

7th International Economics & Business Management Conference, 5th & 6th October 2015

Review the Issue Of Housing among Urban Dwellers in Malaysia with Special Reference towards Affordability to Home Ownership.

Hamidah Ramlan ^{a*}, Eleeza Eleena Zahari ^a

^a *Universiti Tenaga Nasional, Muadzam Shah, 26700 Pahang, Malaysia*

Abstract

This study aims to review the issue of housing among urban dwellers in Malaysia with special reference towards the affordability of home ownership. We find that the monthly income has a significant relationship with a type of home using correlation test. There is a negative relationship between type of home and monthly income at the 1 % significance level. It shows that monthly income has a relationship to profitability. The correlation test shows that house price and time taken to buy have a positive correlation. For the regression test, only monthly income no significant impact towards the home type of ownership. There is a significant impact between the home type of ownership with time taken to buy and house price at 1% significant level.

© 2016 The Authors. Published by Elsevier B.V. This is an open access article under the CC BY-NC-ND license (<http://creativecommons.org/licenses/by-nc-nd/4.0/>).

Peer-reviewed under responsibility of Universiti Tenaga Nasional

Keywords: housing issue, Malaysia, affordability, regression, correlation.

1. Introduction

A house is a home, building or structure that functions as a habitat for humans or other creatures. The term house includes many kinds of dwellings ranging from rudimentary huts of nomadic tribes to complex structures composed of many systems. Apart from affordable, the aspect of comfortable in is also important.

Housing and home ownership issues are not new in Malaysia. This has been much study behavior to clasp the issue mentioned in context of Malaysia (Sirat et al., 1999; Razali Agus, 2001; Mahamud & Hussien, 2002; Aini Hj Idris & Siwar eds., 2003; @Abd Rahim Md Sani, 2007; and Tan, 2008). Based on literature review and inspection, show

* Corresponding author. Hamidah Ramlan. Tel.: +6017-6167927; fax: +609-4552006.

E-mail address: Hamidah@uniten.edu.my

the recent benefit shape of the housing issue is still a problem with the progress of cities in the country, generally the issue of the lack of as long as houses for low and middle-income communities. For low-income groups, is an effort to own houses one of the necessary rations that engage great depletion. Ownership home also indicated that they had managed to get out of the chain deficiency. However, the low levels of home ownership among low-income urban community in Malaysia show that the problem of poverty is still yet to be eliminated by effective. Urban housing problem in Malaysia that sure is the problem of supply of low cost housing and affordable was still unable to meet the demand of the urban population in the country. Increase in house prices too high perceived burden buyer low and moderate income.

1.1 Research Objectives

1. To examine the issue of housing among urban dwellers in Malaysia with special reference towards the affordability of home ownership.
2. To examine the issue of related to home ownership, factors contributing to home ownership, owner perception on the houses that they own.

2. Literature Review

Housing defined a place for resident shelter from the rain and heat. Housing and home ownership issues are not new in Malaysia. This has been many studies conducted to grasp the issues mentioned in Malaysian context (Md Sani @ Abd Rahim, Norazmawati. (2007), Razali Agus, Mohd. (2001), Sirat, Morshidi et al. (1999). Other than that, the price of houses very expensive. Home affordability is a person's financial ability to pay the housing costs involved in the process of buying a home (Md Sani @ Abd Rahim, Norazmawati. (2007).

A prospective home buyer should ensure that the property to be purchased are compatible with the ability to purchase or pay (Bank Negara Malaysia,.Lapuran Tahunan 1992). Besides that, prices of house now are too expensive. A lot of respondents, their salary not enough if comparing with need and wants. There is clear mismatch between the supply and demand of low, medium cost housing in Malaysia.

Over the decades ago the challenge of the housing policies in the developing countries was to ensure that basic accommodation needs are met and at an affordable price for the majority of the citizen (Harris, R. & Arku, G. (2007). The example of the problem of housing, namely price of land is too expensive, a non-strategic places and so on.

Despite the emphasis on improving the provision of housing by the government in Malaysia, housing is still a notorious issue in Malaysia. The very process by which price is created as well as the determinants of price can vary from situation to situate (Rodney, F. 2008). Not at all could buy house, particularly if they have low salaries. The practice of as long as assistance for housing to improve housing affordability for lower proceeds households, most of whom are recipients of social sanctuary payments and are on incomes well below median, is well conventional through the condition of rent assistance to those in the private rental market and through the provision of earnings geared subsidies to those openly housing (Turner et al. 2009).

Have a fixed income and employment is the main reason for the population owns a home. This finding is in line with the findings Norazmawati @ Abd Rahim Md Sani (2007) accomplished that income is a major factor to measure the ability of an individual to own homes.

Under the Seventh Malaysia Plan (1996-2000) and Eight Malaysia Plan (2001-2005), Malaysian management is devoted to supply sufficient, reasonable and value accommodation for all Malaysian, mostly the small revenue grouping.

According to Zabardast (2006), the definition on affordable housing is generally involved in the ability of a household to get the housing services, while specifically it involves the correlation between household income and the price or payment.

The housing procedure literature strongly emphasis' the considerable role played by the state in East and Southeast Asian countries in general and Malaysia in particular (Doling, 1999, Agus et al., 2002). Regardless of the right of way accorded to congregation LIG housing various scholars argue that Malaysia is covering at the rear the sensation

Download English Version:

<https://daneshyari.com/en/article/979841>

Download Persian Version:

<https://daneshyari.com/article/979841>

[Daneshyari.com](https://daneshyari.com)