THE DETERMINANTS OF HOUSE PRICE IN MALAYSIA

AMIRA NABILA BINTI AMIR MUSTAFA

Submitted In Partial Fulfilment Of The

Requirement For The

Bachelor Of Business Administration With Honours (Finance)

FACULTY OF BUSINESS MANAGEMENT

UNIVERSITI TEKNOLOGI MARA

KAMPUS BANDARAYA MELAKA

JULY 2018

DECLARATION OF ORIGINAL WORK

BACHELOR OF BUSINESS ADMINISTRATION (HONS) (FINANCE)

FACULTY OF BUSINESS AND MANAGEMENT

UNIVERSITI TEKNOLOGI MARA

"DECLARATION OF ORIGINAL WORK"

I, AMIRA NABILA BINTI AMIR MUSTAFA, (I/C Number: 940222-14-6444)

Hereby, Declare That:

- This Work Has Not Previously Been Accepted In Substance For Any Degree, Locally Or Overseas, And Is Not Being Concurrently Submitted For This Degree Or Any Other Degrees.

- This Project-Paper Is The Result Of My Independent Work And Investigation, Except Where Otherwise Stated.

- All Verbatim Extracts Have Been Distinguished By Quotation Marks And Sources Of My Information Have Been Specifically Acknowledged.

Signature:_____   Date: _____

LETTER OF SUBMISSION

July 2018

Madam Hazalinda Binti Harun

Lecturer,

Bachelor Of Business Administration (Hons) Finance,

Faculty Business Management

Universiti Teknologi MARA, Melaka City

Campus, 110 Off Jalan Hang Tuah, 75300

Melaka.

Dear Madam,

Submission Of Final Project Paper

Attached Is The Project Title "**THE DETERMINANTS OF HOUSE PRICE IN MALAYSIA**" To Fulfil The Requirement As Needed By The Faculty Of Business Management, Universiti Teknologi MARA.

Thank You

Your Sincerely,

AMIRA NABILA BINTI AMIR MUSTAFA

2015126133

 Bachelor Of Business Administration (Hons) (Finance)

TABLE OF CONTENTS

Abstract

The main purpose of this study is to determine the determinants of housing price in malaysia on yearly basis from year 1980 to 2016. There are five determinant relate with housing price which is interest rate (INT), inflation rate (INF), gross domestic product (GDP), population (POP) and unemployment rate (UNE). These result further understanding about the relationship between housing price and other variable. The result indicates that there are significantly related to house price using time series data. As result is interest rate, GDP, and unemployment rate show significant positive relationship with house price.

Otherwise, population show significant negative towards house price. The paper is useful for investors, speculators, policies makers and buyers to know which factors to account for in housing investment decision. This paper can also serve as a guide for the government in stabilizing the residential housing price in Malaysia.