



**A STUDY ON HOUSING LOAN DEMAND IN MALAYSIA**

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# DECLARATION OF ORIGINAL WORK



**BACHELOR OF BUSINESS ADMINISTRATION (HONS) FINANCE**  
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- 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.
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## ABSTRACT

To most individuals house represents the largest single investment item of a lifetime. This is especially true as family incomes increase and housing viewed less as a basic consumption and more as a key to a secure future. The objectives of this research are to identify the relationship between independent variable (interest rate, land market value, and real income) and dependent variable (housing loan demand) and to measure the impact of change in interest rate, land market value, and real income towards housing loan demand performance. The researcher test the data by using STATA which is include five test descriptive statistic, stationary test, long run relationship, short run relationship and stability test. In short run its shows that loan are granger cause land and income. No causality relationship between total interest rate and housing loan in Malaysian short run relationship. In long run relationship, interest rate and real income have positive relationship with housing loan demand while the researcher found negative relationship occurs between land market value and housing loan in Malaysia. Further research on the topics of this study is recommended. This is important especially as Malaysia as developing country to become a developed nation. Home ownership issue in Malaysia can solve when more research is conducted in this topic.

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