

**FACTORS THAT AFFECTING MALAYSIAN HOUSING PRICE INDEX**



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**CITY CAMPUS**

**JANUARY 2020**

## **DECLARATION OF ORIGINAL WORK**



**BACHELOR OF BUSINESS ADMINISTRATION (HONS) IN FINANCE  
FACULTY OF BUSINESS MANAGEMENT**

**UNIVERSITI TEKNOLOGI MARA**

**‘DECLARATION OF ORIGINAL WORK’**

I, Ali Adnan Bin Mansor , (2017662974)

Hereby, declare that:

- This work has not previously been accepted in substance for any degree, any 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**

January 2020

### **The Head of Programme**

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110, Off Jalan Hang Tuah

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Dear Sir/Madam,

### **SUBMISSION OF PROJECT PAPER**

Attached is the project paper titled “**FACTORS THAT AFFECTING MALAYSIAN HOUSING PRICE INDEX**” to fulfill the requirement as needed by the Faculty of Business and Management, Universiti Teknologi MARA.

Thank you.

Yours sincerely,

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Bachelor of Business Administration (Hons) in Finance

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## **ABSTRACT**

Housing prices had become main highlighted issue in Malaysia recently. It was as regards to the rising of housing prices which causes worrisome to the Malaysian. This study is an effort to investigate the determinants of housing prices that focusing on Malaysia case from the year 2010 until 2018. There are four determinants that had been listed which are Gross Domestic Product (GDP), Population rate (POP), Unemployment Rate (UNMP) and also Currency Exchange (EXC) as independent variables meanwhile House Price Index (HPI) as dependent variable. This study using secondary data of each variables from the year 2010 to 2018 on quarterly basis. This study used statistical tool which is EViews9 software for data analysis purposes. The results had portrays all the determinants which are GDP, POP, UNMP and EXC are significant towards HPI. Thus, this study are benefit to the researcher, public as well as investors in order to be informed about trend of housing prices in Malaysia.