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Examining the integration of land administration functions and inter-governmental collaboration to improve affordable housing production in Malaysia

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Abstract

Using a systematic literature review, we explored land administration and collaboration in Malaysia's affordable housing systems. It identifies trends based on the publication year, journals, and methodologies. The review found that qualitative research was the most common approach, emphasizing the in-depth exploration of the topic. Content analysis revealed that the Malaysian government plays a pivotal role in land administration, with federal and state agencies significantly influencing financial, planning, and housing development schemes. Land administration challenges include limited availability, high costs, and inefficient administrative processes. This study stresses the need to form coherent policies, coordination, and transparency to enhance land administration. This study discusses the importance of land availability, allocation, and management in ensuring the feasibility and accessibility of affordable housing projects. This study intends to inform policy interventions by providing various recommendations extracted from articles. These findings can be used to develop actionable strategies that support sustainable and equitable housing development in Malaysia.

Keywords: Affordable housing, Housing development, Housing policy, Land administration.

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1. Introduction

One of the major challenges faced by governments and policymakers in developing countries is the availability of affordable housing to match rapid population growth in urban regions. Malaysia is one of the countries struggling with rapid urbanization and the issue of providing affordable and sufficient housing opportunities to match its population.

Despite the policies and government programs implemented across the country, especially in major cities, the problem of affordable housing persists in Malaysia [1-3].

The provision of affordable housing can be a complex task, as it involves numerous issues such as regulatory arrangements, housing management formal activities, and the cost of development. According to the literature, land administration is an important factor impacting affordable housing [4-6]. Land administration can be defined as the institutions and processes used for deciding, documenting, and supplying society with ownership of and access to land and its resources [7, 8]. Efficient land administration systems can therefore play a vital role in ensuring the optimal use and assignment of land resources, contributing significantly to the issue of affordable housing.

The Malaysian sector is subject to various regulations and policies at both the state and federal government levels, whereas state authorities are responsible for land planning and development [9]. The (NLC) 1965 is the major legislation that regulates land issues in the country, and each state has its own rules and regulations on land matters [10-13].

The integration and coordination of the functions of land administration at various levels of government should therefore be considered critical elements for achieving overall effective, affordable housing services. Existing research highlights that there is a lack of effective integration and coordination of these processes; therefore, land resource allocation can be a challenge for affordable housing projects in Malaysia and other developing countries [14-16]. Inadequacy of collaboration and integrated policies at the federal and state levels can lead to inefficiency, delays, and inconsistencies in land allocation, planning, and development experiences, thus affecting housing supply and affordability in general [17, 18].

Another issue highlighted in the literature is the overlap of administrative procedures and regulatory processes pertaining to housing development and land administration [10, 11]. Such complications can lead to an increase in the cost of development, delays, and affordability issues for housing projects. Moreover, the shortage of land and high land prices in urban areas are also significant obstacles to successful affordable housing provision in developing countries, such as Malaysia. Proper land management practices, including appropriate policies, are of paramount importance to ensure the optimal use of scarce land resources and support the development of areas suitable for habitation.

Considering these recognized challenges, it is necessary to examine the role of the combination of land administration functions and inter-governmental associations in enhancing affordable housing provisions in Malaysia. This systematic literature review, through an examination of land administration, governance structures, and housing policies of the country, aims to summarize existing knowledge and provide directions for strategies and approaches toward the resolution of the affordable housing shortage problem.

Similar reviews have recently been conducted. Abdul and Yu [19] reviewed the trends of urbanization and the challenges of urban resilience in Pakistan. The research objectives were to identify the common gaps and strengths of the national and international literature pertaining to urban resilience models. This review ultimately reiterates the need for integrated future planning, risk-mitigation infrastructure, and stakeholder engagement in the quest for secure and sustainably urbanized Pakistan. By contrast, the current review aims to achieve sustainable urbanization by discussing the application of land administration functions and inter-governmental partnerships to produce affordable housing in Malaysia.

Moghayedi et al. [20] conducted a systematic review and bibliometric analysis to determine Critical Success Factors (CSFs) for the successful implementation of Sustainable, Innovative, and Affordable Housing (SIAH). The objective of this review was to build a comprehensive framework for SIAH by identifying critical success factors from the existing literature on affordable/sustainable/innovative housing. The study revealed various unanswered questions, as well as potential directions for future studies on sustainable, affordable housing. Despite the current review being interested in the affordable housing production issue, its perspective is more on the efforts of land administration and inter-governmental cooperation that can lead to SIAH without merely identifying the CSFs for SIAH.

The systematic literature review by Fell and Mattsson [21] looked at the scope for public-private partnerships in the area of housing development within the Nordic context, focusing on Sweden as an area of analysis. The review goal was to determine the links between PPP, social networks, sustainability, and urban development using the Doughnut Economics (DE) model. It examined the need to involve stakeholders, collaborate, and address social and ecological sustainability issues to achieve sustainable urban development. Although this approach highlights the role of inter-governmental cooperation, it underscores the issue of integration of land administration functions, which is a much broader picture that deals not only with the networking of processes and institutions but also with the PPP framework.

These reviews provide key points of urban development, housing, and sustainability, but do not correspond to the current review in their particularities, objectives, and methodological approaches. The major contribution of this review is the integration of land administration functions, particularly within the context of collaboration between different government levels, to enhance affordable housing production in Malaysia. While useful, the above studies do not directly discuss the duties of land administration functions and inter-governmental cooperation in the case of Malaysia. By evaluating the integration of land administration functions at various levels of government, this study aims to classify the possible strategies and techniques that aid in accurate land allocation for affordable housing projects. The review's focus on inter-governmental collaboration is crucial, as it recognizes the shared responsibility between federal and state authorities in land management, planning, and development in Malaysia. Furthermore, the review's emphasis on the linkages among land administration, governance structures, and housing policies is vital for informing policymakers, urban planners, and housing authorities.

The rest of the systematic review includes a methodology section, followed by a discussion of the findings, and finally, the conclusion that highlights the key takeaways, presents recommendations for policymakers, and summarizes the overall study.

2. Methodology

The PRISMA guidelines are followed in the current review to ensure that the data are acquired, scrutinized, and the results are synthesized in a systematic and structured manner [22]. The methodology comprises several steps, starting from the description of a clear research question to guide the review, followed by searching and screening of research, assessing the articles, filtering research, and synthesizing findings [23, 24].

2.1. Research Question

The overarching research question guiding this systematic literature review is:

“How can the integration of land administration functions and inter-governmental collaboration enhance affordable housing production in Malaysia”?

2.2. Search Strategy

To determine relevant studies, an exhaustive research strategy was designed. The following electronic databases were systematically searched: Google Scholar, ScienceDirect, EBSCO, Taylor and Francis, ProQuest, MDPI, Emerald, and Wiley. The search string was constructed using a combination of keywords and Boolean operators depending on the database. In general, the search string comprises the following keywords.

“Land administration”, “Malaysia”, “functions”, “affordable housing”, “government”, “government policies”, “Relationship between land administration and affordable housing”.

A search was conducted for studies published within the last 10 years (2013-2023) to ensure that the review obtained the most recent and relevant data available.

2.3. Inclusion and Exclusion Criteria

To determine eligibility for inclusion in this review, predefined inclusion and exclusion criteria were used. The inclusion criteria were as follows.

- Research findings on land administration legislation, systems, and reforms in Malaysia over the past ten years are related to housing.
- Studies assessing how land management affects the supply of affordable housing in countries such as Malaysia.
- Studies on coordination between land management policies for the country and housing policies of other countries.
- Qualitative and quantitative research related to the research topic.
- Articles published in the English language.

The exclusion criteria included:

- Studies focused solely on land administration, not linked to housing policies and outcomes.
- Studies examining only non-affordable housing or housing markets unrelated to affordability.
- Studies focused on other countries without providing insights for Malaysia.
- Studies published more than 10 years ago or containing outdated information

2.4. Study Selection

The study selection process followed a multi-stage approach. First, the initial search results from electronic databases were compiled, and duplicate records were removed. The remaining records underwent title and abstract screening to identify potentially relevant studies based on inclusion and exclusion criteria. The full texts of studies that passed the initial screening were then retrieved and assessed for eligibility. The study selection process is illustrated in Figure 1.

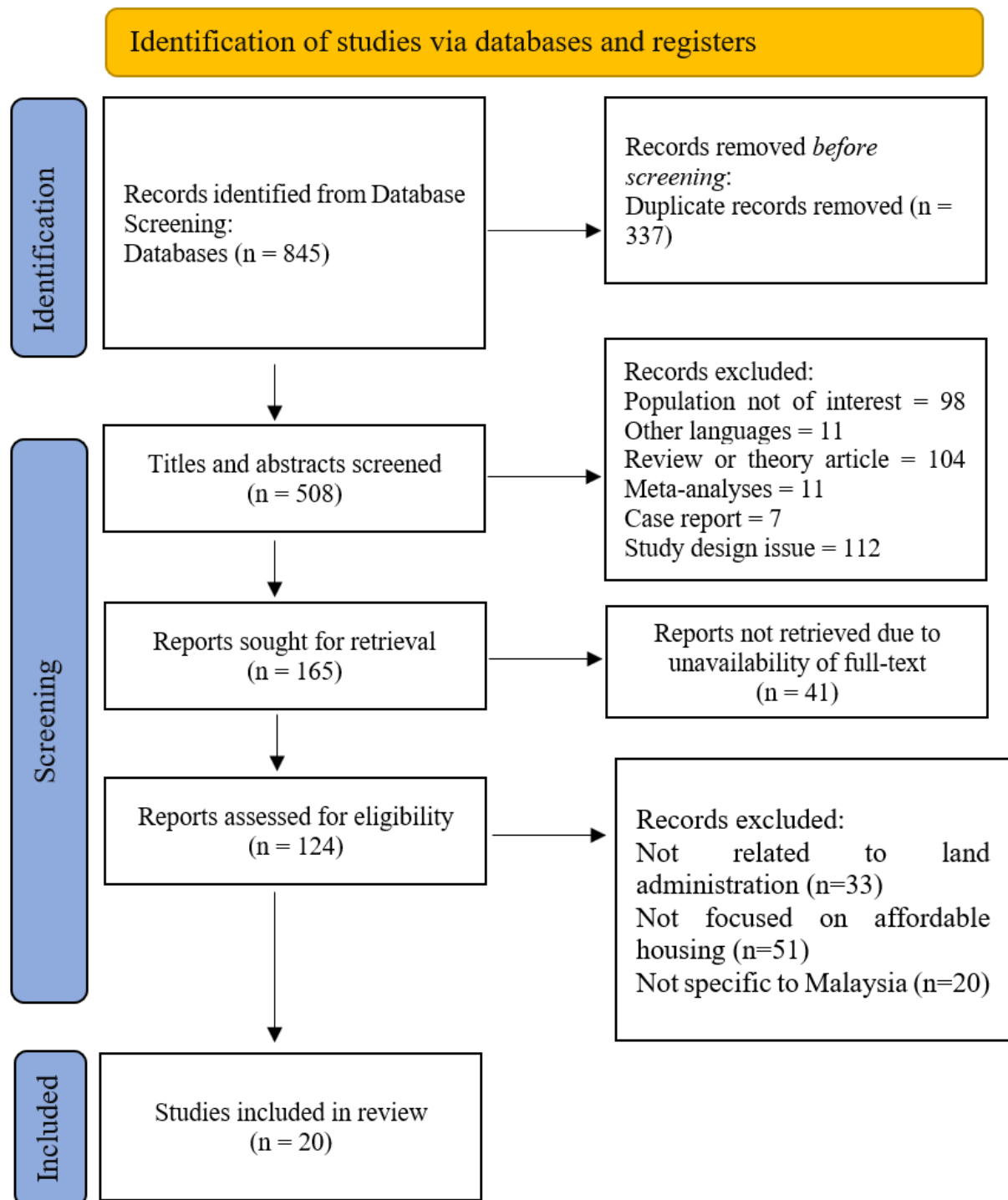


Figure 1.
PRISMA Flowchart.

2.5. Data Extraction and Synthesis

For studies that met the inclusion criteria, relevant data were extracted using a standardized data extraction form. The extracted data included study characteristics (e.g., author, year of publication, and study design), sample and population details, key findings, and conclusions relevant to the research question. The findings of the included studies were synthesized using a narrative approach. This synthesis aimed to identify common themes, patterns, and insights related to the integration of land administration functions, inter-governmental collaboration, and their impact on affordable housing production in Malaysia. Relevant data were extracted and organized into descriptive summaries and thematic analyses. This synthesis explored the strengths and limitations of the existing evidence, identified gaps in the literature, and highlighted areas for future research.

2.6. Ethics

As this systematic literature review involved the analysis and synthesis of previously published studies, ethical approval was not required. However, the review process adhered to ethical principles such as transparency, objectivity, and intellectual property rights protection. The findings of this systematic literature review will contribute to the existing body of knowledge and inform policymakers, practitioners, and researchers in land administration, affordable housing, and intergovernmental collaboration in Malaysia.

3. Findings

The findings are divided into two sections, where the first refers to the descriptive analysis of the articles. The descriptive analysis comprised the publication trend and distribution of articles in terms of their type, the research methodology applied, and the journals in which they were published. In addition, a keyword analysis was conducted to assess the focus of the articles included in the review. The second section provides an overview of the findings of the article.

3.1. Descriptive Analysis

The study collected articles from 2013 to 2023, covering a period of ten years. The majority of articles included in this SLR were published in 2020, accounting for 20% of the total sample. This was followed by three articles, each published in 2016 and 2019. Two articles each were included from the years 2013, 2021, and 2023 (Table 1).

Table 1.
Publication Trend.

| Year | No. of Articles | % |
|------|-----------------|-----|
| 2013 | 2 | 10% |
| 2014 | 1 | 5% |
| 2015 | 1 | 5% |
| 2016 | 3 | 15% |
| 2017 | 1 | 5% |
| 2018 | 1 | 5% |
| 2019 | 3 | 15% |
| 2020 | 4 | 20% |
| 2021 | 2 | 10% |
| 2023 | 2 | 10% |

Next, we assess the type of study included in the SLR. The majority of the research work included in the study consists of journal articles, accounting for 85% of the total sample. Two studies are conference proceedings, while only one is a dissertation (Refer Table 2).

Table 2.
Type of Study.

| Type of Research | Total Count | % |
|------------------------|-------------|-----|
| Conference Proceedings | 2 | 10% |
| Journal Article | 17 | 85% |
| Thesis | 1 | 5% |

Looking into the research methodology used in the articles, the table below reveals that the majority of research on land administration and affordable housing in Malaysia relies on a qualitative approach. Fifteen articles adopted a qualitative approach, accounting for 75% of the sample. Three articles adopted a quantitative approach and accounted for 15% of the sample. Only two articles used a mixed-method strategy. This indicates that the predominant preference is qualitative methodology, where researchers focus on non-numerical data and analyze data collected from interviews, discussions, or textual analysis (Refer Table 3).

Table 3.
Research Methodology.

| Research Method | No. of Articles | % |
|-----------------|-----------------|-----|
| Mixed | 2 | 10% |
| Qualitative | 15 | 75% |
| Quantitative | 3 | 15% |

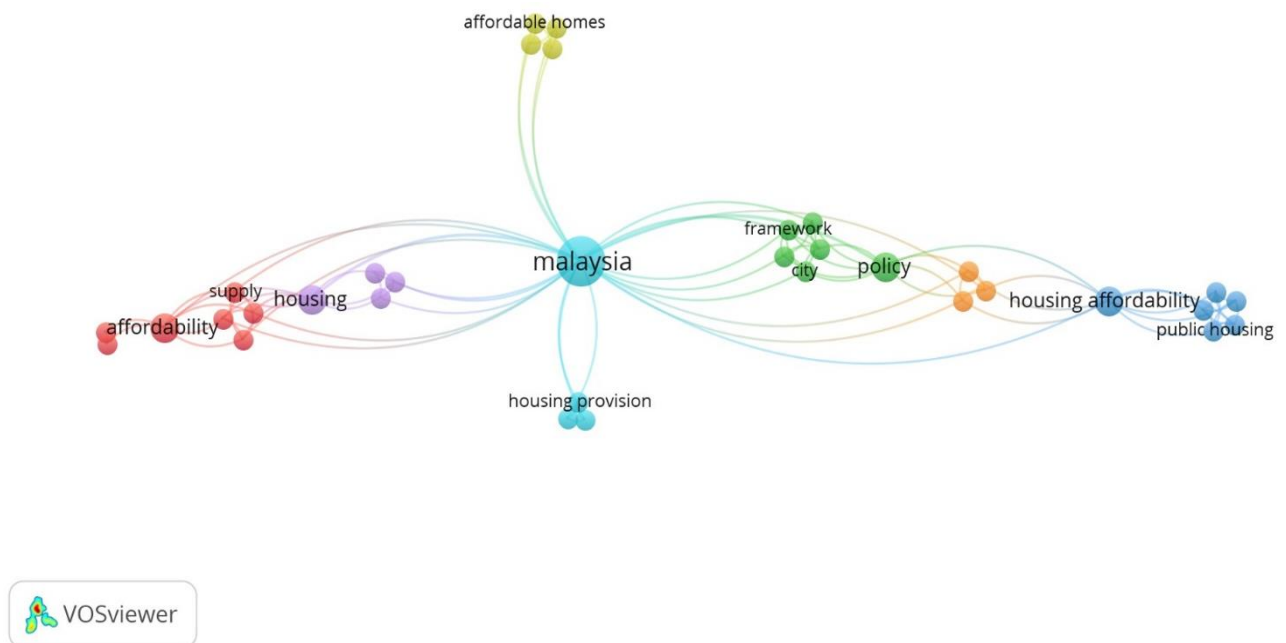
The table below shows a list of journals in which the articles were published. Two articles from the journal International Journal of Housing Markets and Analysis were included in the review, highlighting their prominence. Other journals contributed one article each (Refer Table 4).

Table 4.

Journal-wise distribution.

| Journal Name | No. of Articles |
|---|-----------------|
| Contemporary Legal and Economic Issues | 1 |
| Engaging the Challenges, Enhancing the Relevance | 1 |
| Habitat International | 1 |
| Housing the Nation: Policies, Issues and Prospects | 1 |
| Int. J. Sci. Technol. Res | 1 |
| International Journal of Academic Research in Business and Social Sciences | 1 |
| International Journal of Accounting, Finance and Business (IJAFB) | 1 |
| International Journal of Housing Markets and Analysis | 2 |
| IOP Conference Series: Earth and Environmental Science | 1 |
| Journal of Construction in Developing Countries | 1 |
| Journal of Urbanism: International Research on Placemaking and Urban Sustainability | 1 |
| Malaysia Sustainable Cities Program | 1 |
| MATEC Web of Conferences | 1 |
| Open House International | 1 |
| Planning Malaysia | 1 |
| Property Management | 1 |
| Studies of Applied Economics | 1 |
| Sustainability | 1 |
| University of Cambridge Repository | 1 |
| Grand Total | 20 |

The keyword analysis using VosViewer is depicted below. Figure 2 shows the largest cluster of connected keywords, where the cluster size indicates the prevalence of themes or topics within the dataset. One of the biggest nodes is “Malaysia,” indicating that all articles are based in the Malaysian context. Seven clusters can be seen in the figure below, where the blue cluster shows keywords such as “Malaysia” and “housing provision.” The green cluster is concerned with land administration, with keywords such as “framework” and “policy” included in the cluster. The red cluster includes “affordability” and “supply,” while the blue cluster on the right depicts the themes of “housing affordability” and “public housing.” Overall, the keywords demonstrate that the common themes in the articles include housing, affordability, policy, and framework in the context of Malaysia, which are further elaborated in the next section.

**Figure 2.**

Keyword Analysis.

3.2. Key Findings

To provide evidence on how land administration influences affordability in the Malaysian context and the challenges faced in land administration and affordable housing, the key findings from the articles are elaborated in the table below: The table also considers the sample and analysis of the articles (Refer Table 5).

Table 5.
Summary of the Articles.

| Author | Design | Sample and Analysis | Findings |
|------------------------|-----------------------------|--|--|
| Bilal et al. [3] | Qualitative research method | Semi-structured interviews with four government officials and focus group discussions with nine participants. | This research demonstrates that in the context of Malaysia, affordable housing faces numerous serious problems, such as high costs and mismanagement. The study suggests a new approach called the “Islamic Public–Private Housing Co-operative Model” (IPHCM) as a potential solution. This model is considered to have certain advantages in its planning and implementation compared to existing housing schemes in the country. The findings indicated that government officials and managers of housing schemes can utilize the IPHCM model to make housing more affordable. This includes administrative tasks such as maintenance, resident involvement, and cost reduction for residents. |
| Eni et al. [25] | Qualitative research method | Focus group discussions (FGDs) were conducted. The sample comprised senior or managerial positions engaged in cityscape design and property development in Kuala Lumpur. | The development of cities requires urban regeneration to make them more functional. However, a lack of finances from both the government and private companies hinders project development. The study suggests focusing on land administration and utilizing land and property development. |
| Abd Aziz [26] | Qualitative research method | The study involved a two-tier analysis. Housing regulations and current institutional arrangements were examined in the macro-level analysis. The micro-level analysis involved providing a case study to improve the house delivery system. | Housing development is governed by rules and laws that are shaped by the legal and government systems in place. Despite the extensive regulations, rules have supported the market of housing to build over 4.5 million houses. On a micro-level, city planners and developers play a major role in how the administrative regulations are used in real-life building projects. Their interactions and decisions directly affect what kind of housing gets built in specific areas. |
| Jamaluddin et al. [17] | Qualitative research method | In-depth interviews with affordable housing agencies | Housing affordability is a major issue in Malaysia, with government mismanagement as a challenge, along with the problem that there is a mismatch between demand and supply. The Malaysian government created programs like Perumahan Rakyat 1 Malaysia (PR1MA) to provide quality and affordable homes. Other organizations, such as Syarikat Perumahan Negara Berhad (SPNB), and state governments also assist with affordable housing. However, political decisions, economic factors, and the way these housing programs are systematized all contribute to the subject of housing. To address this, a systematic approach is necessary to ensure that adequate housing is delivered more efficiently to those in need. |
| Liu and Ong [1] | Qualitative research method | Literature review and content analysis | The issue of housing affordability in Malaysia, particularly for low-income groups, is driven by various factors. These include high land prices, elevated costs of compliance and construction, insufficient household income levels, and a mismatch between housing supply and demand. Additionally, inadequate management and planning of housing, coupled with economic instability and a lack of home |

| | | | |
|------------------------|-----------------------------|---|---|
| | | | financing, contribute to the problem. The combination of these challenges creates significant barriers for low-income individuals and families in accessing decent and affordable housing options. These issues require policies to address land and construction concerns, as well as improvements in housing planning and coordination. |
| Masram and Misnan [27] | Qualitative research method | Secondary data and content analysis | Housing affordability is a significant issue in the country, with some efforts being made in policy implementation. Programs are needed that are based on public-private partnerships. |
| Mustapha [28] | Qualitative research method | Case study based on qualitative research methods. Ten in-depth interviews were conducted with elite participants. The study also utilizes archival data from repositories. Two clusters were interviewed for this study: (1) housing/land regulators and (2) housing providers. | The outcome of this study showed that the rights to land can be administered and owned by different entities, according to the legal allocation and enforcement. Land administration is complex as there are multiple actors involved in controlling land rights. The legal framework does specify certain rights and ownership, but factors such as local customs, informal agreements, or even power dynamics within communities play a crucial role in the actual on-ground scenario. |
| Naeem et al. [29] | Qualitative research method | Policy review and in-depth interviews with six respondents: government officials, academics, and think tanks. | There is cheap land available on the outskirts of cities, which leads to urban sprawl. Developers leverage the cheap land to purchase and develop these areas for residential or commercial purposes. Additionally, there are no growth limit boundaries or greenbelts, which leads to inefficient land use and high infrastructure costs. The government is also focused on investment in regions like the Greater Kuala Lumpur, attracting businesses and residents to these areas and driving further expansion. |
| Nuruddin et al. [30] | Qualitative research method | 10 Malaysian housing developers were interviewed. | This research work highlighted numerous challenges impacting the housing development business. Significant focus is given to difficulties related to government rules and processes. These challenges include sudden rule changes, inconsistencies in compliance requirements, and delays in approvals. The findings emphasize the importance of collaboration between housing developers and the government to address these concerns. The government is also suggested to adapt to changes in policies and laws more effectively. Cooperation is needed between the housing industry and government authorities to navigate the regulatory and administrative challenges. |
| Samad et al. [31] | Qualitative research method | Literature Review | This study highlighted that a balanced housing market requires supply and demand factors to align in order to meet the needs of citizens. The number of housing units needs to be increased to address shortages. Long-term demands can be addressed through the implementation of suitable policies for the regulation of housing. |
| Samsudin [11] | Qualitative research method | Interviews were conducted with officials from the Department of Land and Mines, the Department of Surveying and Mapping at the Penang Land and Mines Office, the Department of Town and Planning of Penang, and the Consumer Association of Penang. | The result shows that Malaysia's land administration system is characterized by eleven indicators. The study highlighted the importance of separating functions to avoid conflicts of interest and minimize administrative overlaps. The study also emphasized the accessibility of land rights and the use of information by the public, along with the participatory development of land policies and regulations. |

| | | | |
|----------------------------------|------------------------------|--|--|
| Samsudin et al. [10] | Quantitative: | 112 respondents participated in the study, with data collected using a questionnaire and analyzed through exploratory factor analysis. | The study highlighted issues in land reforms, indicating that decentralization and governance can benefit land reform efforts by focusing on balancing the needs of people. Decentralization in land management requires transferring decision-making authority from the central government to lower levels of government. However, decentralization can vary depending on a country's administrative capacity and political system. |
| Shuid [32] | Qualitative research method | Policy review | The study provides a detailed overview of housing provision in Malaysia by considering four phases: housing for the poor reform, market reform, slum clearance, and state affordable housing. In the context of Malaysia, developers offer strata to the low-income population by focusing on concerns such as land scarcity, the increase in the price of landed properties, the trend of new lifestyles in urban areas, and better profits. It is highlighted that the country's population and economic background require different approaches to policies and programmes. |
| Siong [33] | Qualitative research method | Policy and literature review | Concerns highlighted in the review include housing policies and programmes that are not economically viable, socially acceptable, or technically feasible. The government should implement effective management strategies to engage stakeholders and housing experts, and by redrafting and reviewing existing land and planning laws and the National Housing Policy. |
| Tobi et al. [15] | Qualitative research method | Literature review | The study focused on high costs as a primary concern in the housing delivery system. It highlighted that the housing system is neglected due to a lack of management and coordination between the government and private parties. |
| Woo and Khoo [34] | Mixed methods | 318 respondents and the data were analyzed using content analysis. | The findings discuss that administration and affordable housing issues are not extensively studied in terms of George Town, together with Melaka. The surveyed respondents have been engaged by the government on affordable housing issues. The study highlights the need for public policies to focus on participation in urban planning and administration. |
| Yap and Ng [35] | Qualitative research method | Semi-structured interviews were conducted with 10 experts | This study's findings demonstrate that the average Malaysian is highly affected by housing affordability. The land cost is too high, which affects demand and supply. The supply of affordable housing is insufficient, along with low income and high property prices. |
| Yusof et al. [36] | Qualitative research method | Variance decompositions (VDC) and impulse response functions (IRF) | The study provided evidence of the significance of government efforts and financial institutions in promoting housing in Malaysia. |
| Zainudin et al. [9] | Mixed methods | 500 respondents among the public and 468 among policymakers in Selangor. | The study highlighted the lack of knowledge and awareness of policies related to land use among the public. There is an unawareness regarding land administration policies. |
| Lateef Olanrewaju and Idrus [37] | Quantitative research method | A cross-sectional survey questionnaire was used to collect data from 111 experts in the housing industry. | The policies on land allocations and regulations are causes of shortages in affordable housing. The affordable housing market struggles due to a lack of public-private coordination, where governments should focus on providing more land to developers or building housing systems themselves. Governments should also reevaluate the costs of construction, procedures, and building materials. |

4. Discussion

4.1. Land Administration

Land administration is regarded as a complex process in which the role of the Malaysian government is crucial and extensive for ensuring the effective management and utilization of land resources across the country. As discussed in the literature, the government, particularly the Ministry of Housing and Local Government (MHLG), is responsible for various aspects of land administration [3]. Different aspects of land administration include planning, financing, funding, implementation, and managing housing schemes. In addition, the state government plays a substantial role in the selection of house buyers and the provision of land at nominal prices. Through the MHLG, the federal government intends to create sustainable living environments to improve citizens' quality of life [3]. Thus, the government's role in land administration is multifaceted, involving both federal-level and state-level agencies. One of the significant policies mentioned in the literature is the "National Land Code, 1965," which governs land-related matters and procedures for land acquisition and use [15]. This legislation provides a legal framework for land administration, including processes for land approval and the conversion of land use categories [33]. At the state level, there are policies related to land allocation for public housing schemes. Furthermore, regulations also exist for the allocation of quotas for specific demographic groups. Nonetheless, there are challenges in the implementation of these policies that lead to inconsistencies and inefficiencies in land administration processes [33, 37].

Another significant challenge in Malaysia's land policies is their complexity and rigidity, which make it difficult to effectively adapt to market demands. In the case of land administration, issues such as lengthy approval processes and difficulties in obtaining certain types of land are present [37]. These issues hamper the efficient administration of land. Studies have also highlighted that there are discrepancies between legislation and policy implementation, which pose a challenge to consistency in land administration practices [33]. In addition, research has identified factors in land administration that hinder efficiency, such as inadequate updating of land registry records and the need for clearer policies regarding land acquisition for regeneration projects [25]. Collectively, these challenges have contributed to inefficiencies in the administration and management of land resources in Malaysia.

4.2. Housing Challenges in Malaysia

Housing and affordable housing delivery in Malaysia depend on land administration, as numerous studies have reported that land plays a critical role in affordable housing [15, 33]. The availability, allocation, and management of land have a direct influence on the cost, feasibility, and accessibility of housing projects, specifically those aimed at providing affordable housing solutions. Challenges in land administration hinder the development and delivery of affordable housing systems. For instance, as previously highlighted, land scarcity and lengthy processes, coupled with rigid policies, make it more difficult for affordable housing systems to flourish [28].

One major challenge is the scarcity and escalating prices of land in Malaysia, which directly impact the cost of housing [1, 28]. The lower availability of land leads to higher land prices; thus, this puts a burden on developers to supply affordable housing. Additionally, the construction of commercial properties such as office buildings and retail malls aggravates these challenges [15]. The construction of such commercial properties reduces land available for housing development, leading to increased housing prices.

Another challenge is the ever-changing rules and policies in the housing sector. Administrative challenges, therefore, affect housing affordability [30]. Developers struggle to effectively adapt to changes in regulations and government interventions, which eventually lead to delays and uncertainties in the housing delivery system. According to research, bureaucratic inefficiencies and a lack of transparency in the industry contribute to delayed projects and increased costs; thus, housing affordability is negatively impacted [30].

In terms of government administration, research has also found discrepancies in the provision of subsidies for public housing. A high level of subsidy is intended to ensure access to quality housing for poor households; nonetheless, it creates challenges in the provision of affordable housing programs in the long term [32]. Addressing the challenges in housing affordability requires comprehensive strategies designed to balance the supply and demand factors [31].

4.3. Recommendations in Existing Literature

The articles in this review extensively explored the challenges of land administration and housing affordability in the context of Malaysia. Several recommendations were provided to enhance land administration and foster an affordable housing system. For instance, Nuruddin et al. [30] discussed the importance of understanding government policies of housing developers to boost their competitiveness and facilitate the provision of affordable housing. Policies are essential for navigating complex regulatory landscapes. Additionally, collaboration between industry associations such as the Real Estate and Housing Dandong Association (REHDA) and government officials is needed to establish long-term and practical strategies.

Another suggestion is to address the differences between supply and demand. Factors such as population density and land scarcity contribute to creating this mismatch. Therefore, it is recommended that the government take initiatives that prioritize the allocation of resources toward affordable housing development [15, 36]. This requires collaboration between the private sector and the government, as it can aid in ensuring efficient resource allocation. Bilal et al. [3] recommended the implementation of an alternative model based on a public-private partnership that can streamline affordable housing management. This model is based on centralizing responsibilities, which can enhance transparency and accountability in the housing sector. Similarly, Liu and Ong [1] discussed the centralization of affordable housing authorities to boost coordination and planning efforts. A centralized authority can improve resource allocation and policy effectiveness.

Government intervention in land preparation can also be crucial in tackling land management issues and housing affordability [1]. Government land for affordable housing can be allocated, and collaboration between stakeholders can address the issue of land scarcity. Collaboration among residents, private entities, and the government can foster inclusive decision-making [3, 34]. On the other hand, Samsudin et al. [10] have focused on decentralization for effective land administration. Land reform initiatives that are tailored to account for local needs and circumstances can promote equitable and sustainable land management practices. Finally, another potential solution is to create enhanced awareness and understanding among policymakers and the public [9]. Policy execution and land use planning depend on making informed decisions, which require efforts to bridge knowledge gaps. This could lead to increased revenue generation and regulatory compliance.

5. Conclusion

The current study aimed to provide an in-depth exploration of land administration challenges related to the affordable housing situation in Malaysia. A systematic review of the literature was conducted following the PRISMA approach to produce extensive and detailed results on land administration and housing affordability. Including 20 relevant articles, descriptive evaluation and content analysis were performed to extract the key outcomes. The study covered publication trends and journal-wise and methodology-wise distribution of articles. To uncover common themes, keyword analysis was conducted. Common topics included affordable housing, policies, and frameworks in the context of Malaysia. The key findings were summarized, and the discussion emphasized the critical role played by the Malaysian government in land administration, along with the challenges it faces in ensuring affordable housing delivery. The complexity of land policies, coupled with problems such as limited land availability, high costs, and administrative inefficiencies, are significant threat to efficient land administration and housing affordability. Nonetheless, the articles also offer recommendations to address these challenges. Government policies and collaboration between public and private entities are critical in improving housing circumstances in Malaysia.

5.1. Implications of the Study

5.1.1. Theoretical Significance

This study makes both theoretical and practical contributions to the literature. In terms of theoretical significance, this study offers an in-depth exploration of the multilayered issues related to land administration and affordable housing in Malaysia. This study synthesizes the existing literature to provide a comprehensive understanding of the complex issues surrounding land management. This study extends the current literature, particularly in the context of Malaysia. The study also identified different factors that can contribute to establishing a theoretical framework for further analysis of housing affordability and land management issues in Malaysia and other developing countries.

5.1.2. Practical Significance

From a practical perspective, this study provides valuable insights for policymakers, government officials, developers, and planners involved in housing in Malaysia. This study sheds light on the challenges and barriers to effective land administration and affordable housing through a comprehensive review of the existing literature. Policymakers and developers can use the identified barriers to formulate actionable strategies to improve policies. The findings of this study can also be used to extract information that can be used to streamline administrative processes. The study strongly emphasizes collaboration between the government and private entities. Similarly, the identification of alternative models, such as centralization or decentralization, can be further explored to select appropriate strategies to address housing affordability issues and improve land management practices. Thus, the study provides valuable insights that can be used to improve overall land administration and, in turn, housing affordability in the country. Additionally, while the study is solely focused on reviewing articles in the context of Malaysia, its findings can be used to understand the significance of land administration and housing affordability in similar developing countries.

5.1.3. Limitations and Future Research Recommendations

Despite the significant contributions of this study, it is crucial to address the limitations of this review. These limitations can be utilized by future researchers to further enhance our understanding and add to the literature. First, the review is limited in its context as it is particularly focused on Malaysia. This study covers policies regarding land administration and the housing system in the context of Malaysia only; therefore, the findings cannot be applied to other countries. The findings of this study are only applicable to Malaysia. To overcome this limitation, future studies should include other countries and conduct comparative analyses. Second, the review included only studies published in English. Future researchers should include studies published in other languages to add further depth to this study. Future research can widen the timeframe of this study.

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