

## CASE STUDY ABOUT THE RISE IN HOUSE PRICE IN THE DISTRICT MERLIMAU

### Abstract:

To most individuals housing 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 larger urban centres have been identified as areas where the need and demand for housing are more pressing. These urban centres are experiencing rapid population growth as well as the entering of migrants from the countryside to enhance the quality of life. Objective is to identify the factors that influence the rise home prices based on the cost of buildings materials for year 2014, 2015 and 2016. Besides that, to determine the impact of rising house prices of home ownership to aged between 21 years to 49 years (B40). Scope of the study was to examine differences of rising price housing in Malacca around Merlimau area. This research using qualitative method. 30% contractor will use in interview. SPSS will use to analyse the data obtained from the questionnaire. The importance of this study is to determine the increase in home prices from year to year and the comparative prices of homes in 2014-2016. This research will show in qualitative and pie chart method. This research show the data increase from 2014 – 2016. The house price are not suitable for B40 now a day. The house price should be reduced in order not to burden the B40 to have a home.

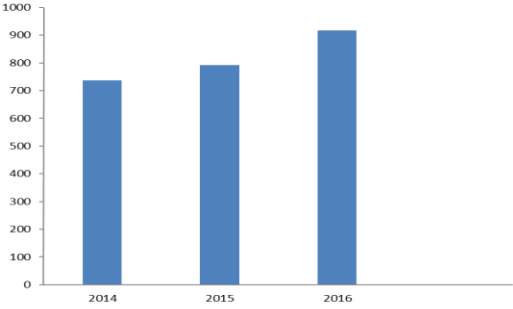
**Keyword:** Home price, invesment, secure future, rise home price

**IP no:**

### Finding:

Determine the increase in home prices from year to year and the comparative prices of homes in 2014-2016.

ITEM	COST (RM)		
	2014	2015	2016
TOTAL	737.22	791.10	916.50

<div data-bbox="565 191 1154 606"> <p style="text-align: center;"><b>COST OF MATERIAL</b></p>  <table border="1"> <thead> <tr> <th>Year</th> <th>Cost of Material</th> </tr> </thead> <tbody> <tr> <td>2014</td> <td>750</td> </tr> <tr> <td>2015</td> <td>800</td> </tr> <tr> <td>2016</td> <td>920</td> </tr> </tbody> </table> </div>		Year	Cost of Material	2014	750	2015	800	2016	920
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2014	750								
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<p><b>Suggestion for future work</b></p> <ol style="list-style-type: none"> <li>i. Non-profit to build low and medium cost houses on government land that can be sold to a local couple who want to buy their first home.</li> <li>ii. State land for the scheme should be given directly to the LPR and not alienated to SEDC or government-owned companies of that kind is established to earn rent from the process.</li> <li>iii. These houses will be sold to first home buyers at a price less than the cost of construction, provided that the owner can only sell this house back to the LPR own. LPR can resell the house to other families who qualify.</li> </ol>									
<p><b>Picture related to project</b></p>									
<p><b>Name of student &amp; registration no:</b></p> <ol style="list-style-type: none"> <li>1. Muhammad Thaqif Tasnim Bin Atan 14DKA14F2065</li> <li>2. Suhaimi Bin Shamsudin 14DKA14F2017</li> </ol>	<p><b>Supervisor of the project:</b></p> <ol style="list-style-type: none"> <li>1. Puan Nora Binti Ismail</li> </ol>								