

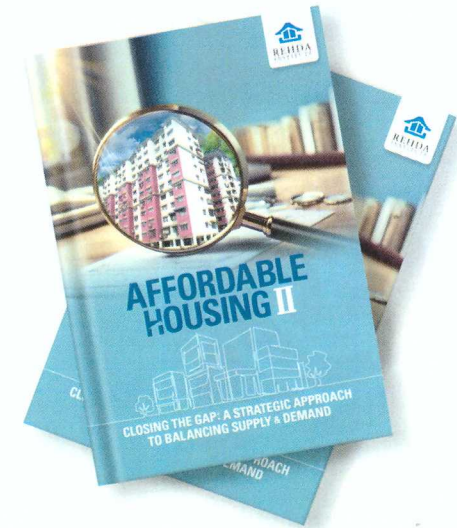
# AFFORDABLE HOUSING II

## Closing the Gap: A Strategic Approach to Balancing Supply & Demand



### A Report to assist in decision-making on housing development:

1. Comparative analysis of housing affordability measures.
2. Detailed analyses of supply and demand dynamics, demographic trends, and policy impacts on selected States and Districts.
3. The importance of location-specific policies for housing development.
4. Case studies that highlight critical success factors and challenges faced by affordable housing developers.
5. Insights into cost components and returns associated with affordable housing developments.
6. Study on government initiatives and recommendations for addressing housing needs.



Affordable Housing II Report Retail Price: RM150.00

For order & enquiry, email to [riresearch.publications@gmail.com](mailto:riresearch.publications@gmail.com)

To purchase the Affordable Housing II Report, please scan the QR code



<https://rehdainstitute.com/publications/>

This report examines the factors presiding over the perennial challenge of housing affordability in Malaysia. Solutions are provided to address four key issues that affect the affordability of housing in the market:



**Incorrect Affordability Benchmark Adopted (Causes Imbalance between Supply & Demand)**

**Approach:**

Three main housing measurement approaches were studied:

- Median multiple
- Housing cost burden
- Residual income

**Findings:**

Median multiple with a fixed multiplier without considering evolving demographic trends may contribute to mismatches in housing supply and demand

**Practical Solutions:**

The median multiple with different multipliers based on locations and housing cost burden approaches be adopted in the interim while integrating the residual income approach in policymaking when the comprehensive housing and population database is developed.

**Impact of Recommendations:**

Assist policymakers in understanding the true demographic profile and the needs of the Rakyat according to the various localities in the Country.



**Changing Demography Profiles are not Recognised in Determining the Affordability of the Rakyat**

**Approach:**

Micro-level analysis of selected States and Districts areas using the statistics below:

- Population
- Number of households
- Household size
- Median gross monthly household income
- Median monthly household expenditure
- Median house price
- Supply
- Demand

**Findings:**

The changing demographic profiles and composition of the Rakyat have not been considered in determining affordability

**Practical Solutions:**

Collaboration between the public and private sectors is crucial to narrowing the gap, and transparency in decision-making should exist, benefiting both the industry and the Rakyat.

**Impact of Recommendations:**

All policies implemented should be reviewed holistically to achieve its objective and intent of ensuring a sustainable real estate environment.



**Cross Subsidisation Results in Price Distortion**

**Approach:**

Market surveys amongst select key affordable housing developers

**Findings:**

- Three distinctive types of developers exist in the market
- Affordable Housing developers
- Mid-ranged / Mainstream Developers
- Branded developers

**Practical Solutions:**

Developers should not be imposed with any conditions pertaining to lower priced housing and free market forces should prevail

**Impact of Recommendations:**

Developers are able to fulfil their primary role of housing the Rakyat more effectively in the open market environment.



**Overlapping Initiatives (Federal & State)**

**Approach:**

Study on the effectiveness of the selected programs by Federal Government.

**Findings:**

The absence of a transparent and robust monitoring system raises concerns about whether the actual demand for social & public housing is met and whether the resources are optimally utilised.

**Practical Solutions:**

A centralised online portal for the Rakyat to easily access and make informed decisions, ensuring that the right target group enjoys the benefits of the social & public housing.

**Impact of Recommendations:**

Streamlining processes and eliminating duplication enabling the Government to enhance the efficiency of social & public housing programs in meeting the national goal of housing the nation.





REHDA  
INSTITUTE

# HOUSING RESEARCH PACKAGE



36% OFF FOR ALL

SPECIAL

VALUED AT

~~RM 350~~

250 / SET

SCAN HERE  
TO PURCHASE

