

RISING PROPERTY PRICE: THE EFFECTS AND THE PREPARATIONS OF THE MALAY PEOPLE IN THE SUBURBS

(Kenaikan Harga Hartanah: Kesan dan Persediaan Orang Melayu Pinggir Bandar)

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ABSTRACT

Hulu Langat District, which located in southern Selangor experienced urban sprawl from Kuala Lumpur metropolitan which ventures beyond the boundaries of its territory. The phenomenon of urban sprawl has fuelled the development of the real estate sector in the Hulu Langat district, causing the property prices in the suburbs to surge since 2010. The surge in real estate prices gives an impact on the economy of the Malays in the suburbs in which most of them are low- and middle-income earners. This paper reports a study that aims to examine the extent of the effects of rising in real estate prices to the economy of the Malays. The selection of Hulu Langat district due to its rapid surge in property prices and the majority of the

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residents are Malays. The study distributed questionnaires to 400 heads of Malay families living in the Hulu Langat district. The study found that in a situation of high-priced real estate, property ownership is still low among the Malays. Most of them are salaried job earners, and they need to have other jobs or work overtime to increase their income. They also need to change their spending practices and take austerity measures to increase their savings. Properties investment of the Malays in the district are moderate, yet, they are more interested in purchasing real estate elsewhere. The quality of life of the Malays deteriorating due to urban stress. They also need to reduce spending on education and health. Their satisfaction level in the aspects of safety is moderate. Thus, adaptation to living in high-priced real estate in terms of mental and financial strength is vital, or they should consider for migrating out and owning a property in other places.

Keywords: urban sprawl, rising real estate price, suburban Malays, economic effect, quality of life

Introduction

Property prices in Malaysia, especially in the state with high urbanization, have increased rapidly since 2010. The home price index has increased by 187.4 points in 2017 compared to 2010 as essential count year (100 points). The average house price in Malaysia recorded in 2009 was RM204,470, increase to RM404,345 in 2017 (Jabatan Penilaian dan Perkhidmatan Harta, 2018). Selangor recorded the second-highest average house price (RM411,841) after Kuala Lumpur (RM631,960) in 2013 (Haliyana, Siti Hawa & Norziah, 2014). Hulu Langat district, Selangor, which is bordered directly with the Kuala Lumpur metropolitan is not exempt from the phenomenon. The urban sprawl that occurs from the town centre to the edge of the district has given a boost to the development of the real estate sector and in return, driving up property prices in the area. The surge in real estate prices affects the Malays, who are the majority residents of the suburbs, in particular those who have low and medium incomes.

This paper discusses the definition of suburban Malay in the Hulu Langat district. Next, it discusses the research area which comprises of the location, population, administrative system, and the phenomenon of urban sprawl and the surge of property prices in the district. Then, the discussion follows with the research methodology, which is on quantitative design. Further writing elaborates on the property ownership of the Malays in the research area; as well as a description of the awareness among the Malays on the surge of property prices in the research area. The subsequent discussion analyses the impact on the economy, quality of life and the preparations of the Malays after the rise in property prices. The paper concludes with some critical aspects of the study.

Literature Review

Many researchers had investigated the issue of urban sprawl and its impacts. Li, Qiu, Xiong and Xu (2016) used the gravity-spatial entropy model to measure the space attraction of the sprawl. This model has helped town planning officers to understand and to combat the issue of urban sprawl in China. The government applied the model to the Shanghai land-use period and community statistical data. Nazarni, Schwick and Jaeger (2016) also used this model to examine the differences of the rapid urban sprawl development between Montreal city, Quebec City in Canada and Zurich metropolitan in Switzerland from 1951 to 2011. They conducted an investigation using the metric of urban sprawl (UP) and weighted urban sprawl (WUP). The study concluded that the reason contributed to the rapid development of urban sprawl in Quebec City and Montreal was the city planning law in Switzerland. At the same time, the highly developed public transportation contributed to the urban sprawl in Zurich. Both findings then gave an interest to another group of researchers to establish a study to investigate the impacts of urban sprawl on the entrance-exit movements of the people in the area. The study found that the exit movements were higher in densely populated areas compared to the urban sprawl areas as these areas had more job opportunities than in densely populated areas.

Marthur (2013) conducted a study in America about the impacts of additional charge payments on the rising housing prices in the country. The estimation in the increase of house prices arose as a result of additional charges by the American government to provide housing facilities such as roads, schools, and insurance. At the other area, Mullan, Sills and Bauch (2014) researched property ownership in Amazon, Brazil. Ownership of property, particularly residential houses, was seen as a standard of household well-being in remote areas. Mullan et al. (2014) compared historical data (retrospective) and contemporary data to determine ownership of properties among the communities in the study area. Before that, Schuetz, Meltzer and Been (2011) had discovered the effects of Inclusionary Zoning (IZ) by the American government to provide affordable housing to the lower-income group. The study, conducted in the metropolitan of San Francisco and the suburbs of Boston, revealed the capability of the government to grant affordable housing program to the citizens and the impacts of the IZ to the market price of residential homes in the study area.

Similarly, South Africa experienced a rapid urbanization process over the last decades. The situation had led Balcilar, Beyene, Gupta and Seleteng (2013) to study the impacts of home price wave in South Africa for large, medium and small houses. They conducted exclusive surveys on five major metropolitan areas which were Cape Town, Durban Unicity, Greater Johannesburg, Port Elizabeth and Pretoria based on the existing data from 1966 to 2010. The findings showed that home-wave effects were more significant in Cape Town for large-sized homes, while the effects were lower in Durban Unicity for small and medium-sized houses. In London's metropolitan area, Kavetsos (2012) investigated the effects of the London Olympic Games announcement on property prices in the area. The surveyed information estimated that the volume of property sales increased between (2.1%) and (3.3%) higher after the announcement of the Olympic Games. In the area of a three-mile radius of London's Olympic Stadium showed an increase (5.0%) higher.

In Asia, Gong, Boelhouwer and Haan (2015) analysed the effects of distance between cities that gave impacts on home prices. The study conducted at the Pan-Yangtze River Delta, China, saw the effects of the distance between the city centre and the suburbs on the pricing of houses in the area. A year before, a group of researchers identified the incompatibility of buyer information on homeowners in influencing the prices of houses in the market. Buyers usually made different price payments for one type of home purchased. The study discovered the impacts of the diversity of home buyer backgrounds in a particular area against house prices in the area. The road changes in the city affected the prices of residential homes in Nanjing, China. There were a significant relation and impact on the rise in house prices when changes in roads' position or appearance occurred in the city.

Lean and Smith (2013) examined the impacts of local home prices in Malaysia for bungalows, link houses, Semi-D houses, terraced houses and apartment/flat houses. They found that the impacts of the local home prices in Malaysia were more significant at developing states than in less developed states. The issue of rising house prices in Malaysia was also closely linked to the rising house prices in the Asian region. Joseph and Thao (2012) studied the new offerings and dynamics of market prices for residential homes in Singapore. They analysed the impacts of existing home prices on the new quantities of units to be offered by housing developers in Singapore from 1996 to 2009. Joseph and Thao found that there was a massive impact on home prices due to the constant demand factor for both new housing and existing housing. In Taiwan metropolitan, Bourassa and Wen Peng (2011) investigated the reasons for high rates of owning a home over there. In 2007, the rate to own a house increased by (88%) compared to (0.62%) in 1980. The study further explored the factors that cause high rates in owning a house including land rent, taxes, subsidies and market demand.

At the local atmosphere, Katiman, Er, Zaini, Abdul Rahim and Aishah @ Eshah (2010) investigated the impacts of urbanization on the suburb's areas. For example, from their investigation on the Wilayah Metropolitan Lanjutan (WML), which is close to the neighbourhood of Langat Klang Valley, they identified several

implications. For instances, they found that the urban sprawl and the expansion of the saturated zone beyond the administrative boundaries of the city had resulted in the suburban areas to develop into housing residential areas, commercial centres and industrial centres. The development affected the characteristics and quality of the neighbourhood in the WML's outer zone. Katiman, Er, Zaini, Abdul Rahim and Aishah @ Eshah Mohamed (2011) further studied the suburban neighbourhood issue. The study focused on several implications in the pattern and quality of the neighbourhood due to the urbanization in WML. Based on the analysis from the population census data and information from the field, they found that the urban sprawl resulted to a rapid physical and socio-economic transformation in the neighbourhoods of the suburbs, especially in the districts of Kuala Langat, Sepang, Kuala Lumpur and Hulu Selangor.

Methodology

Research approach and design

The study adopts a quantitative research design, the survey method. The researcher distributed a set of a structured questionnaire to selected respondents.

Population of the study

The population of the study is the suburban Malays. The definition of Malays in terms of history and socio-culture is that, Malays ethnic covers the population that inhabits the Malay Archipelago. Although there are a variety of ethnic groups, languages and dialects, experts in language and culture regard them as one of the same groups of Malay descent (Syed Husin, 2008). The Malay community had been living in the Malay world and spoke Austronesian language. The Malay community spread to an area as wide as from the island of Madagascar in the west to the island of Ester in the east, and in the north stretching to Taiwan to the south side jutting into New Zealand. The spread of the Malay community is evidenced through archaeology, genetics and linguistics approach. Referring to this

width of the Malay cluster area makes the Malay race as the fourth or fifth largest in the world (Zahari, 2014).

In Malaysia, the Malays are defined by the Federal Constitution of Malaysia in Article 160 (2). According to this definition, a Malay is one who is a Muslim, habitually speaks the Malay language and practice Malay customs. A Malay must: (a) Born before Merdeka Day in the Federation or Singapore or their mother or father was born in the Federation or Singapore on the Independence Day, it is domiciled in the Federation or Singapore or; (b) They are the aforementioned descendants from the above statement. In addition to Article 160 (2), a Malay is also defined under Article 89 (6), which explains that the Malays include a person deemed to be a Malay with the purpose of reservation of the land under the law of the country in which it resides (Nazri , Jamsari, Wan Zulkifli, Azizi & Nasruddin, 2013; Mohd Hasrol Haffizak, 2016). Based on the definition, all Malays are, by definition of the Federal Constitution, is a person who is living in the district, classified as a suburban Malay community in this study.

Research area

The study area is Hulu Langat district, Selangor, located in the latitude of 3.1116 and longitude of 101.8132. Location of the district is in South East Selangor, bordering the Federal Territory of Kuala Lumpur on the North West, Pahang on the North-East and Negeri Sembilan in the East and South. The position of the district is not far from the Federal Government administrative centre in Putrajaya. It is an area of 82,944 hectares, equivalent to 826 square kilometres and consists of seven provinces, namely Ampang (3,901 hectares), Cheras (5,973 hectares), Hulu Langat (29,542 hectares), Kajang (9,340 hectares), Hulu Semenyih (18,405 hectares), Semenyih (9,599 acres), and Beranang (6,184 hectares). Hulu Langat District is the fifth largest of the nine districts in the state of Selangor.

The population of the district based on population and housing census of Malaysia 2010 is a total of 1,156,600 people. Of these, the Malay population is a total of 586,700 people, followed by the Chinese with 355,800 people, Indians with

113,800 people, and others are about 11,500 people. The Malays, who are the original inhabitants of this district, are mostly from the Minangkabau ethnic group. The ethnic groups of other Malays in the district are Javanese, Jambi, Banjarese, and the Mandailing. Most of them are from outside the Hulu Langat district. The Malays live in villages and housing estates around the town or city (Pejabat Daerah/Tanah Hulu Langat, 2016).

A District Officer administers Hulu Langat District with the help of three Chief of Assistant District Officers. These three Chief of Assistant District Officers lead their respective division, namely management services division, land management division and development division. There is an appointment of several Assistant District Officers under each of the Principal Assistant District Officers, to assist in conducting their division administration. The district-level administrations in Hulu Langat district, headed by a Penghulu who is responsible for administering their respective sub-districts. There are villages of resident settlements for each parish (*mukim*). Head of Village (*Ketua Kampung*) lead the administration of respective village. Several members of the *Jawatankuasa Kemajuan dan Keselamatan Kampung* (JKKK) assist the Head of Village (Pejabat Daerah/Tanah Hulu Langat, 2016).

The study chose Hulu Langat District as the location of the study because the area is experiencing urban sprawl from rapid urbanization of Kuala Lumpur Metropolitan (Katiman et al., 2011; Aishah@Eshah, 2013; Samruhaizad, 2015). Urban sprawl increases the population, changes the boundaries of the Local Authorities (LAs) and increases the economic activity of residences in the Hulu Langat district. It also promotes real estate development projects in suburban areas over the past decade. Construction of business centres and housing estates are rapid, especially in the Ampang, Cheras, Kajang, Hulu Langat and Semenyih province which is the focus area for the residents. In those areas, there are massive construction development projects for the commercial centre and new housing estates (Amaluddin, Zuliskandar, Er & Azahan, 2017). Property developers with

high capital, such as the Metro Kajang Holdings, SP Setia, Homecity Group, Kueen Lai Properties Sdn Bhd, Top Home Builder Development Sdn Bhd, EcoWorld Development, TTDI Grove and Country Garden and May Land compete with each other to develop large scale property development projects. The rapid development of the real estate sector increased the price of real estate dramatically, primarily residential properties. For example, in 2010, the price of residential property for two-storey terrace types with a size of 20 x 70 square feet are between RM200,000 and RM300,000 per unit. In 2017, the prices of the same type of residential properties were between RM450,000 to 650,000 per unit. On average, the price of the specific residential property has increased by (120%) in the market.

Sample of the study and the sampling technique

The selection of the respondents was made by purposive sampling technique among the heads of the Malay families who are living in the district of Hulu Langat, Selangor. The purposive sampling technique is a sampling to meet the objectives of the study that are unlikely to be achieved by using other sampling techniques (Sidek, 2002). The number of the respondents surveyed was determined using the Krejcie and Morgan justification (1970), that is, a total of 400 heads of Malay families from about 146,675 heads of Malay families living in the Hulu Langat district. The focus on the selection of the respondents was from these five central provinces that are experiencing rapid urban sprawl which is, Ampang, Cheras, Hulu Langat, Kajang, and Semenyih.

Technique for data analysis

The collected data were processed and analysed using the statistical package for social sciences (SPSS) programme version 22.0. Descriptive analysis was used to assess the frequency, percentage, and mean value of a measured variable. Meanwhile, the frequency analysis used Spearman's rho (r) correlation to measure the strength of the relationship between specific variables of the study (Morgan, Leech, Gloeckner & Barrett, 2007).

Findings and Discussion

The Malays property ownership

Descriptive analysis of questionnaires found that 83% of the respondents have only one residential house. This percentage shows the majority of suburban Malays in the Hulu Langat district has a residence to meet the basic needs of the shelter. A total of 10.5% of the respondents do not own a house. Those who have more than one residential house is 6.5%. The percentage of homeownership above shows that most suburban Malays in the Hulu Langat district has little property. The Malays in the district of Hulu Langat have the highest number of owning only one house compared to other areas.

Meanwhile, the district of Hulu Langat also recorded the fewest number of Malays who do not have homes. The majority of Malays in the region live in villages, and they have at least one village house. The Kajang province shows a higher number of Malays who own more than one home followed by Semenyih province and Ampang district as the Malays who live in those provinces are those of high positioned professionals in the government sector. The Ampang and Cheras district show the most considerable number of Malays who do not have their own homes. Both of these areas are directly adjacent to the Kuala Lumpur metropolitan (Amaluddin, Zuliskandar, Er & Azahan, 2018). High property prices make it difficult for the Malays in Ampang and Cheras to buy and own property themselves (Junaidi, Rosmadi & Amer Saifude, 2014).

The Hulu Langat district has the highest number of people owning the village house type, followed by a single-storey terrace house type. Other types of houses are not commonly owned. Many Malays in the district of Hulu Langat live in village house type. Most Malays in the district of Hulu Langat carry out agricultural economic activities that are simple. Staying in a village house type and terrace house type have been sufficient and meet the necessities of their life.

On the other hand, Kajang and Semenyih provinces have the highest number of Malays who own double-storey terrace houses. Home-ownership of semi D houses and bungalows among the Malays are also more in number in Kajang compared to other places. This situation shows that the Malays in Kajang and Semenyih provinces have better economic status, compared to other areas. In the Cheras and Ampang districts, the majority of Malays have a flat type house. The price of flats is the most affordable for the Malays in both of these regions. Prices of double-storey terrace houses, semi-Ds and bungalows are costly in Cheras and Ampang, causing the flats to be the choice of most Malays. Ownership of expensive priced houses that is difficult for the Malays in the two areas is closely related to their economic status and the high cost of living (Amaluddin et al., 2018).

The study also found that the majority of Malays have home and property ownership for all areas. Kajang province has the highest record for the home and property ownership, followed by Semenyih province, Cheras and Ampang. Meanwhile, Hulu Langat district has the lowest percentage of home and property ownership, vice versa, has the highest homeownership of parents' and parents-in-law compared to most other regions. Most of them inherit the village houses from their parents or parents-in-law. The situation is different with most Malays living in Kajang and Semenyih provinces, where most of them came from outside the Hulu Langat district and built a life in the region. The Malays in Kajang and Semenyih provinces have better economic survival to own real estate in the suburbs area. Properties in Cheras and Ampang are more expensive than in other places; thus, the level of house ownership for rental homes is higher in Cheras and Ampang. Rental housing ownership is also high in Hulu Langat. Most of the Malays in Hulu Langat rent a house in the area due to working in Ampang and Kuala Lumpur. The position of the Hulu Langat district which borders directly with the Ampang province causes this to happen. They commute from home in Hulu Langat to workplace in Ampang or Kuala Lumpur via the Bukit Ampang road which has a closer distance.

Awareness towards urban sprawl and property price surge

A majority (83.6%) of the respondents were aware that urban sprawl is taking place in the Hulu Langat district. Mean analysis of the level of awareness of the respondents towards urban sprawl and rising property prices is on the value of 4.06 with a standard deviation of 0.757. The mean value indicates a large number of suburban Malays who are aware that urban sprawl has occurred in their place. They noticed the urban sprawl as the real estate prices in the area soar dramatically. The mean score is at 4.08, with a standard deviation of 0.764, showing a stable relationship between the process of urban sprawl with the surge in property prices. The study ran the Spearman's rho correlation test to reinforce the views of the respondents on the prevailing urban sprawl and the pushing up of property prices. The correlation between the two variables is significant, whereas the value of Spearman's rho correlation is ($r = .74, p < .001$). It indicates that the surge in property prices in the Hulu Langat district is very closely related to the phenomenon of urban sprawl that happens to the area. The study found that property prices have risen sharply since 2010 in which the mean scores shows 4.21 with a standard deviation of 0.846. The respondents' opinions about the matter are further strengthened with the correlation test between the urban sprawl variable occurring in the respondents' area and property prices having been increased sharply since 2010. The value of Spearman's rho correlation is ($r = .42, p < .001$) showing a sharp jump in property prices since 2010 closely associated with the urban sprawl that happens.

Economic effect and quality of life

Table 1 shows the mean analysis of the impact of rising property prices on the economy of the Malays. Rising real estate prices have created the needs for the Malays to add or change their jobs. Results from the analysis for the variable of the respondents on adding jobs or changing jobs shows a mean value of 4.04 with a standard deviation of 0.936. The mean value shows that the respondents must add jobs or change current jobs in order to face the phenomenon of rising property prices. They believed that they must work overtime, where the mean analysis

indicates a mean value of 4.05 with a standard deviation of 0.992. The respondents need to add or change jobs and work more hours to adjust to their economic status as the cost of living is rising in high-priced real estate.

Table 1: The Impact of Rising Property Prices on the Economy of the Respondents

	Mean	Standard Deviation
Rising property prices causing you the need to add jobs or change jobs	4.04	0.936
Rising property prices causing you the need to work overtime	4.05	0.992
Rising property prices require you to increase monthly income	4.05	0.897
Rising property prices force you to change the way of spending your money	4.12	0.871
Rising property prices force you to reduce monthly expenditure	3.86	0.974
Rising property prices require you to increase monthly saving	3.89	0.844

n = 400; Minimum = 1.00; Maximum = 5.00

The study prepared the Spearman's rho correlation test to analyse the strength of the relationship between variables that measure the impact of rising property prices on the jobs of the respondents. Data in Table 2 shows that real estate prices increased sharply since 2010, with respondents need to add a job or change jobs show the value ($r = .43$, $p < .001$); and the respondents have to work overtime show the value ($r = .36$, $p = .001$). There is a healthy relationship between the variable where respondents need to add jobs or change jobs with respondents who have to work overtime ($r = .72$, $p < .001$). All variables correlate in a positive manner, which indicates that the rising real estate prices give impacts to the jobs of the Malays.

Income of the Malays

The average income of 66.8% of the Malays in the Hulu Langat district is below RM5,000 a month. (34.8% had a monthly income of RM3,000 and below. The amount of this income is below the poverty line for the population in the city. Many respondents felt that the rise in real estate prices requires them to increase

their monthly income. The mean value recorded for the variable rising real estate price requires the respondents to add a monthly income is 4.05, with a standard deviation of 0.897. Correlation analysis between real estate prices increased sharply since 2010, with respondents need to increase their monthly income shows a positive relationship. The value of Spearman's rho correlation coefficient is ($r = .22$, $p < .001$). The result of the correlation analysis between both variables, which relates positively shows the significant effect of rising property prices towards the need for the Malays to increase their monthly income.

Table 2: Impact of the Rising Property Prices on the Respondent's Career Aspect

Correlation					
			Property prices increased sharply since 2010	Respondent needs to add jobs or change jobs	Respondent needs to work overtime
Spearman's rho	Property prices increased sharply since 2010	Correlation coefficient	1.000	.425**	.358**
		Sig. (2-tailed)	.	.000	.000
	Respondent needs to add jobs or change jobs	Correlation coefficient Sig. (2-tailed)	-	1.000	.716**

** Correlation is significant on level 0.01 (2-tailed).

n = 400

r = .43, p < .001

r = .36, p < .001

r = .72, p < .001

Expenditure of the Malays

The respondents have to change their spending practices after the rise in property prices. The mean analysis recorded as 4.12 with a standard deviation of 0.871 on the variable in the question. It shows that the respondents agreed that the rise in property prices force them to change previous spending practices. Rising real estate prices also force people to reduce monthly expenses. The mean value recorded for the corresponding variable is 3.86, with a standard deviation of 0.974.

The analysis result of Spearman's rho correlation between property prices increased sharply since 2010, with respondents have to change the spending practices ($r = .39$, $p < .001$). Property prices have increased since 2010, with respondents have to reduce monthly expenses ($r = .37$, $p < .001$). Meanwhile, the value between the variables of respondents have to change the spending practices with respondents have to reduce monthly expenses is ($r = .51$, $p < .001$). Positive relationships between all variables show a significant effect of the real estate price hikes on spending patterns of the Malays.

Savings of the Malays

Rising real estate prices have affected the monthly savings aspect of the respondents. The mean analysis shows a value of 3.89 with a standard deviation of 0.844. The mean value which is approaching 4.00 suggests that the respondents agree in trying to increase monthly savings to tackle the phenomenon of rising property prices. Spearman's rho correlation analysis between real estate prices increased sharply since 2010, with respondents need to increase their monthly savings is ($r = .29$, $p < .001$). This correlation value shows a positive relationship between rising real estate prices since 2010, with respondents need to increase their monthly savings.

Quality of life of the Malays

Although basically, a surge in property prices itself is an indicator of the economy, the phenomenon touches the question on the quality of life of the Malays. Quality of life is subjective, that has elements of culture (Azahan, Abdul Samad, Jamaluddin, Asmah & Abdul Hadi, 2006). Rising real estate prices put pressure on the respondents in the current residence, where the mean analysis indicates a value of 3.84 with a standard deviation of 0.973, as shown in Table 3 in the next page. This mean value shows how the respondents agree that the surge in real estate prices has put pressures on their lives now. While Spearman's rho correlation analysis shows a significant relationship between high property prices burdens the buyer, it is also putting pressures towards the respondents. The value of Spearman's rho correlation coefficient which is ($r = .29$, $p < .001$). The significant correlation value

indicates that rising property prices which burden the buyer have given life pressure on to the suburban Malays in the Hulu Langat district.

Table 3: Impacts of the Surge in Real Estate Prices to the Quality of Life of the Respondents

	Mean	Standard Deviation
Rising property prices give pressure to the respondents	3.84	0.974
Rising property prices force the respondents to reduce education and health expenditure	3.38	1.120
The respondents are satisfied with the safety aspect at current place	3.23	1.055
The respondents are satisfied with social activity at current place	3.31	1.000

n = 400; Minimum = 1.00; Maximum = 5.00

Reduction on education and health expenditure

Results of the mean analysis have found a spike in real estate prices force the respondents to reduce their spending on education and health. The mean value is 3.38, with a standard deviation of 1.120, showing the respondents reasonably strong approval. Reduced spending on education as well as self and family health, are parts of the austerity measures practised by the respondents in order to buy a new real estate which is high-priced. This action shows that the respondents are no longer have the freedom to spend on goods and services to meet the needs of education and health aspects that they want. Spearman's rho correlation between the respondents had to reduce their spending on education and health with rising property prices, forcing the respondents to change the way of spending their money positively. Spearman's rho correlation value shown is ($r = .32, p < .001$). This Spearman's rho correlation value displays a significant relationship with the respondents' habit in reducing their spending on education and health with the rising property prices. This situation forces the respondents to change their spending style.

Satisfaction on security aspect in the residential area

All respondents satisfied with the safety aspect in their current place after the rise in property prices took place. However, the mean value recorded for the variable approaches neutral, which is 3.23 with a standard deviation of 1.055. It indicates that respondents are satisfied with the safety aspects of the environment in which they live at a moderate level. Many respondents argued that most of the newly developed housing areas prioritize security features such as fenced area, security guards, closed-circuit television (CCTV), street lighting and safety signs. However, for the majority of the respondents, those facilities do not fully guarantee them to avoid from having any crime in their place because the pressures of life in high-priced real estate areas lead to crime to happen at any time.

Satisfaction on neighbourhood aspects

Respondents' satisfaction on the social activities in their neighbourhoods is also at a moderate level. The mean value of 3.31 shows that almost neutral value with a standard deviation of 1.000. This mean value translated the respondents' reasonable satisfaction on the social lives in their current living place. According to the respondents, although they live in high-priced real estate and has a range of social infrastructure serving the population (i.e., playgrounds, community halls, a clubhouse and a place of worship), they cannot fully utilise as much as possible. Busy with work to meet high living costs limits their social activities.

Preparation and planning of the Malays at current place

The study found that 46.8% of the respondents prepare and plan to deal with rising property prices at their current place by deciding to stay permanently in the current place. They are willing to adapt to the urban sprawl phenomenon and the surge in real estate prices. To ensure a more comfortable life with permanent residence in suburban areas, 25.5% of the respondents have taken steps to modify the existing residential properties. They refurbished the residence with a focus on increasing the size and space of the house. The cost to modify a house is cheaper than the cost of buying new properties, ranging from RM40,000 to RM150,000 (Zakaria, 2017). 43.3% of the respondents save to finance the cost of renovation of

the house is by having some savings where (43.3%) of the respondents make savings for this purpose. Savings in banks can be in the form of savings accounts, current accounts or fixed deposits, while savings in non-bank financial institutions including Tabung Haji, EPF, ASB or trusts unit. To achieve the targeted savings, 50.5% of the respondents take austerity in spending. It is done by means spend according to the needs and reducing expenditure on wanted things. The study also found that 41.5% of the respondents prepare and plan by increasing the amount of monthly savings. In order to maintain the discipline of saving a consistent amount every month, numbers of respondents make savings by cutting the amount directly from their monthly salaries through bank order. A total of 26% of the respondents invested their money either in unit trusts or real estate investment to confront the rising property prices. 27.5% of the respondents bought a property that is still cheap to buy in the market. Those are old houses in a residential area, property in a village, medium-cost type of property, low-cost property, or auctioned property.

Preparation and planning of the Malays at other places

Preparation and planning of the Malays to deal with the increase in the property at other places do not reach 40% for each variable. 35% of the respondents opt for buying property elsewhere that has a lower price. These people buy properties in other places that cost much lower than in the Hulu Langat district. Some prepare and plan to buy real estate in the village, which is (24.5%). This group bought the property in the village, such as residential houses that have been ready built or purchase land homesites. 22% of the respondents prepared and planned to increase their income for new property elsewhere. A higher-income makes it easier for the respondents to make a loan or increase savings for the purchase or construction of new properties. 16.3% of the respondents who have a heritage property intend to upgrade or maintain the inheritance of property. It is a preparation for them to return and live in the ancestral home someday. 15.3% of individuals who do not have property inheritance; they prepare and plan to build a house on their owned land. This group has bought a land site for houses, land lot or farmland in the village as preparation and planning to build their dream home. 16% of the

respondents who do not have a land plan to build new homes on land owned by the family (parents). They bought residential properties close to their extended families' homes.

Conclusion

Urban sprawl from the metropolitan Kuala Lumpur to the Hulu Langat district has boosted the development of the real estate sector in the suburbs. Development of real estate sector has caused the property price increases. Rising real estate prices affect the majority of the Malays who mainly have moderate economic status. The Malays ownership of real estate is to meet the basic needs, and some do not even own property. The Malays realise that urban sprawl and a surge in property prices have occurred in their area. The Malays feel the impact of rising property prices to their economic aspects, including employment, income, expenses and savings. The quality of life of the Malays is also affected due to the pressures of life, reduction in expenditure on education and health; and the level of satisfaction of security and diminishing neighbourhood. Some of the Malays have decided to be ready to stay permanently in their current place while some of them are prepared to buy a new property in other places or elsewhere in the village which has a lower cost. The impact of rising real estate prices on the suburban show sign inequalities in physical development.

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