A spatial analysis on GIS-Hedonic Pricing Model on the influence of public open space and house price in Klang Valley, Malaysia


Abstract

Presently, it is noticeable that there is a significant influence of public open space on house price, especially in newly developed nations. Literature suggests the relationship between the two aspects give impact on the housing market, however not many studies undertaken in Malaysia. Thus, this research was intended to analyse the relationship of open space and house price via the techniques of GIS-Hedonic Pricing Model. In this regard, the GIS tool indicates the pattern of the relationship between open space and house price spatially. Meanwhile, Hedonic Pricing Model summarises the index of the variables to data-processing the housing prices. The research is a pan-Taxon analysis of 200 respondents who were the house owners of double stories terrace houses in four townships, namely Sungai Buloh, Selangor, Kuala Lumpur, and Shah Alam in Klang Valley. The two research questions are whether the relationship between open space and house prices exist and the nature of that relationship. The findings indicate that there is a positive correlation between open space and house price. Consequently, the role of house price change in other same. In other word, the research has been achieved its research aims and thus, offer the value added to applying the GIS-Hedonic pricing model in analyzing the influence of open space in the house price in the form of spatially and statistically.

Author keywords:
GIS; Hedonic Pricing Model; House price; Malaysia; Public open space

Indexed keywords:
Engineering controlled signs; Geographic information system; Houses; Housing, Remote sensing

References (44)

Note: The text is a summary of a research article focusing on the relationship between public open space and house price in Klang Valley, Malaysia. The research uses a GIS-Hedonic Pricing Model to analyze the spatial influence of open space on house prices in four townships: Sungai Buloh, Selangor, Kuala Lumpur, and Shah Alam. The findings suggest a positive correlation between open space and house prices.