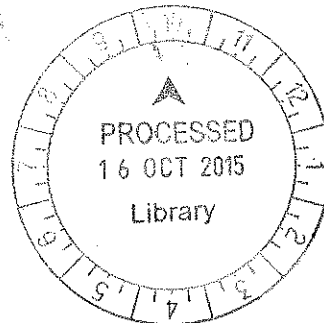


HOUSING AFFORDABILITY OF FIRST TIME HOME BUYERS IN MALAYSIA

FOR REFERENCE ONLY

BY

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TA
SLS
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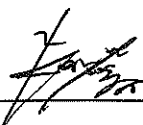
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DECLARATION

I, CLAUDINE KAN DET AI (I13002582) confirm that the work in this report is my own work and the appropriate credit has been given where references have been made to the work of other researchers.



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Date: 29th April 2015

ABSTRACT

In many countries, housing operates as a shelter, an economic good, a social good, bunch of services. The term shelter is frequently used to describe housing. It provides a sense of security and privacy to human which has a strong relationship with the ultimate purpose of housing. Furthermore, housing is one of the major single lifetime investments for most people and is recognized as a fixed asset. The aim of this research is to re-define housing affordability for first time buyers. The objectives are to develop guidelines for first time home buyers to purchase affordable houses and for developers to build more affordable houses. This is followed by the investigation of relationship between monthly income and type of housing, monthly income and affordable house price chosen by first time home buyers, and the affordable house price compared with market price.

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LIST OF ABBREVIATIONS

AHURI	-	Australian Housing and Urban Research Institute
BLR	-	Base Lending Rate
Bps	-	points
DBKL	-	Kuala Lumpur City Hall
DOSM	-	Department of Statistics Malaysia
GST	-	Goods and Services Tax
GTP	-	Government Transformation Programme
HNZC	-	Housing New Zealand Corporation
IHRM	-	The Malaysia House Price Index
JPN	-	National Housing Department
JPPH	-	Valuation and Properties Services Department
MyHome	-	Private Affordable Ownership Housing Scheme
NKRA	-	National Key Results Area
Phd	-	Doctor of Philosophy
PRIMA	-	Malaysia Public Housing Project
REHDA	-	Real Estate and Housing Developers Association
SPM	-	Malaysian Certificate of Education
SRP	-	My First Home Scheme
STPM	-	Malaysian Higher School Certificate

LIST OF SYMBOLS

$\%$	Percent
$\&$	And
\leq	Inequality (Less than)
Σ	Summation
$-$	Subtraction
$+$	Addition
\times	Multiplication
\div or $/$	Division

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