


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 Planning Malaysia  
 Volume 16, Issue 2, 2018, Pages 119-130

**Factor analysis on hedonic pricing model on open space affecting the housing price in melaka and seremban** (Article)


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## Abstract

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Open spaces near residential area often labelled as development constraint since each residential development must provide 10 percent of open space from the total acreage according to Malaysia planning guidelines. Kuala Lumpur has noticeable lost in open space in residential area and this issue might happen with other neighbourhood states such as Negeri Sembilan and Melaka. Therefore, the purpose of this study is to find the resident perspective on the importance of open space while purchasing their housing property. As such, the aim of the research is to study and examine the characteristics of relationship between public open spaces and residential property value using GIS-Hedonic pricing modelling in the selected residential area in Seremban and Melaka. To find the GIST of this study, factor analysis has been used to sum the hedonic pricing model output. Seremban and Melaka respondents have chosen the Importance of the House attributes in influencing the house price and Importance of open space following factors in influencing the house price. The research examined the relationship between the open space and house price at selected area in Seremban and Ayer Keroh. As found in the literature reviews, it validates that the relationship established in a positive pattern. © 2018 by MIP.

SciVal Topic Prominence 

Topic: hedonic analysis | Property values | hedonic pricing

 Prominence percentile: 93.528  

## Author keywords

Factor analysis Hedonic pricing model Residential and open space

## Funding details

| Funding sponsor              | Funding number             | Acronym |
|------------------------------|----------------------------|---------|
| Ministry of Higher Education | FRGS/2/2014/SS08/UIAM/02/1 | MOHE    |

## Funding text

This work was financially supported by the Ministry of Higher Education under the Fundamental Research Grant Scheme (FRGS) no FRGS/2/2014/SS08/UIAM/02/1.

ISSN: 16756215

Source Type: Journal

Original language: English

Document Type: Article

Publisher: Malaysian Institute Of Planners

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