



UTM
UNIVERSITI TEKNOLOGI MALAYSIA

PRINCIPLES AND METHODS OF REAL ESTATE

SHEH 1013-02

OGC KEYPOINT ACTIVITY

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PROGRAM/YEAR	:	SBEH 2020/2021

ISSUES AND PROBLEMS PERCEIVED BY OCCUPANTS OF MALAYSIAN AFFORDABLE HOUSING

Housing quality

- ◆ poor design quality
- ◆ Low quality material
- ◆ Poor workmanship
- ◆ Unskilled labour
- ◆ Poor quality control
- ◆ Poor layout design
- ◆ Ignore house defects under defect liability period
- ◆ Low building performance (noise and thermal comfort)

Policy management

- ◆ shortage housing supply
- ◆ Less support/ incentive by government
- ◆ Lack of uniform specifications and codes
- ◆ Lack of surroundings maintenance under local authorities
- ◆ Abandoned housing project
- ◆ Lack of management on application
- ◆ Delayed housing project
- ◆ Bureaucracy on application

Financial

- ◆ Increase of house price
- ◆ Loan approval problem
- ◆ High monthly commitment

Side and neighbourhood

- ◆ Social integration problems
- ◆ Essential community services building
- ◆ Lack of security and unsafe environment
- ◆ Unbalance ethnic composition

SUSTAINABLE DEVELOPMENT WEBINAR

LIVEABILITY

- ◆ Good quality of life
- ◆ Human requirement for social, amenity, health, and well being
- ◆ Sustainable development
- ◆ Standard of well-being of inhabitants
- ◆ Vital part of urban planning

The analyses signified that, affordable housing live ability is conceptualized as a composite of seven at such as physical aspects, community and neighbourhood, public, amenities, security, and psychology impact

Policy makers and local authorities

- undertake a more active role in providing a liveable and better quality id affordable housing through utilisation of town planning

Millennials' Generation towards Eco- friendly home

Introduction

- Environment Degradation and sustainable development
- Green Building concept and Eco-friend home
- Behaviour theory and consumer purchasing
- Young Consumer

Millennial's generation

- Intelligence in technology
- Controlling internet usage
- Grows income rapidly
- Confidence doing environmentally activities
- purchase environmentally friendly products greater then previous generations

Research method

- Quantitative study
- Survey with distributes self questionnaires
- Cross-sectional survey

Perceived difficult

- Finance ability
- Difficult to keep eco- friendly home concept

Perceived benefit

- Financial(lower maintenance cost)
- Healthy life

EXPLORING ISSUES AND PROBLEMS PERCEIVED BY OCCUPANTS OF MALAYSIAN AFFORDABLE HOUSING

INTRODUCTION

- Housing is a basic need for every human being
- Providing a decent and affordable housing is a major challenge for all developing countries since demand is increasing every day

HOUSING ISSUES & PROBLEMS

- Related to housing quality
- Related to policy and management
- Related to financial
- Related to facilities and accessibility
- Related to site and neighbourhood

STRATEGY TO THE IDENTIFIED PROBLEMS

- The results of this study suggest that housing-related problems perceived by Malaysian require immediate and comprehensive solutions, this includes improving the housing loan system as well as providing flexibility on loan terms to applicants