

Abstract

The National Housing Policy is to ensure that Malaysians particularly those from the lower income group have access to decent, adequate and affordable shelter and related facilities. However not enough houses are being supplied at affordable prices for all those who want to have their own houses. The increase in house prices seems to be unmatched with the household incomes. As a result some income bracket consumers are priced out of the market.

This study covers issues that have an impact on house ownership such as rising prices of houses and the availability of loan facilities. The analysis is based mainly on secondary data and supported by primary data collected through a formal survey of homeowners.

The results of this study show that people buy a house because it is a basic necessity. No matter how expensive it is, they will struggle through whatever means to own a house, if not immediately they would plan for its future purchase.

This study also shows that homeowners hope for governmental interventions in the housing market on equity grounds. They also expect organizations such as financial institutions and Employees Provident Funds to be more accommodating in providing and approving financial facilities. Finally, they hope that housing developers would adopt a more realistic pricing policy.