement followed by research objectives, research questions, scope and limitations. Also, in this chapter explain about outline of the research methodology and statement of significant by referring to the appropriate studies or statistic.

This research proposal explores about the extent of building inspection practices among home buyers after receiving the keys at Taman Lagenda, Teluk Intan, Perak based on the research given. People love to buy a new house because have their own benefits. Studies show that inspection is the best ways to ensure the building is in a good condition and give the best affect for people after purchase it especially for safety issue of the building.

According to Chin Kok San (2016), household debt in Malaysia reached a record high of 86.8% of gross domestic product (GDP) in 2015, up from 80.5% of GDP in 2014. Of the total GDP, 44.2% was used to finance the purchase of residential properties.

These evidence had shown that homes are Malaysians' largest investment, and it demonstrated that supply and demand for property investment will fluctuate since a home is a basic human necessity.

METHODOLOGY

Typically, a quantitative method is used in this study, with respondents being given access to an online questionnaire, and the data gathered being analysed using frequency statistical analysis. The entire body of data was gathered to support my case study. Besides, this research also needs home buyers from the housing project, which is at the case study, Taman Lagenda, Teluk Intan, Perak. The creation of the questionnaire under the direction of an expert, such as a supervisor lecturer, was the first phase. While the questionnaire was being distributed, another phase took place.

Quantitative Data

The online survey questionnaire is divided into four sections and has a total of 21 structured questions that are designed to collect data to achieve the objectives of the study. The target population of 128 individuals responded to the Google form that was presented. Section A consists of four (4) questions. In the first, a respondent's background is collected, including their gender, age, work sectors, and average monthly salary. There are nine (9) questions in Section B that define about the importance of building inspection practice, consequences of not implement building inspection for new house which is in the level of understanding of building inspection practice among home buyers for new house. Moreover, in the Section C has seven (7) questions provided with the multiple-choice answer from strongly disagree (1) until strongly agree (5). Finally for the Section D which is represented of open-ended question for the respondents by suggest the other way to increase the level of awareness among the home buyers for the new house. To obtain the frequency and percentage value, it used the SPSS software for each score in this research. So, the average of the overall scores obtained for each question in the section is determined.

Question 1: Assessment of Practicing of Building Inspection for Their Own House

Table 1: Frequency of Question 1

Frequency		Percent	Valid Percent	CumulativePercent
Valid	No	1	.8	.8
	Yes	127	99.2	100.0
	Total	128	100.0	100.0



Figure1: Result of Question 1

In this result of questionnaire, the highest answers picked by respondents were yes which stand with 127 respondent (99.2%) and the only 1 respondent that chose no for that question (0.8%). So, majority of the respondents agreed with the statement that they practice the building inspection for their new house before moving into the house.

Question 2: Assessment of Respondents' Knowledge about Importance of Building Inspection Practice

Table 2: Frequency of Question 2

Frequency		Percent	Valid Percent	CumulativePercent
Valid	No	6	4.7	4.7
	Yes	122	95.3	100.0
	Total	128	100.0	100.0



Figure 2: Result of Question 2

The percentage represented in the graph shown the respondent's had agreed with the statement of importance of doing a building inspection practice after receiving the keys. The highest percentage for the question is yes with 95.3 percent with the frequency of respondent 122. Apart from them are vote to no answer with 6 respondents. It can be concluded, the most of them are knowing about the importance of building inspection practice.

Question 3: Respondent's Knowledge about Consequences by Not Implement Building Inspection Practice for New House

Table 3: Frequency of Question 3

Frequency		Percent	Valid Percent	CumulativePercent
Valid	No	6	4.7	4.7
	Yes	122	95.3	100.0
	Total	128	100.0	100.0



Figure 3: Result of Question 3

Figure 3, researcher want to assess the implication if do not doing a practice building inspection after receiving the key. Majority of respondent which is 95.3 percent had vote for yes and know about the consequences if not establish the building inspection for new house at Taman Lagenda, Teluk Intan, Perak. Then, for the number of respondents that vote for no is 6 only (4.7%).

Question 4: The Ways of Increasing the Level of Awareness in Building Inspection Practice

Table 4: Frequency of Question 4

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid	2.00	1	.8	.8
	3.00	11	8.6	9.4
	4.00	39	30.5	39.8
	5.00	77	60.2	100.0
	Total	128	100.0	100.0

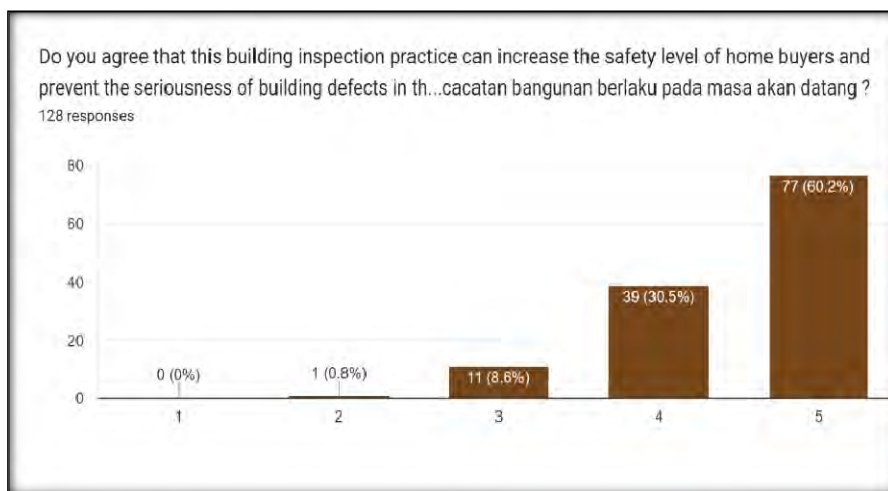


Figure 4: Result of Question 4

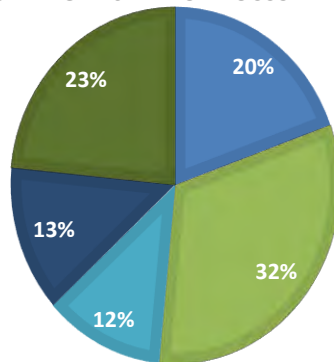
Referring to the result above, the number of respondents who had voted for the strongly agree part is 77 respondents with 60.2% to the way of by doing the building inspection practice can help increasing the safety level for home buyers and prevent the seriousness of building defects in the future. Besides, the number of respondents that had voted for agree part with scale of 4 is 39 respondents (30.5%) and the voters for neutral is 11 number of respondents that the percentage is 8.6%. Next, for scale of 1 and 2 the number of respondents is 0 and 1 respondents only with 0.8%. Based on the result, there is informing that most of the respondents have strongly agree with that way for their safety in the new house. According to Kural (2015), the building inspection mechanism must function well in order to provide safety, quality management, and efficient building engineering services.

Question 5: Respondents' Suggestion Ways for Increasing the Level of Awareness

Table 5: Frequency of Question 5

VARIABLES	n	%
Spreading information by colleagues / neighbours / family	25	19.5
Establish campaign of building inspection practice among the students by range from age 18 years old	41	32
Spreading off by pamphlet / brochure / message / mores	15	11.7
Doing any research about the building inspection practice before purchase a new house	17	13.3
Keep read and understand the S&P agreement carefully	30	23.4

APART FROM THE LACK OF EXPLANATION AND CONTAGION RELATED TO THE PRACTICE OF BUILDING INSPECTION ON NEW HOUSES, WHAT ARE THE OTHER WAYS TO INCREASE AWARENESS AND CONFIDENCE IN OTHER HOME BUYERS TO INSPECT THE BUILDING FIRST BEFORE OCCUPYING IT DURING THE DLP



- Spreading information by colleagues / neighbours / family
- Establish campaign of building inspection practice among the students by range from age 18 years old
- Spreading off by pamphlet / brochure / message / mores
- Doing any research about the building inspection practice before purchase a new house
- Keep read and understand the S&P agreement carefully

Figure 5: Result of Question 5

According to the pie chart result above, it referring to the other suggestion ways from the respondents to increase the awareness and confidence in the other home buyers by doing a building inspection practice before living there during the defect liability period perspective. Based on the data collection, there are several ways that had been suggest by respondents such as spread information by colleagues/neighbours/family, establish campaign of building inspection practice among the students by range from age 18 years old, spreading off by pamphlet/brochure/message, doing any research first about the building inspection practice before purchase a new house and the last one is keeping read and understand the S&P agreement carefully.

For the highest percentage that respondents had been suggest is in the ways of establishing campaign of building inspection practice among the students by range fromage 18 years old with 32% and the number of respondents is 41 respondents. Fromthe result given, it shows that the most of respondents are suggested the other way which is establish campaign of building inspection practice among the students by range from age 18 years old for increasing the awareness and confidence among

the other home buyers by doing a building inspection practice especially for new house before occupying it during the defect liability period.

DISCUSSION AND ANALYSIS

The research is possible to recognize the home buyer's understanding and awareness regarding of building inspection practice for new house after receiving the keys based on the data collection from the questionnaire or survey. The information that had been gathered from the various section of questionnaire will be extensively reviewed and analysed in this section. It is reasonable that the respondents will be able to define a building inspection practice and understand about that statement. Most of the respondents able to understand and agree with the statement of by doing the building inspection practice for the new house is important to increase the safety and reduce any risk will happen for future. All of the suggested ways that had mention on the questionnaire got the highest result with strongly agree from the respondents. For example, the question of building inspection practice can increase the safety level of home buyers and prevent the seriousness of building defects in the future got the highest percentage with 60.2% with 77 respondents that strongly agree with this suggested way from the questionnaire.

Last but not least, all of the respondents can give their suggestion for the other ways to increase the awareness and confidence by doing the building inspection practice before occupying it during defect liability period with several ideas by answered the last question which is open ended question. The most of number of respondents suggest with establish campaign of building inspection practice among the students by range from age 18 years old. It is because with the early knowledge can lead them become the expertise person before purchase any new house for future.

CONCLUSION

According to the study, most respondents have a high level of understanding about the building inspection practice among the home buyers and know to implement it very well. Not only that, the respondents also had informed about the benefits, importance, implication, and mores about that. According to Ahmad in 2008, it can help buyers make an informed decision about the property, give them peace of mind because they know exactly what they're getting into, and help them negotiate a lower price with a seller. The most important benefit is that it will help the buyers get approved for home owners' insurance. Additionally, most of the respondents agree with the suggestion of ways to increase the level of awareness among home buyer perspective about the building inspection practice. Most of them admit with the suggestion that by implement the building inspection practice can increase the

safety level of home buyers and prevent the seriousness of the building defects in the future. According to Muhammad Sufian (2004), had mention in the article that the function of the building inspection is to ensure safety in terms of life, property of building users, visitors and the general public. This part there is 77 number of respondents and stand for 60.2% that the highest percentage among others. Therefore, it can be concluded that to define the ways to increase the level of awareness among home buyer perspective about the building inspection practice because they know how to manage and implement the building inspection practice in their new house.

RECOMMENDATION

The recommendations provided by this study based on its two (2) research objectives are presented in this subchapter. The researcher should make a recommendation for an improvement based on the objectives, their findings, and their analysis.

Educational Workshops

Immediately after obtaining their keys, schedule instructive courses or talks for new homeowners to attend. Experts in the topic or seasoned building inspectors can lead these sessions. Effective engagement and comprehension can be achieved through interactive workshops and hands-on experiences.

Incentives for Inspection

Consider providing incentives to entice homebuyers to perform a building inspection, such as discounts or special offers. This may encourage purchasers to give the process top priority and emphasize the importance of the examination. Continuous Feedback and Improvement

Ask prospective homeowners for input on the building inspection process on a regular basis. Utilize this input to enhance and tweak the instructional materials and methods.

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