

**THE RELATIONSHIP BETWEEN THE PERFORMANCE
OF PROPERTY RELATED COMPANIES LISTED ON
KUALA LUMPUR STOCK EXCHANGE
AND RELEVANT FINANCIAL VARIABLES**

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**DISSERTATION SUBMITTED TO
MARA UNIVERSITY OF TECHNOLOGY
IN PARTIAL FULFILMENT OF THE REQUIREMENTS FOR
BACHELOR OF BUSINESS ADMINISTRATION (HONS) FINANCE**

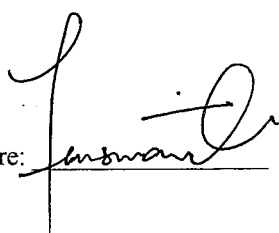
APRIL 2000

**BACHELOR OF BUSINESS ADMINISTRATION
(HONOURS) FINANCE
FACULTY OF BUSINESS AND MANAGEMENT
“DECLARATION OF ORIGINAL WORK”**

I, YUSMAWITA BT. MOHD YUSOF (I/C NUMBER: 770615-01-6342)

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: 5 May 2000

LETTER OF TRANSMITTAL

Bachelor of Business and Administration
School of Business and Management
University Technology MARA
SHAH ALAM

5th May 2000

Dr. Hj. Abd. Hadi b. Hj. Nawawi
Advisor
School of Business and Management
University Technology MARA
SHAH ALAM

Dear Madam,

SUBMISSION OF THESIS

The above matter refers,

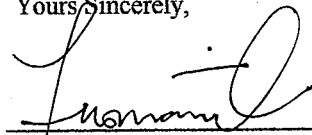
Enclosed herewith is the thesis entitled 'The Relationship Between The Performance Of Property Related Companies Listed On Kuala Lumpur Stock Exchange and Relevant Variables'.

It is very much believed that this thesis will fulfill the request necessary for the completion of the course, Bachelor in Business Administration (Hons), majoring in Finance.

Your kind acceptance and recognition will be much valued and highly appreciated.

Thank You.

Yours Sincerely,



Yusmawita Bte Mohd Yusof
98710080
BBA (Hons) (Finance)
School of Business and Management
University Technology MARA, Shah Alam

Acknowledgement

Alhamdulillah.....

Appraise to Allah Al-Mighty for giving me patience and confidence in completing this study.

To Mom and Dad.....

En. Mohd Yusof bin Ibrahim, Pn. Kalthom bt. Suleiman as well as my brother Mohd Khairuddin Shah, my sister Yusmawati, my younger brother Mohd Khaisamuddin Shah, Adam Yafik and Yasarah Aida thank you for giving me love and care which motivate and give inspiration to me in completing the study.

To my advisor,

I'm especially grateful and indebted to Dr. Haji Abd. Hadi bin Haji Nawawi for his guidance and who consistently kept this project moving efficiently and provide me with a lot of information and experience to produce the study.

Abstract

This paper studies on the relationship between the performance of property related companies listed on the Kuala Lumpur Stock Exchange (KLSE) with relevant financial variables. *with mgt policy* This project paper is part of the course requirements in order to compute the BBA (Hons) Finance. The purpose of this study is to measure the financial performance of the property companies by using ratio analysis.

The ratio discussed in this paper are liquidity ratios, leverage ratios, activity ratios and profitability ratios. This project papers analyst and evaluates the performance of selected property companies from 1984 to 1998 with money supply, interest rate and amount of loan. In order to see whether ratio performance is affected by the financial variables, financial ratio data will be compared with the industry average for the year 1984 to 1998.

The results of the study are based on the company quoted under the property sector listed on KLSE, Main Board managed to make profit because of the financial strengthens. Besides internal strengthens, the external factors may also affect the companies' financial performance for the period of 1984 to 1998. The study involved multiple linear regression analysis in order to show the relationship between the Performance Ratio with Money Supply, Interest Rate and Amount of Loan.

Finally, it is hoped that with this study, readers will have some idea and overview by looking on the performance of the listed property companies with financial variables.