



**THE DETERMINANTS OF HOUSING PRICE IN MALAYSIA**

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**BACHELOR OF BUSINESS ADMINISTRATION**

**(HONS) FINANCE**

**FACULTY OF BUSINESS MANAGEMENT**

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**Submitted in Partial Fulfillment  
of the Requirement for the  
Bachelor of Business Administration  
(Hons) Finance**

**FACULTY OF BUSINESS MANAGEMENT  
UNIVERSITI TEKNOLOGI MARA,  
JOHOR**



**BACHELOR OF BUSINESS ADMINISTRATION (HONS) FINANCE  
FACULTY OF BUSINESS MANAGEMENT  
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**DECLARATION OF ORIGINAL WORK**

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**2011554963**

I am here by, 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 works and sources of the information have been specifically acknowledged.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

## LETTER OF SUBMISSION

November 2014

Faculty of Business Management

Universiti Teknologi MARA

85000 SEGAMAT

JOHOR DARUL TAKZIM

Dear Sir,

SUBMISSION OF PROJECT PAPER

Attached here is the project paper titled “The Determinants of Housing Price in Malaysia” to fulfill the requirement as needed by the Faculty of Business Management, Universiti Teknologi MARA.

Thank you.

Yours sincerely,

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## **ABSTRACT**

In recent years, rapid economic development has resulted in an increasing demand for residential housing among urban areas in Malaysia. Reviewing the housing prices in Malaysia, the prices have appreciated dramatically whether in major cities or even in smaller towns. Over the past ten years, the residential property market in Malaysia has experienced a significant price expansion. Most people are wondering such a high annual increases in house prices is totally not align with annual increment for the general household.

In fact, most of the people are afraid that they are unable to cope with such a high property prices. House and land prices are rise and even the middle class Malaysian are facing difficulties to own a home. Based on the economic theory, house price movements are coming from the factors of demographics and economics, such as population, gross domestic product (GDP), labor force, lending interest rate and inflation rate. Thus, in this study the researcher would like to determine the significant of these factors that influence the changes in housing price.