



UNIVERSITI TEKNOLOGI MARA

DETERMINANTS OF UNSOLD HOMES IN MALAYSIA

NUR SYAKIRAH AMALINA BINTI ANUAR ADNAN

2016317543

Final Year Project Paper submitted in fulfillment
of the requirements for the degree of
**Bachelor of Business Administration
(Investment Management)**

Faculty of Business and Management

December 2018

AUTHOR'S DECLARATION

I declare that the work in this final year project paper was carried out in accordance with the regulations of Universiti Teknologi MARA. It is original and is the results of my own work, unless otherwise indicated or acknowledged as referenced work. This thesis has not been submitted to any other academic institution or non-academic institution for any degree or qualification.

I, hereby, acknowledge that I have been supplied with the Academic Rules and Regulations for Undergraduate, Universiti Teknologi MARA, regulating the conduct of my study and research.


Name of Student : Nur Syakirah Amalina binti Anuar Adnan

Student I.D. No. : 2016317543

Programme : Bachelor of Business and Administration (Hons)
Investment Management.

Faculty : Business and Management

Thesis : Determinants of Unsold Homes in Malaysia

Signature of Student : 

Date : 19 December 2018

ABSTRACT

This paper explores the possible determinants of the unsold homes in Malaysia through focusing the year 2012 to 2016. Housing prices is constantly hiking up and this causes a lot of people to not having their own house yet despite a growing demand on the houses in Malaysia over the years. However, there is very empirical housing studies have examined the importance of the unsold homes that can give impact to the country. This study was conducted to identify the reasons behind the inability of homes are unsold in Malaysia. Malaysia is a well developing country; however, it is now experiencing surplus numbers of homes whereby the number of unsold homes is getting higher each year. This paper analyses the changes over time in the number of unsold homes in Malaysia by using the time series data. This study generally is to identify the examinants of the unsold homes in Malaysia. It is also aim at identifying the relationship of the Gross Domestic Products (GDP), type of houses, the price of houses and also the interest rate towards the unsold homes. For this study, the method of Ordinary Lease Square (OLS) assumption been employed and many tests have been tested using the data that extracted from the World Data Bank, the Department of Statistics Malaysia, Department of Housing and Local Government and also the Thomson Reuters Eikon. The results from this paper are also in agreement with the determinants would have impact on the number of unsold homes. The results from this study, may inform the Malaysia policy makers to re-evaluate the policy on the housing sector for a better improvement in the sales of the houses in Malaysia specially to attract the locals to buy houses.

ACKNOWLEDGEMENT

Firstly, I am really thankful for the opportunity for me to gain experience in doing the research paper and finally completing this long and challenging journey successfully. My gratitude and thanks go to my advisor Puan Zaibedah Zaharum for endless support that was given to me.

My appreciation goes to the Departments of Statistics Malaysia also the Department of Housing and Local Government who provided me with assistance for me to do the data collecting for this study. Special thanks to my colleagues and friends for helping me with this project.

Finally, this thesis is dedicated to the lovely parents and sisters whom endlessly supporting me and determined to give me the best in education and health especially so that I can finish this research paper on time. This piece of victory is dedicated to both of you. Alhamdulillah.

TABLE OF CONTENTS

	Page
AUTHOR'S DECLARATION	4
ABSTRACT	5
ACKNOWLEDGEMENT	6
TABLE OF CONTENT	7
LIST OF TABLES	9
LIST OF FIGURES	10
LIST OF PLATES	11
CHAPTER ONE INTRODUCTION	12
1.1 Introduction	12
1.2 Research Background	12
1.3 Problem Statement	14
1.4 Research Questions	16
1.5 Research Objectives	16
1.6 Significance of the Study	17
1.7 Scope of the Study	18
1.8 Limitation of the Study	19
1.9 Definition of Key Terms	19
1.10 Summary	20
CHAPTER TWO LITERATURE REVIEW	21
2.1 Introduction	21
2.2 Theory	22
2.3 Gross Domestic Product	22
2.4 Type of Houses	24
2.5 Housing Prices	25
2.6 Interest Rates	26
2.7 Research Framework	28