

Where Do Young People Live? A Survey among Young People in Greater Kuala Lumpur

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Abstract

Having a decent and an appropriate home is one of the needs of the young people to progress in their lives. They, however, experienced limited housing opportunities. Majority of them could not afford to buy a home due to the price of the house, strict finance procedures, and non-inclusive housing policy practices. As an alternative, many of them are forced to rent as that is the only realistic approach to meet their financial situation. A survey was conducted with 396 young people in the Greater Kuala Lumpur (GKL), Malaysia as to examine the socio-demographic profile and current living arrangement of the young people in Malaysia. The study discovers that majority of them are non-homeowner as they are currently renting and staying with their parents. This study suggests possible strategies in response to their housing situation in order for them to have more housing opportunities.

Keywords: *young people, current living arrangement, housing opportunities, independent living*

INTRODUCTION

According to Maslow's needs theory, housing is a basic need that must be fulfilled by all citizens to ensure that they are able to remain survived. For the younger generation, housing is important when they decide to start their own life and form a family. In their pursuit to live independently, this group of people face several housing issues such as failure to have access to their preferred housing tenure with some of them are inaccessible to the rental. Most individuals in this social group faced difficulties to find an affordable home that matches their housing needs and preferences (Bontje, 2016; Ha, 2013). Young people in other nations like China, Japan, Hong Kong, and the UK were reported living in their parental homes and delaying their marriage due to housing difficulties (Campos, Yiu, Shen, Liao & Maing, 2016; Clapham, Mackie, Orford, Thomas, & Buckley, 2014; Deng, Hoekstra, & Elsinga, 2016; Izuhara, 2010, 2015; Li, 2015; McKee, 2012). Besides that, there are also a highly considerable percentage of respondents who are currently renting their accommodations (Hoolachan et al., 2016; Izuhara, 2015; Hochstenbach & Boterman, 2014; Lennartz, Arundel, & Ronald, 2015; Bessant & Johnson, 2013).

Similar to their counterpart, young people in Malaysia find it difficult for them to own a home. Thus, it is imperative to know the status of their current housing

situation. This article consists of four parts. The first section has introduced the issue. The second section briefly explains the literature review. The third section highlights the methodology used. The fourth section presents the findings of this study which covers discussion on the socio-demographic profiles of the respondents, their housing affordability and their current living arrangement. The inputs are crucial to ensure that policy and programs designed are responsive and inclusive to their housing situation.

HOUSING AMONG YOUNG PEOPLE

The transition to independent living among young people takes place due to demand of the job, family formation, as a symbol of maturity, entry to homeownership and also for an educational reason (Filandri & Bertolini, 2016; Beer & Faulkner, 2013; Lieberg, 2013; Clark & Mulder, 2000). Furthermore, Lieberg (2003) and Mulder (2006) postulate that young people leave their parental homes and seek for independent living due to educational purposes, social class, employment matters, family structures, and searching for housing. Despite their desire to live independently, many of them still choose to live with their parents as their current living arrangement. In country like Taiwan, young people are living with their parents even after they got married. This was highly influenced by their traditional Chinese culture that married couples are supposed to live with their parents (Li, 2013). The situation is further portrayed by Deng et al. (2016) in a study among young people in urban China. The findings have found that young people who are much older and married tend to leave their parental homes and live in the independent home earlier than their counterparts. It is also discovered that living independently either as a tenant or homeowners are highly influenced by the market ability and young people have limited housing opportunities due to different access to housing options.

Meanwhile, in Australia, there has been a declining in homeownership among young people due to economic factors. The sharp increase in the housing price has resulted them to stay longer with their parents or in the rental house (Bessant & Johnson, 2012). On the other hand, Lieberg (2013) in his findings revealed that majority of young Swedish in Sweden own their home while small percentage of them live with their parents and in the rental market. Being young and new to the workforce, those people live in a small home in the beginning and differ between age group and marital status.

In their pursuit of independent living, young people are inclined to move out from their parental homes and find a new home of their own. At their age, being hungry for achievement has become a norm, and this includes having a home as an asset. A study by *Institut Kefahaman Islam Malaysia (IKIM)* regarding *Impian atau Realiti Golongan Muda Memiliki Rumah* (Dreams Or Reality For The Younger Group to Own

A Home) has demonstrated that the younger generation, aged between 23 to 40 years are now in the process of building their lives by having a permanent job, forming a family and living a quality life, which is often associated with having a decent and an appropriate home (Nor Hartini, 2014).

However, generation Y in Malaysia is reported to still living with their parents or renting a house but is unable to own one (Ahmad, Farah, & Hasmah, 2013). Majority of young Malaysian in urban area faced difficulties to secure the loan housing financing, thus resulted them to settle themselves as renters or continue living with their parents (Ahmad, Farah, & Hasmah, 2013). It was further argued by Zyed, Wan, Noor Rosly, and Peter (2014) that the respondents in their study perceived the housing market as unaffordable. Thus, living with their parents or renting the house are among the appropriate housing options they have. Therefore, it is pertinent to know where do young Malaysian live so that future housing policy and practices can be developed suitably to their current situations.

METHODOLOGY

This study employs quantitative research method involving a survey using questionnaire to collect the data. A survey, involving 396 respondents was conducted to know the profile of the young people and their current housing situations using the systematic sampling technique. It is a structured questionnaire and supervised self-completion questionnaire whereby the respondents completed the questions under the supervision of the researcher. The study took place at five research areas in Greater Kuala Lumpur (GKL) namely Kuala Lumpur, Kajang, Subang Jaya, Klang, and Petaling Jaya. The study focuses on GKL due to the high concentration of young people in the urban areas due to job opportunities. The study employs young people as the respondents because they are the important category in urban restructuring and the key players in the housing market. The respondents were chosen based on the inclusive criteria that they must be a Malaysian citizen, aged between 20 to 39 years old, currently residing in GKL, either owning a house, renting or living with their parents or relatives and be employees of either government bodies, the private sector or self-employed. The structured questionnaires were distributed at shopping malls in the chosen research areas between 11 to 3 pm, every day for seven days (Sunday to Saturday). The researcher has obtained the permission from the respondents to participate in the data collection process by requiring them to sign the survey form and has followed the Research Code of Ethics.

This study uses descriptive statistic to analyse the profile of the respondents. The descriptive analysis was calculated by looking at the frequency, mean and median of the data distribution. Other than that, cross tabulation analysis is performed to know the income distribution and the current living arrangement according to their age

category. In explaining the housing affordability of the respondents based on age group, the researcher employ chi-square test to explore the association between age group and marital status, age group, and current living arrangement and marital status, and current living arrangement.

FINDINGS AND DISCUSSION

This section presents the sociodemographic profiles of the respondents (young people) involved in the study. The discussion on their current living arrangement also is described to further understand where do young people in Malaysia reside and the reasons they choose the arrangement.

Profiles of the Respondents

A total of 396 young people who lived and worked in GKL/ Klang Valley were involved in this survey. The respondents were identified based on their age category, starting from 20 to 39 years old. Table 1 shows that on average, the age of the respondents who participated in this study is 28.62 years old ($SD = 4.36$). The majority (75%) of the respondents aged between 25 to 34 years old while another 14.4 percent aged 35 to 39 years. There are only small numbers (10.6%) of respondents aged between 20 to 24 years. Female dominate the population of this study with 51.3 percent of them, and the remaining (48.7%) are male. Concerning ethnicity, the respondents are predominantly Malays with 63.9%, followed by 21.5% of Chinese and 12.4% are Indians. Malays are found to be a majority of the respondent because they are the dominant ethnic group in this country.

The majority of the interviewees in this study received tertiary educational level which accounts for 91.7%. Thus, we can say that they are well-educated and occupied between the low and middle-income group. Most of the middle-class jobs in Malaysia require a Bachelor Degree or at least a Diploma or its equivalent (Sander, Packard, Purnamasari, Testaverde, Yap, & Yoong, 2014). As for the marital status, the majority (66.9%) of the respondents participated in this study are single while 30.8 percent are married. The remaining (2.3%) are divorcees (widower). Among the married respondents, their average household size is 3.43 persons ($SD = 1.13$), with a minimum of 2 and maximum of 7 family members. The data is relevant to the fact that normally young people aged ranged between 20 to 39 years, and have 1 to 5 children. Regarding employment background, almost all of them are salaried workers with the majority (64.4 %) of them are private sectors employees. There is a preference for young people in Malaysia to work with the private sectors for the decent salary.

Table 1: *Demographic profiles of the respondents*

Profile		Frequency (n)	Percentage (%)
Gender	Male	193	48.7
	Female	203	51.3
Ethnicity	Malay	253	63.9
	Chinese	85	21.5
	Indian	49	12.4
	<i>Bumiputra (son of the soil)</i>	8	2.0
	Others	1	0.3
Education Level	Primary School	2	0.5
	Secondary School	31	7.8
	Tertiary	363	91.7
Marital Status	Single	265	66.9
	Married	122	30.8
	Divorced / Widower	9	2.3
Age	20-24	42	10.6
	25-29	220	55.6
	30-34	77	19.4
	35-39	57	14.4
Age	Minimum		20
	Maximum		39
	Mean \pm Standard Deviation		28.62 \pm 4.36
Household Size	Minimum		2
	Maximum		7
	Mean \pm Standard Deviation		3.43 \pm 1.13
Employment Status	Public sector employees	131	33.1
	Private sector employees	255	64.4
	Self-employed	10	2.5

Regarding their gross monthly income, Table 2 shows the majority of the respondents (57.9%) earned between RM3,001 to RM8,000 monthly. Another 36.6% of the interviewees received below than RM3,000 in gross monthly income. Meanwhile, only 5.7% of them earned more than RM8,000 in their gross monthly income. The majority of the respondents earned between RM3,000 to RM 8,000 are considered as members of the middle-income group (M40), with variation in top-middle, middle-middle and lower-middle while the remaining are the members of Bottom 40 (B40) and Top 20 (T20). For married respondents, their gross monthly household income ranged between RM3,200 to RM20,000 a month with an average of RM9,603.28 (SD = 3640.34).

Table 2: *Gross monthly income of the respondents*

Profile		Frequency (n)	Percentage (%)
Gross Monthly Income	Less than RM 3000	145	36.6
	RM 3001 – RM 4000	120	30.3
	RM 4001 – RM 5000	45	11.4
	RM 5001 – RM 6000	31	7.8
	RM 6001 – RM 7000	22	5.6
	RM 7001 – RM 8000	11	2.8
	RM 8001 – RM 9000	11	2.8
	RM 9001 – RM 10000	5	1.3
	RM 10001 – RM 11000	4	1.0
	RM 11001 – RM 12000	1	0.3
	More than RM 12000	1	0.3
Gross Monthly Household Income^a	Minimum		3200
	Maximum		20000
	Mean \pm Standard Deviation		9603.28 \pm 3640.34

According to the report of the household incomes in Malaysia, the median income in an urban area was RM5,156 in 2014 (DoS, 2015). Based on the calculation of the annual median income (RM61,872), the housing price for this income category should be around RM185,616. As such, by taking the above rule, affordable housing price should be not more than RM200, 000. Based on the Malaysian house price index, the average housing price for all houses in Q3, 2015, stood at RM317,768. Therefore, looking at the current housing market, especially in Klang Valley, the housing price offered was beyond the affordability of the people.

The above situations show that most of the respondents, where the majority of them earned between less than RM3,000 to RM8,000, and fell in the lower to middle-income group, could not afford to own the house offered in the market. This group of people, finds it very hard to afford even an affordable housing that meets their needs and preferences. More seriously, they are neither eligible for public housing, nor can they afford private housing. They are trapped in the worst housing situation. As such, they find other housing alternative such as renting or continue living with their parents.

To describe housing affordability, further analysis was made using the cross-tabulation analysis to examine the differences between age group and marital status, between age group and current living arrangement, and between marital status and current living arrangement. For this purpose, the researcher separated the age group into two categories: 1) less than 30 years and 2) more than 30 years old. The findings of this study reveal that the married respondents were more often in the older age category

(>30 years old) than the single category. It shows that there is an association between age and marital status (Table 3).

Table 3: *Differences between age group and marital status*

Marital status	Age group				Total
	<30 years		>30 years		
	F	%	F	%	
Single	227	86.6	38	28.4	265
Married	31	11.8	91	67.9	122
Divorcee	4	1.5	5	3.7	
Total	262		134		396

$X^2 = 137.397$, $p < .005$ (.000), $df = 2$

A chi-square analysis was also conducted to know the association between marital status and their current housing situation. The result shows that most of the married respondents owned their home, while the unmarried respondents were currently renting or living with their parents / relatives (Table 4). Thus, it shows that there is an association between marital status and their current living arrangement.

Table 4: *Differences between marital status and current living arrangement*

Marital status	Current living arrangement				Total
	Owning		Other (renting, living with parents)		
	F	%	F	%	
Single	21	7.9	244	92	265
Married	73	75.3	49	40.2	122
Divorcee	3	33.3	6	66.7	9
Total	97		299		396

$X^2 = 122.11$, $p < .005$ (.000), $df = 2$

The data in Table 5 below presents the result on the cross-tabulation between age group and their current living arrangement. The respondents aged more than 30 years old had more affordability to own a home compared to the respondents aged below 30 years old. The data on the average monthly household income for the married respondents was at RM9,603 indicating that they had more financial capability to gain access to housing. As they were married and had dual incomes, they had more affordability than those with single incomes. For the respondents aged below 30 years old, majority of them were single and lived in rental house or their parents' house. With majority of them earning less than RM3,000 in their gross monthly income, their affordability was much lesser than the married people. Hence, their housing opportunities were limited, and they solved their affordability problems by renting or staying at their parental homes/relatives.

Table 5: Differences between age group and current living arrangement

Age group	Current living arrangement				Total
	Owning		Other (renting, living with parents)		
	F	%	F	%	
< 30 years	17	6.5	245	93.5	265
>30 years	80	59.7	54	40.3	134

$X^2= 135.735$, $p < .005$ (.000), $df = 2$, $odd\ ratio = .047$

Given these points, this study has concluded that the respondents aged more than 30 years old had more affordability to own a house than those below 30 years old. At this age, their income was higher, and they had more working experience; and, they had the opportunity to combine their incomes for loan financing, making their access to housing much faster than for a single person (Arundel & Doling, 2017; Izuhara, 2015).

The Current Living Arrangement of Young People

The study finds that 47.4% of the respondents are currently renting their house with 24.7% rent with co-tenants and the rest (22.7%) renting on their own. Another 28% of the respondents are still living with their parents or other relatives. From the total population of this study, only 24.5% of them are currently own their house and considered as homeowners. The findings provide evidence that majority of the young people delayed in their transition to adulthood and independent living. The numbers of renters and those living with their parents outnumbered those who own. The living arrangement of young people reflect the findings of Izuhara's (2015) study which has found that there is an increasing number of Japanese young people aged 30 to 39 years old in their parental home or the private rented sector due to economic uncertainties. The average age when they start leaving independently (leave their family home) was 21.11 years ($SD = 2.63$). The age demonstrated the standard age for young people to join the workforce after graduation. At this age, they frequently move out from their parental home. Young people normally leave their parental homes and live independently due to various reasons such as family formation, educational reasons, marriage and employment opportunities (Li, 2014; Izuhara, 2015).

Table 6: *Current living arrangement of the respondents*

Profile	Frequency	Percentage
Current Housing Situation		
Currently own	97	24.5
Renting	90	22.7
Rent with co-tenants	98	24.7
Living with family or relatives	111	28.0
When did you first leave your parental home, and starts living independently?		
Less than 1 year	12	4.2
1-3 years	56	19.6
3-5 years	52	18.2
5-7 years	47	16.5
7-9 years	31	10.9
More than 9 years	87	30.5
Age you first leave you parental home?		
Minimum		16
Maximum		30
Mean \pm Standard Deviation		21.11 \pm 2.63
Reasons leaving parental homes?		
Educational	156	54.7
Employment	109	38.2
Married	20	7.0

The study also analysed the current living status of the respondents based on their age cohort. It is important to consider the housing situations among younger generation because their living arrangements are differ based on their age group (Lieberg, 2013). The findings from the cross-tabulation analysis (Figure 1) shows that majority of the respondents (82.5%) who are currently own their home aged between 30 to 39 years old which was due to their longer working experience, decent salary and marital status (which mean they have dual income) that facilitate their transition to homeownership (Drew, 2015; Yang, Wang, & Wang, 2015). For respondents aged between 20 to 29 years (37.8%), majority of them are still living with family or other relatives. It is a typical scenario for young people at this age to be living in their parental homes as some of them just graduated from the tertiary education and newly joined the workforce. Thus, their transition to independent living slowly takes place. For those who are currently renting, 57.7% of them aged between 25 to 29 years old. At this age group, they are in their process of building their life and search for independent living. Thus, renting is their best option before settling as homeowners as they can improve their financial situation before the transition period.

The above living arrangement of young people reflects the findings of Lieberg's study in Sweden. The study which was conducted in 2013 revealed that youth stayed with their parents are prevalent for the age group of 20 to 23. Meanwhile, 85% have their own home at the age of 24 to 27 years. A similar scenario can be seen in Hong

Kong whereby young people were reported to stay with their parents until they marry or leave for education (Campos et al., 2016; Yip, 2013). In their pursuit of adequate housing, another reason why they leave their parental homes was due to educational purposes, followed by employment and marriage (Li, 2014; Izuhara, 2015).

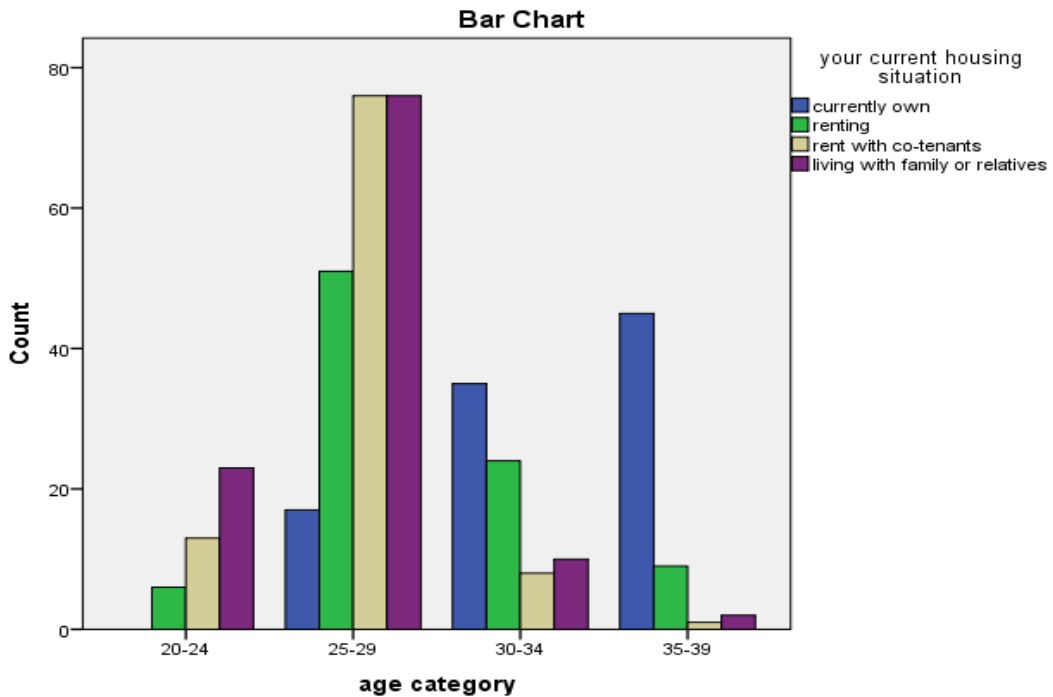


Figure 1: Age category of the respondents and their current housing arrangements

For the homeowners, data in Table 7 specify that the majority of them live in an apartment/condominium. The major types of their current house are apartment/condominium (including low-cost apartment) which account for 58.8%. The situation shows that homeowners preferred to stay in an apartment/condominium as their first house because at this point, they are at the early of their career development and the only purchase price seems affordable to them is an apartment. Also, due to their small household size, it is a convenience for them to stay at that house. Since the respondents of this study are young people, aged between 20 to 39 years old, the finding consequently reflects a housing choice of the younger generation who prefer to stay at a high-rise building instead of landed property. A study conducted among young working household in Malaysia found that apartment/condominium is among houses type that can be afford by young people (Zyed, 2014). It is also revealed from a study conducted by Atasya et al. (2015) that medium income people prefer high-rise building such as apartments or condominium for their living arrangement. Hence, this type of houses is

one of the highest suppliers in Malaysia housing market (Khazanah Research Institute, 2015; Valuation and Property Service Department, 2016; DoS, 2016).

Table 7: *Current living arrangement - homeowner*

Profile	Frequency (n)	Percentage (%)
Types of current house		
Single-storey terrace	6	6.2
Double-storey terrace	12	12.4
Single-storey semi-detached	3	3.1
Double-storey semi-detached	9	9.3
Single-storey detached	3	3.1
Double-storey detached	7	7.2
Low-cost apartment	13	13.4
Apartment / Condominium	44	45.4
Lived at current house		
Less than 1 year	14	14.4
1-3 years	31	32.0
3-5 years	30	30.9
5-7 years	12	12.4
7-9 years	3	3.1
More than 9 years	7	7.2
Purchase price of current house		
Minimum		35000
Maximum		800000
Mean \pm Standard Deviation		329823.71 \pm 150942.52
How do you own your house live now		
Self-finance	2	2.1
Financial institutions	87	89.7
Family assistance	3	3.1
Family inherited	3	3.1
Others	2	2.1
Age of first own house		
Minimum		20
Maximum		39
Mean \pm Standard Deviation		29.27 \pm 3.09
Deposit Money^a		
Own	71	75.5
EPF withdrawal	64	68.1
Other	25	26.6
Monthly instalment affordable		
Yes	51	52.6
No	46	47.4
Satisfaction level toward current house		
Slightly satisfied	11	11.3
Moderately satisfied	30	30.9
Very satisfied	27	27.8
Extremely satisfied	29	29.9

Regarding the purchase price, the minimum price bought by the respondents is reported at RM35,000, and the maximum purchase price is RM800,000 with the average price of RM329,823.71 (SD= 150,942.52). The majority of them (89.7%) own their house through financing from financial institutions with the minimum percentage of 50 to 100 maximum loan financing. The assistance from banking system was the primary approach in getting the loan funding in this country. The remaining (small percentage) own their house through another form of assistance such as family assistance, family inheritance and self-finance. It reflects that young people relied heavily on credit from financial institutions such as banks in getting the loan financing as not many people can self-finance or received intergenerational transfers from their parents or relatives which are commonly practised in other countries. Unlike Malaysia, intergenerational transfers become the key factor influencing housing opportunities of the young people specifically for home ownership in countries like Hong Kong, China and UK (Campos et al., 2016; Deng et al., 2016; Elsinga, 2017; Hoolachan et al., 2016).

For the housing deposit, 75.5% of them use their own money to pay for the housing deposit while 68.1% opted for their Employees Provident Fund (EPF) withdrawal for such purpose. Withdrawal from EPF was a traditional mode of paying for housing deposit as the fund allows the use of EPF contribution for that purpose. Only 26.6% of the respondents used another channel such as getting help from the family and share with their spouse to pay the housing deposit. When asked whether the loan instalment is considered affordable to them, 52.6% of them said 'Yes' while another 47.4% rated it as not affordable. The responses imply that some of the respondents may be willing to pay much for housing and spent less on other expenses while others are not. Finally, regarding the satisfaction level towards their current house, it is hard to make any generalisation about to respondents' level of satisfaction towards their current home as the question in the survey is too general. However, the finding found that all of them are satisfied with the house they currently own with the variance of satisfaction level from slightly satisfied to extremely satisfy.

While some young people own their current house, and remain living in their parental home, the majority of young people established themselves as renters and rely on private rental housing for their living arrangement. This group of individuals depend on the private rented sector (PRS) to meet their housing needs because they are either being excluded from home ownership or public housing (Bontje, 2016; Hoolachan et al., 2016; McKee & Hoolachan, 2015). Apart from that, this has become the central housing tenure represented by younger people due to the nature of this tenure that is accessible and mobile as they enter the labour market (Rugg & Quilgars, 2015).

Table 8: *Current living arrangement - renter*

Profile	Frequency (n)	Percentage (%)
Monthly rental payment		
Minimum		100
Maximum		2000
Mean \pm Standard Deviation		545.30 \pm 414.34
Monthly rental payment affordable		
Yes	152	80.9
No	36	19.1
Satisfaction levels toward current house		
Not all satisfied	4	2.1
Slightly satisfied	26	13.8
Moderately satisfied	68	36.2
Very satisfied	50	26.6
Extremely satisfied	40	21.3

Table 8 shows the monthly rental payment paid by the respondents was around RM100 to RM2,000 with the average of RM545.30 (SD=414.34). The majority (80.9%) of the respondents who are currently renting consider the monthly rental payment as affordable whereas the remaining (19.1%) argue that their monthly rental payment is unaffordable. They claim that the monthly rental payment is quite high especially in main towns. With the current cost of living and high monthly rental payment, it has caused burden especially those with the low salary. Even though there is a salary increment every year, but it is not in tandem with the current cost of living. However, the respondents believed that if they become the co-tenants, then the rental payment may be affordable to them as compared to staying alone. Despite being a renter, most of them satisfied with their current house. 97.9% of them happy with their rental house.

As for the respondents who are currently living with their parents or relatives, Table 9 below presents data on their current living arrangement. Of all the respondents, 28% of them are currently staying with their parents. The main reason why they choose to stay with their parents is that they are the caretakers of their parent/family and due to the caring responsibility towards their ageing parents. This reason reflects the findings of Izuhara (2015) that young people delayed their independent living due to the critical illness of their family members. Apart from that, the distance of their house to the workplace that enables daily commuting made them choose to stay with their parents.

Table 9: *Current living arrangement – living with parents/relatives*

Profile	Frequency (n)	Percentage (%)
Consider moving parental house		
Yes	73	65.8
No	38	34.2
Reason for not considering moving from the parents / family house		
Caretakers of the family / parents	15	13.5
Save cost / expenses	5	4.5
Cannot afford either owning or renting a house	8	7.2
More comfortable living with parents	3	2.7
Near the workplace	5	4.5
Family inheritance	2	1.8
Reason for considering moving from the parents / family house		
Married	35	31.5
Living independently	22	19.8
Change to a new job	11	9.9
Can rent or buy at an affordable price	3	2.7
Privacy	1	0.9
Have stable job / income	1	0.9
Reason for staying with parents / family^a		
Near the workplace	44	39.6
Cannot afford owning or renting	36	32.4
Caretakers of the family	60	54.1
Others	2	1.8

Since they cannot afford either owning or renting, this makes them remain living with their parents or relatives. Young people prefer to stay with their parents because they had limited economic resources to afford to house (Stone, Berrington, & Falkingham, 2014; Poggio, 2009). In contrast, a study by Li (2011) reported that young adult in Taiwan continue living with their parent even after they are married due to the Chinese culture which favours the young to stay with their parents. It has been concluded that most of the Taiwanese young people prefer to live with their parents rather than to live independently as their current living arrangement.

Besides the specified reasons, young people choose to stay with parents because it can save their cost and expenses (Minguez, 2016) and use the savings to buy a home (Filandri & Bertolini, 2016). They feel more comfortable staying with their parents/family especially when parents' are able to help to look after their children and some of them inherit their parents'/family house. Other than that, they also prefer to stay with their parents due to the flexibility such as relying on their mother for household chores (Izuhara, 2015). The present finding supports Li (2014) which concluded that young people in Hong Kong cannot afford to own a house in the early stages of their career development because the house was too expensive for them. As

such, many of them prefer to live with their parents to save money so that they can spend on other things (Deng et al., 2016).

In a different study, Sironi, Barban, and Impicciatore (2015) found that social status of parents influenced the transition to adulthood. The finding concluded that the transition is slower among the higher social class as compared to the lower class. It was because young people with fewer family resources have the lower educational background, thus pushing them to enter the job market earlier and resulted in a more premature exit from their parents' house.

Furthermore, Eslinga (2017) and Deng, Hoekstra, and Elsinga (2016) argue that intergenerational cohabiting influence the housing opportunities of young people. Young people who choose to live with their parents even after they are married believed that they should rely on their parents rather than living independently which they saw as one of a desirable housing solutions. Those living with their home-owning parents may achieve their future home ownership by inheritance. Among all staying in this living arrangement, 65.8% of them would consider moving from their parental house whereas 34.2% of them prefer to continue staying with their parents. The finding indicates that they consider moving from their family home only if they get married, get changed to a new job or have a more stable income, able to rent or buy a house at an affordable price and also for privacy reason.

A study among young people in Hong Kong ranks marriage as the top motivation for the young generation to leave their parents' home for independent living in which the scenario is consistent with East Asian cultural norms and expectations, where independent living typically corresponds with marriage (Drew, 2015; Izuhara, 2015; Zhu, 2013; Li, 2013). Moreover, young people prefer to leave their parental home due to a desire for privacy, autonomy and independence as a result of marriage (Bessant & Johnson, 2010; Li, 2013; Zhu, 2013).

Moving from parental house to their own house, either through renting or owning may facilitate their transition to independent living. Housing is important when young people decide to start their own life and form a family. It is because the act was often associated with living independently. As young people in China faced with affordability problems, accessing housing was difficult for them and resulted in delaying their marriage and having a family (Zhu, 2013). The situation is relatively similar to Malaysia where many of young people struggle in the housing market due to the high cost of living and housing price which affect their independent living (Shuid, 2015; Tan, 2012). Even though getting access to housing is vital to ensure young adults can enjoy the quality of life as highlighted by Forrest and Yip (2013), many were reported still staying in their parental homes or live in the rental houses (Bessant &

Johnson, 2013). Based on the research findings show that young people choose to remain at their parental house not only because they cannot afford renting or owning, but most of them viewed them as the caretakers of the family. Also, the distance of their parental house to their workplace affected their decision to not considering moving from their parents' house.

CONCLUSION

Overall, the study found that majority of young people in GKL is non-homeowners. Some of them are renters either renting on their own while others are co-renting their accommodation. There are also some who are currently living with their parents/relatives. The situations indicate the delayed in the transition to adulthood and independent living due to various reasons such as unaffordable housing market, the high price of housing, insufficient income and economic uncertainties. Though staying with their parents can save cost and more flexible, they consider moving from their family home if they get married, or get changed to a new job or have more stable income or ability to rent or buy a house at an affordable price. These findings suggest that several strategies can be made to ensure there are housing opportunities for young people in their pursuit to independent living. To facilitate their housing opportunities, the government together with housing providers may reassess the housing allocation system by offering more affordable houses on the market targeted to each social group which would be more inclusive. Besides, the government should encourage alternative forms of housing assistance such as transit homes for young people and young married couples provide more schemes like Rent-to-own and attractive rental schemes in order to have various housing options that match their current situations. This study, however, limits to only quantitative data and covers only areas in GKL. Hence, generalisation could not be made to the whole population. Thus, future research may employ a qualitative method such as the in-depth interview with young people to understand their current living situation further and to enhance the findings of this study.

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