

Document details

Back to results | 1 of 1

[Full Text](#) | [View at Publisher](#) | [Export](#) | [Download](#) | [Add to List](#) | [More...](#)




International Archives of the Photogrammetry, Remote Sensing and Spatial Information Sciences - ISPRS Archives

Volume 41, 2016, Pages 829-836

23rd International Archives of the Photogrammetry, Remote Sensing and Spatial Information Sciences Congress, ISPRS 2016; Prague, Czech Republic; 12 July 2016 through 19 July 2016; Code 122461

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

(Conference Paper)

Mzainora, A. , Norzailawati, M.N. , Tuminah, P.A. 

Kulliyah of Architecture and Environmental Design, International Islamic University Malaysia, Jalan Gombak, Kuala Lumpur, Malaysia

Abstract

[View references \(44\)](#)

Presently, it is noticeable that there is a significant influence of public open space about house price, especially in many 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 initiated to analyse the relationship of open space and house price via the techniques of GIS-Hedonic Pricing Model. In this regards, the GIS tool indicates the pattern of the relationship between open space and house price spatially. Meanwhile, Hedonic Pricing Model demonstrates the index of the selected criteria in determining the housing price. This research is a perceptual study of 200 respondents who were the house owners of double-storey terrace houses in four townships, namely Bandar Baru Bangi, Taman Melawati, Subang Jaya and Shah Alam, in Klang Valley. The key research question is whether the relationship between open space and house price exists and the nature of its pattern and intensity. The findings indicate that there is a positive correlation between open space and house price. Correlation analysis reveals that a weak relationship ($r_s < 0.1$) established between the variable of open space and house price ($r_s = 0.01$, $N = 200$, $p = 0.2$). Consequently, the rate of house price change is rather small. In overall, this research has achieved its research aims and thus, offers the value added in applying the GIS-Hedonic pricing model in analysing the influence of open space to the house price in the form of spatially and textually.

Author keywords

GIS; Hedonic Pricing Model; House price; Malaysia; Public open space

Indexed keywords

Engineering controlled terms: Geographic information systems; Houses; Housing; Remote sensing

Correlation analysis; Hedonic pricing models; House prices; Malaysia; Positive correlations; Public open spaces; Research questions; Spatial analysis

Engineering main heading: Costs

ISSN: 16821750 Source Type: Conference Proceeding Original language: English

DOI: 10.5194/isprsarchives-XLI-B8-829-2016 Document Type: Conference Paper

Volume Editors: Zdzimal V., Ramasamy S.M., Skidmore A., Altan O., Comiso J., Thekabal P.S., Halounova L., Safar V., Plankla L., Raju P.L.N., Srinivasa Kumar T., Lavender S., (Yousif) Husin Y.A., Kerr Y., Yue P., Patas P., Faruque F.S., Weng Q.

Sponsors: Publisher: International Society for Photogrammetry and Remote Sensing

References (44)

[View in search results format](#)[All](#) | [Export](#) | [Print](#) | [E-mail](#) | [Create bibliography](#)

Cited by 0 documents

Inform me when this document is cited in Scopus:

[Get citation alert](#) | [Get citation feed](#)

Related documents

Designing a green-space network with geospatial technology for Lijiang City
Ran, Y., Wang, D., Wang, D.
(2011) International Journal of Sustainable Development and World Ecology

Planning and management of urban green spaces in Europe: Comparative analysis
Bajrami-Lemmi, T., Nijkamp, P.
(2008) Journal of Urban Planning and Development

Using GIS and landscape metrics in the hedonic price modeling of the amenity value of urban green space: A case study in Jinan City, China
Kong, F., Yin, H., Nakagoshi, N.
(2007) Landscape and Urban Planning

[View all related documents based on references](#)

Find more related documents in Scopus based on:

[Authors](#) | [Keywords](#)