The housing preference of young people in Malaysian urban areas: A case study Subang Jaya, Selangor

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Abstract

A house is a basic shelter. This simple definition of a house has become wider as it assumes a social status symbol and an economic property value while serving the various inter-linked functions of protection, neighbourhood, social interactions, community amenities and services, privacy, and access to work. However, young Malaysian urbanites are feeling restricted by current housing options as they confront the difficulties of owning a house in urban areas due to the current much inflated housing prices. This study investigated the housing preferences of urban young people in USJ 1, Subang Jaya. Primary data were gathered from a total of 99 male and female respondents aged 20 to 39 years who were sampled from nine condominiums, apartments and housing parks. The findings revealed that most young Malaysian urbanites preferred landed housing with more number of bedrooms to high-rise housing. They strongly preferred to purchase their future house that truly meets their housing preferences. In terms of location, these young people preferred to live in urban area so as to be close to their workplace and services. They targeted high priced houses despite their affordability issues.

Keywords: housing, location, ownership, preference, urban, young people

Introduction

Young people predominantly who live in urban area such as Klang Valley are currently having the major issue in owning a house as the price range of houses hike up so fast that they could not afford to buy it. Young people can be considered as the most active population in migration. According to Doling (2006), young adults represent the cohort age group of among 20 years to 35 years old. This range of age can be translated to be independence from their parents and starting to build individual household of their own. Heath (2018) stated that young people often adopt a 'live for today' attitude to financial planning. Saving is regarded as an 'adult' behaviour. Young people tend to have below-average levels of financial literacy and lack ready access to financial services. Leaving the parental home often triggers a greater sense of financial responsibility (Heath, 2008).

Vliet (1998) raised the issue of high cost of housing had aroused that young people favour to go for rental rather than purchasing the house. Young people are more likely to encounter homelessness problem and house renting compared to other age groups (Tan, 2009). Moreover, most of individuals possess their first home in their 30th or late 20th (Tan, 2009). Thus, it showed that many young people particularly, are unlikely to own or purchase a house. For instance, a study on 250 young (< 40 years old) Malaysian government staffs (Zaimah et al., 2012) found that there were only 40% of the respondents own their house. Housing problem in Malaysia is more on the issue of accessibility by the low income group (Junaidi, et al., 2012), including young people. It is about less supply of low cost or affordable housing, and the low income level among locals (Junaidi et al., 2012).

According to The Star (2014), fifty (50) per cent of Malaysia's population comprised those aged forty (40) and below. Thus from this scenario, it can be estimated that half of the population in Malaysia are young people and they are in the lacking side of the housing market. Indeed, the market shall provide their varied needs very well.

It raises the question on the housing preference of young generation with their financial limitation. Consequently, Housing and Local Government Minister Datuk Abdul Rahman Dahlan (Bernama News, 2014) said the Malaysian government has brought ahead the proposal of 'Youth Cities' in Malaysia in order to benefit Malaysians below the age of forty (40) to purchase cheaper and affordable houses. In spite of efforts by the Malaysian government to foster the homeownership rate of all income levels expressly the low-income groups, the real demand for the housing environment of the residents might be neglected in some degree (Fan, 2010). Khozaei (2012) suggested that the variables that affect housing precedence that functioned as housing quality can issue a demonstration of people desire, their actual context is and how relevant this is from their ideal accommodation.

Housing (shelter) is one of the human basic needs that maintains the quality living of people (Junaidi, et al., 2012). Moreover, home is a shelter reflecting cultural interpretation and phenomenon. It is a cultural unit of space entailing activities that take place and vary in their meaning and use as core rituals (Al-Homoud, 2009). Thus, a house should not been planned/provided based on the basic needs of shelter for people only, but also based on the people's preference and needs. In line with these housing issues and scenario, study had been carried out with the objectives to identify the preferences of young people on houses, and to construct recommendation based on the research findings.

Literature review

Wu (2010) suggested that young people tend to have diverse housing preferences due to experiencing tough stages of life such as leaving parental home for job opportunities and marriage. Therefore, young people tend to take into account the environmental elements and services at a specific location when purchasing a house. Based on the April 2009 survey of young peoples' housing needs and aspirations carried out by Gateshead Council, the critically demand of young people on housing is to have more housing options as many young people feel restricted by their current housing options (Vliet, 1998).

Many researchers have endeavoured to clarify preference among the homebuyers based on demographic and socioeconomic characteristics. A classic study done by Rossi & Weber (1980) has interpreted that housing preference could be varied according to age, household capacity, income and current housing situation. Most of the studies on housing preferences are basically concerned on the demographic and socioeconomic factors such as:

- Different age group and family size (Dökmeci & Berköz, 2000).
- Lifestyle, values and family patterns (Al-Momani, 2000).
- Family income, age, education, nature of employment organization (Wang and Li, 2004).

Besides, the housing preference of young generation also covers the physical and social elements/ components of housing area (Andersen, 2011; Bender et al., 1997; Berkoz et al, 2009; Levy & Lee, 2011; Fan, 2010; Karsten, 2007; Molin, Oppewal & Timmermans, 1997; Gruber & Shelton, 1987), which are:

- Quality of housing environment, *i.e.* greens and natural environment,
- Accessibility
- Housing attributes, *e.g.* number of rooms, housing type, cost, etc.
- Neighbourhood attractiveness and public service
- Security

For the better understanding on the housing preferences of young people in Malaysia, study had been carried out with Subang Jaya as the study area.

Research method

Scope of research

This study is focusing on the parameters of preferences of young people on houses that cover the aspects of location, types, sizes (number of bedroom), pricing, housing facilities, and ownership. The preferences of young generation with different socio-economic background *i.e.* age, employment, income, etc. were analysed.
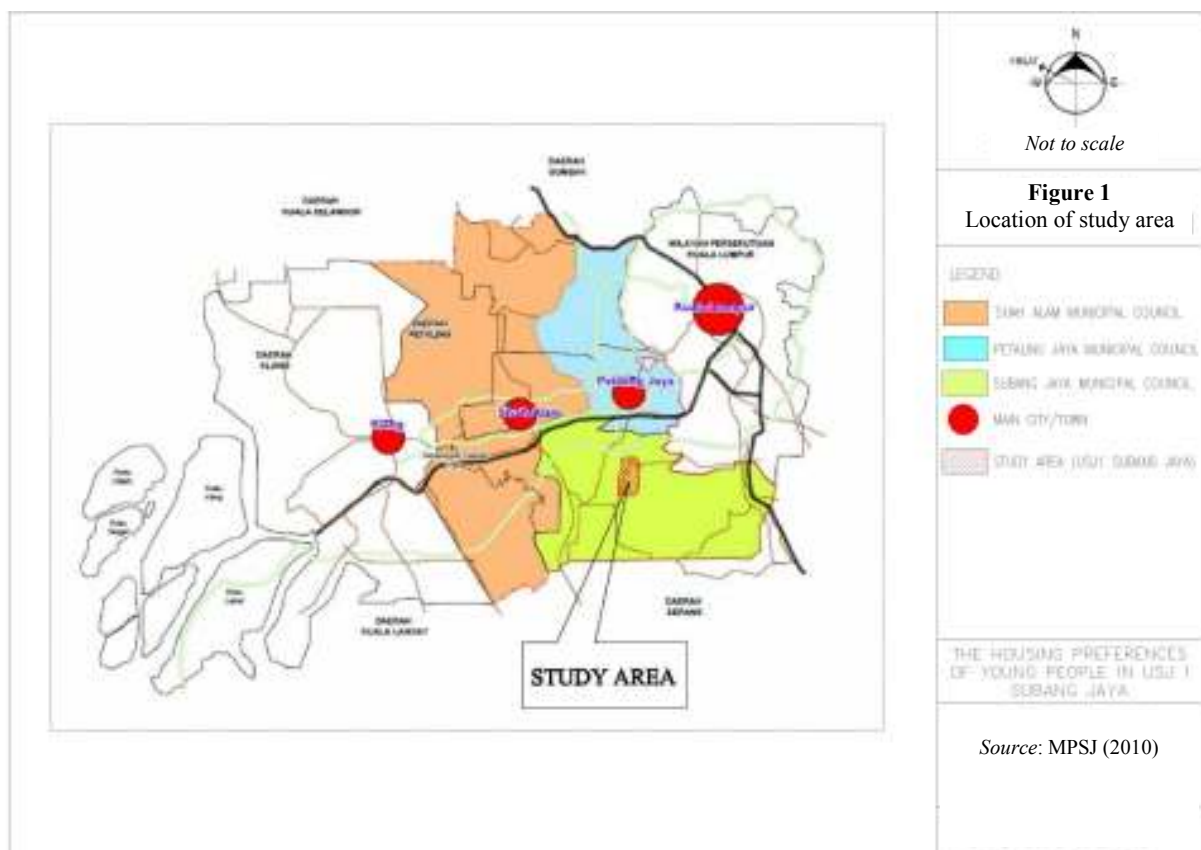
Case study

Figure 1. *Location of study area*

For this particular research, residential area of USJ 1 in Subang Jaya had been chosen as the study area. Subang Jaya is one of the high growing urban areas in the Klang Valley, Selangor, Malaysia. It is located about 20 km west of the Kuala Lumpur city centre. The study area is under Sub Planning Block 3.5 (Subang Jaya/USJ) in the Local Plan of Subang Jaya Municipal Council. Total population inhabiting overall Subang Jaya were 725,070 people in year 2010 (DOS, 2010). However, the study with the focus on the USJ 1, which covers an area of 52.4 acres with population of 16,460 people. USJ 1 can be classified as a new township (population more than 10,000) with massive new developments. The area (USJ 1) consists of private colleges, shopping malls, hypermarkets, hotel tower, shop-apartments, high-rise housing, landed housing, Bus Rapid Transit (BRT) station, and light industries.
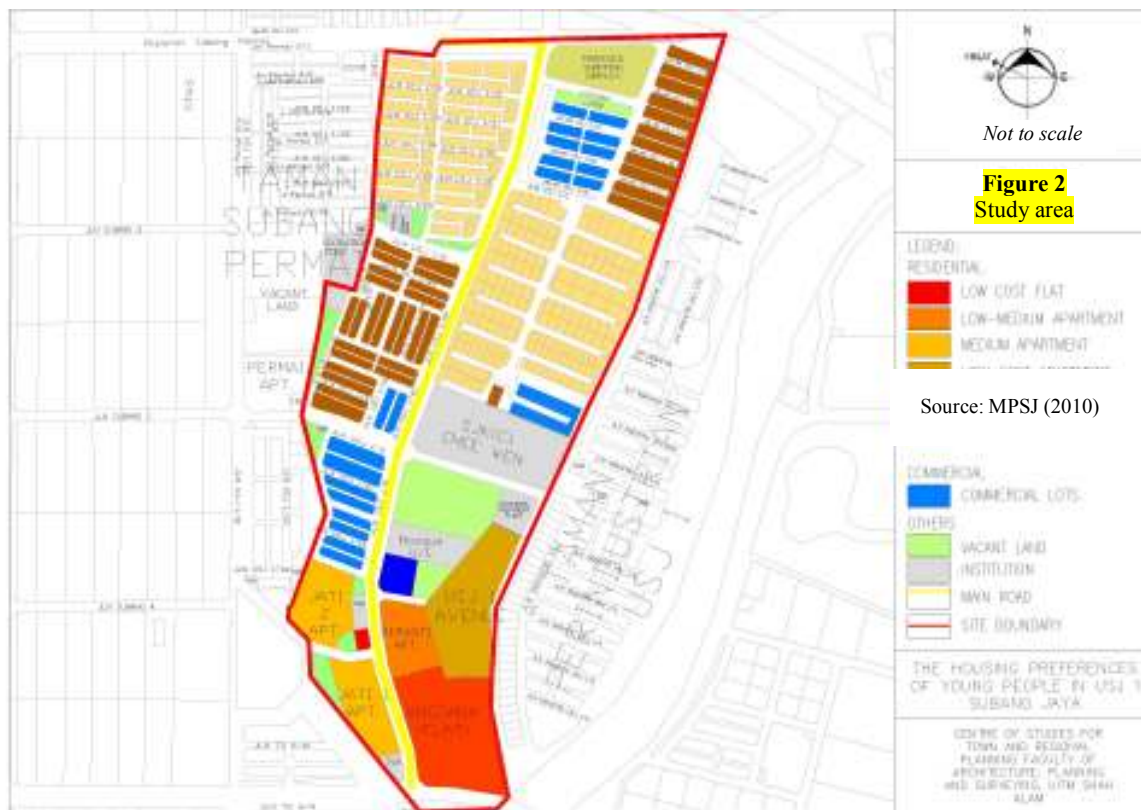
Figure 2. *Study area*

Questionnaire survey and sampling of respondents

Questionnaire survey had been carried out to identify the housing preferences of respondents in the study area. The questions in the questionnaire cover the following aspects:

a) Socio-economic background (*e.g.* gender, income, education, employment, homeownership, etc.).
b) Housing preferences (*e.g.* location, housing types, housing price, person to live with, number of bedroom, accessibility, facilities, security, privacy, aesthetical values, pet friendly, friendly neighbours and natural lighting).
c) Preferred mechanisms of homeownership.

A total of 99 respondents were selected in the study area that consists of USJ One Avenue Condominium, Angsana Apartment, Jati 1 Apartment, Jati 2 Apartment, Meranti Apartment, Grandville USJ 1, Taman Subang Permai, Nusantara USJ 1 and Surina USJ 1. The respondents were chosen using stratified sampling technique that the probability of sample of population to be selected is same for different housing areas in USJ 1.

The samples cover residents both male and female, and various socio-economic backgrounds within the age groups from 20 to 39 years old. In general, the respondents dominated by young people from age of 25 years to 29 years old and majority of them are still single. Most of the respondents have no/fewer children as they are just starting the family at the young age. The background of respondents is as shown in Table 1.

Table 1. Background of respondents

Variables	Percentage (%)
Gender	
Male	47.5
Female	52.5
Age	
20-24 years old	30.3
25-29 years old	56.6
30-34 years old	8.1
35-39 years old	5.1
Race	
Malay	60.6
Chinese	28.3
Indian	11.1
Marital Status	
Single	61.6
Married	34.3
Divorce/Widow	4.0
Number of Children	
No Child	68.7
One Child	10.1
Two Children	7.1
Three Children	9.1
More than three	5.1
Household Income	
RM 999 and below	15.2
RM1000-RM2999	53.5
RM3000-RM7999	30.3
RM8000 and above	1.0
Current Homeownership	
Owner	27.3
Rent	55.6
Family home/shared	17.2
Length of Stay	
1-5 years	73.7
6-10 years	16.2
11-15 years	4.0
16-20 years	4.0
>20 years	2.0
Employment	
Employed (Fix Income)	42.4
Employed (Non-fix Income)	18.2
Self-employed	17.2
Unemployed	1.0
Housewife/Unpaid work	1.0
Student	20.2
Education background	
SPM and below	2.0
STPM/Certificate/Diploma	29.3
Undergraduate	45.5
Postgraduate	23.2

Method of analysis

The data were analysed using Frequency and Cross-tabulation tests as available in Statistical Package for Social Science (SPSS) software. The purpose of the analysis is to investigate the housing preferences among various categories of young people within the study area. The findings are analysed as to relate the young generation housing preferences in the study area with their income level and current state of housing.

The results and findings

Preferred location of housing

Generally, over 70% of young people (respondents) choose to live in urban area as compared to suburbs (23.2%) and rural area (6.1%). The main reason of choosing urban area to reside is probably because of the proximity to their working place and other facilities that are more readily available in urban locations. However, some of the young people especially those who are tenants (around 30% of respondents who are renting) are prefer to move out to suburbs due to the lower cost of living yet affordable for them to travelling to their workplace.

Table 2. Preferred location by current homeownership

Prefer location	Current homeownership						Total	
	Owner		Tenant		Stay with Family/shared			
Urban Area	22	81.5%	34	61.8%	14	82.4%	70	70.7%
Suburbs	4	14.8%	16	29.1%	3	17.6%	23	23.2%
Rural/Village	1	3.7%	5	9.1%	0	0.0%	6	6.1%
Total	27	100.0%	55	100.0%	17	100.0%	99	100.0%

Preferred housing types

A total of 70% of respondents prefer to live in landed housing as compared to high-rise housing with 30% in future (Table 3). Currently, they are only 38% of respondents staying in landed housing types as compared to 62% of respondents in high-rise housing types. The clear different between the current housing types they stay and the preferred housing types evidently suggested that young people show a strong preference to live in more spacious house with land.

Among the landed housing types, the four main choices in order of popularity are detached, cluster, zero lot, semi-detached and terrace. Whereas the four main high-rise housing types choices in order of popularity are high cost apartment, townhouse, medium cost apartment, and studio or small service apartment (Table 3).

Table 3. Preferred housing types by respondents

Preferred Housing Type	Frequency	Percent
Landed Housing		
Terrace	4	4.0
Semi-detached	10	10.1
Cluster	11	11.1

Preferred Housing Type	Frequency	Percent
Detached	35	35.4
Zero lot	10	10.1
Sub-total	70	70.7
High-rise Housing		
Low cost/flat	0	0.0
Low-medium cost apartment	0	0.0
Medium cost apartment	5	5.1
High cost apartment	14	14.1
Townhouse	9	9.1
Studio/small service apartment	1	1.0
Sub-total	29	29.3
Total	99	100.0

Overall of 76% among those who currently reside in landed housing type, they still consider landed housing type as their interest of housing choice. However a part of them, 24% intend to change their housing type (Table 4). Meanwhile, 67% of young people who currently live in high-rise housing types have intention to move to landed housing types (Table 5).

Table 4. Preferred housing types by current landed housing types

Prefer Housing Type	Current Housing Type (landed)							
	Terrace		Semi-detached		Detached		Total	
Landed Housing								
Terrace	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Semi-detached	2	14.3%	0	0.0%	0	0.0%	2	5.3%
Cluster	1	7.1%	0	0.0%	0	0.0%	1	2.6%
Detached	2	14.3%	11	78.6%	10	100.0%	23	60.5%
Zero lot	3	21.4%	0	0.0%	0	0.0%	3	7.9%
Sub-total	8	57.1%	11	78.6%	10	100.0%	29	76.3%
High-rise Housing								
Medium cost apartment	5	35.7%	0	0.0%	0	0.0%	5	13.2%
High cost apartment	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Townhouse	1	7.1%	3	21.4%	0	0.0%	4	10.5%
Studio/small service apartment	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Sub-total	6	42.8%	3	21.4%	0	0.0%	9	23.7%
Total	14	100.0%	14	100.0%	10	100.0%	38	100.0%

Table 5. Preferred housing types by current high-rise housing types

Prefer Housing Types	Current Housing Types (high-rise)											
	Low-cost/ flat		Low-medium		Medium cost apartment		High cost apartment		Studio/ small service apartment		Total	
Landed Housing												
Terrace	1	7.7%	3	16.7%	0	0.0%	0	0.0%	0	0.0%	4	6.6%
Semi-detached	0	0.0%	0	0.0%	6	26.1%	2	50.0%	0	0.0%	8	13.1%
Cluster	4	30.8%	6	33.3%	0	0.0%	0	0.0%	0	0.0%	10	16.4%
Detached	3	23.1%	3	16.7%	4	17.4%	2	50.0%	0	0.0%	12	19.7%
Zero lot	2	15.4%	0	0.0%	3	13.0%	0	0.0%	2	66.7%	7	11.5%
Sub-total	10	77.0%	12	66.7%	13	56.5%	4	100.0%	2	66.7%	41	67.3%
High-rise Housing												
Medium cost apartment	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
High cost apartment	3	23.0%	2	11.1%	8	34.8%	0	0.0%	1	33.3%	14	23.0%
Townhouse	0	0.0%	4	22.2%	1	4.3%	0	0.0%	0	0.0%	5	8.2%
Studio/small service apartment	0	0.0%	0	0.0%	1	4.3%	0	0.0%	0	0.0%	1	1.6%
Sub-total	3	23.0%	6	33.3%	10	43.4%	0	0.0%	1	33.3%	20	32.8%
Total	13	100%	18	100%	23	100%	4	100%	3	100%	61	100%

In terms of income (Table 6), the respondents who have income below RM1000 which is considered as low-income, majority of them (80%) desired to live in detached housing and the rest prefer high cost apartment and townhouse. Thus, it can be said that they have high desire in residing their houses compared to their affordability. Respondents who are categorized as medium-low income from RM1000 to RM2999, voted to live in landed housing types with 64% and cluster house is the most popular among them. There are about 36% of this group would like to live in high-rise housing types and high cost apartment is the most voted. This reflects that the respondents who have low or medium-low income willing to take risk in moving out to the higher rate of housing price which probably exceed their affordability.

Simultaneously, landed housing type is the most popular preferred amongst those who have medium-high income (RM3000-7999) with percentage close to 80 percent (76.7%). However, it is found that only 23 percent of them choose to reside in high-rise housing that is medium cost apartment, high cost apartment and town house (Table 6). For respondents who have high income (> RM 8000) would prefer to stay in detached housing same as the present housing type. There is a risk that young people in their lower income have high desires which are likely to be over-looked into general housing need, as they are lack of housing experience as well as finances.

Table 6. Preferred housing types by household income

Prefer Housing Type	Household Income									Total	
	<RM1000		RM1000-RM2999		RM3000-RM7999		>RM8000				
Landed Housing											
Terrace	0	0.0%	2	3.8%	2	6.7%	0	0.0%		4	4.0%
Semi-detached	0	0.0%	7	13.2%	3	10.0%	0	0.0%		10	10.1%
Cluster	0	0.0%	10	18.9%	1	3.3%	0	0.0%		11	11.1%
Detached	12	80.0%	7	13.2%	15	50.0%	1	100.0%		35	35.4%
Zero lot	0	0.0%	8	15.1%	2	6.7%	0	0.0%		10	10.1%
Sub-total	12	80.0%	34	64.2%	23	76.7%	1	100.0%		70	70.7%
High-rise Housing											
Medium Cost Apartment	0	0.0%	0	0.0%	5	16.7%	0	0.0%		5	5.1%
High Cost Apartment	2	13.3%	11	20.8%	1	3.3%	0	0.0%		14	14.1%
Townhouse	1	6.7%	7	13.2%	1	3.3%	0	0.0%		9	9.1%
Studio/Small Service Apartment	0	0.0%	1	1.9%	0	0.0%	0	0.0%		1	1.0%
Sub-total	3	20.0%	19	35.9%	7	23.3%	0	0.0%		29	29.3%
Total	15	100.0%	53	100.0%	30	100.0%	1	100.0%		99	100.0%

Preferred Person to Live with

More than half of the respondents voted to live with immediate family (58.5%), rather than living alone (18.2 percent), followed by shared home (14.1 percent) and extended family with only 9.1 percent (Table 7). Among those who choose to live with immediate family (Table 7), close to 80 percent voted landed housing type as their housing choice. It shows that landed housing is more suitable for family to stay. For those who prefer to stay alone, 50% of them choose landed housing types and another 50% choose to stay in high-rise housing types.

Table 7. Preferred housing types by preferred person to live with

Prefer Housing Type	Who prefer to live with								Total	
	Alone		Immediate Family		Extended Family		Shared home			
Landed Housing										
Terrace	0	0.0%	3	5.2%	1	11.1%	0	0.0%	4	4.0%
Semi-detached	2	11.1%	8	13.8%	0	0.0%	0	0.0%	10	10.1%
Cluster	0	0.0%	3	5.2%	0	0.0%	8	57.1%	11	11.1%
Detached	7	38.9%	22	37.9%	4	44.4%	2	14.3%	35	35.4%
Zero lot	0	0.0%	10	17.2%	0	0.0%	0	0.0%	10	10.1%
Sub-total	9	50.0%	46	79.3%	5	55.5%	10	71.4%	70	70.7

Prefer Housing Type	Who prefer to live with									Total	
	Alone		Immediate Family		Extended Family		Shared home				
Multi-level Housing											
Medium cost apartment	0	0.0%	5	8.6%	0	0.0%	0	0.0%		5	5.1%
High cost apartment	4	22.2%	3	5.2%	4	44.4%	3	21.4%		14	14.1%
Townhouse	4	22.2%	4	6.9%	0	0.0%	1	7.1%		9	9.1%
Studio/small service apartment	1	5.6%	0	0.0%	0	0.0%	0	0.0%		1	1.0%
Sub-total	9	50.0%	12	20.7%	4	44.4%	4	28.5%		29	29.3%
Total	**18**	**100% (18.2%)**	**58**	**100% (58.5%)**	**9**	**100% (9.1%)**	**14**	**100% (14.1%)**		**99**	**100% (100.0%)**

Preferred number of rooms

Preferences for number of bedroom and housing type may reflect the housing needs of young generations in the housing market. Based on the data, all of the respondents who prefer landed housing types prefer to have at least three (3) bedrooms (Table 8). Meanwhile, there are around 14% of respondents who prefer high-rise housing types choose 2 bedrooms only. It shows that landed housing should have more rooms, at least 3 rooms. Meanwhile, the high-rise housing types may have various numbers of rooms.

Table 8. Preferred bedroom number by preferred housing types

Preferred Housing Type	Preferred bedroom number								Total	
	2		3		4		5+			
Landed Housing										
Terrace	0	0.0%	2	6.5%	2	4.3%	0	0.0%	4	4.0%
Semi-detached	0	0.0%	2	6.5%	7	15.2%	1	5.6%	10	10.1%
Cluster	0	0.0%	8	25.8%	3	6.5%	0	0.0%	11	11.1%
Detached	0	0.0%	9	29.0%	13	28.3%	13	72.2%	35	35.4%
Zero lot	0	0.0%	0	0.0%	9	19.6%	1	5.6%	10	10.1%
Total	**0**	**0.0%**	**21**	**30.0%**	**34**	**48.6%**	**15**	**21.4%**	**70**	**100.0%**
High-rise Housing										
Medium cost apartment	0	0.0%	0	0.0%	5	17.2%	0	0.0%	5	17.2%
High cost apartment	0	0.0%	7	24.1%	7	24.1%	0	0.0%	14	48.3%
Townhouse	4	13.8%	2	6.9%	0	0.0%	3	10.3%	9	31.0%
Studio/small service apartment	0	0.0%	1	3.4%	0	0.0%	0	0.0%	1	3.4%
Total	**4**	**13.8%**	**10**	**34.5%**	**12**	**41.4%**	**3**	**10.3%**	**29**	**100.0%**

In general, majority of respondents (more than 40%) prefer to have 4 rooms for their houses (landed as well as high rise) (Table 8). It shows that young people prefer more bedrooms even most of them have no/less child and single in this moment. Table 1 shows around 79% of respondents are having one/no child.

Targeted housing price

Most of the respondents (91%) still looking for the houses with the price RM500,000 and below (Table 9). However, the new housing supply in the area are mostly more than RM500,000 including the high rise and landed housing types. Meanwhile, for the low income group (less than RM1000 per month), more than half of them were targeting to purchase houses that price range are from RM200,001 to RM500,000. Based on the income, they are not affordable to own it without other support, *e.g.* join loan or family financial support. This analysis shows that a big portion of the young generation (respondents) in the area is less/not affordable to own their houses based on their income level.

Table 9. Target housing price by household income among respondents

Target Housing Price	Household Income									
	<RM1000		RM1000-RM2999		RM3000-RM7999		>RM8000		Total	
RM42,000	0	0.0%	2	3.8%	1	3.3%	0	0.0%	3	3.0%
RM42,001-RM100,000	4	26.7%	5	9.4%	0	0.0%	0	0.0%	9	9.1%
RM100,001-RM200,000	2	13.3%	13	24.5%	8	26.7%	0	0.0%	23	23.2%
RM200,001-RM250,000	5	33.3%	13	24.5%	8	26.7%	0	0.0%	26	26.3%
RM250,001-RM500,000	4	26.7%	17	32.1%	8	26.7%	0	0.0%	29	29.3%
RM500,001-RM1,000,000	0	0.0%	3	5.7%	5	16.7%	1	100.0%	9	9.1%
Total	**15**	**100.0%**	**53**	**100.0%**	**30**	**100.0%**	**1**	**100.0%**	**99**	**100.0%**

Importance of various housing aspects

Housing aspects are important to study as to look at how young people make housing choices and what factors are important to them in considering where to live. The analysis of housing aspects is including accessibility, proximity to work place or school, proximity to shops and community services, stay near to friends or family members, garden, swimming pool, open space, sense of community, security, privacy, aesthetical values, pet friendly, friendly neighbours, and natural lighting. The result had been analyzed based on the respondents' views on the importance of the aspects. However, this paper is not going to discuss in detail on the analysis and findings of these aspects.

In general, based on the views from respondents, the housing aspects/elements can be putted into three (3) categories, *i.e.* neutral, important and critical important (Table 10). For instance, majority of respondents felt that aspects of accessibility, proximity to workplace, shops, and community services, security, privacy, quietness and aesthetical values are "critical important" for them in choosing houses. Other aspects are "important" and "neutral" for them in general (Table 10). However, none of the aspect considered not important.

Table 10. Summary of findings on the importance of housing aspects

No	Housing Aspects	Frequency					Mean	Level				
		1	2	3	4	5		1	2	3	4	5
1	Accessibility	0	0	6	24	69	4.64					X
2	Public transport	13	11	9	23	43	3.73				X	
3	Proximity to workplace	0	2	3	26	68	4.62					X
4	Proximity to shops and community services	0	4	16	23	56	4.32					X
5	Proximity to friends/family	16	7	27	22	27	3.37				X	
6	Having a garden/yard	7	20	21	21	30	3.47				X	
7	Having a swimming pool	41	9	17	17	15	2.56			X		
8	Sense of community	5	9	26	33	26	3.67				X	
9	Security/gated and guarded development	0	0	19	28	52	4.33					X
10	Proximity to open space	5	7	33	21	33	3.71				X	
11	Privacy	0	2	1	25	71	4.67					X
12	Quietness	0	0	9	34	56	4.47					X
13	Aesthetical values	0	2	21	43	33	4.08					X
14	Views (water or nature)	1	11	20	32	35	3.90				X	
15	Pet friendly	23	20	23	14	19	2.86			X		
16	Friendly neighbours	5	4	13	45	32	3.96			X		
17	Natural lighting/ventilation	1	8	17	40	33	3.97				X	

* 1= Not important at all; 2= Slightly important; 3= Neutral; 4=Important; 5= Critically Important.
* Mean: 0.00- 1.00 = Not important at all; 1.01- 2.00 = Slightly important; 2.01-3.00 = Neutral; 3.01- 4.00 = important; 4.01- 5.00 = critically important.

Preferred mechanisms of homeownership

Almost all of the respondents prefer to purchase their own houses (>80%) or renting the whole house (16%), instead of renting a room only or sharing with others (without rental) (Table 11). More than 80%

Table 11. Preferred mechanisms of homeownership

Preferred Mechanisms of Homeownership	Current homeownership						Total	
	Own		Rent		Family home/shared			
Purchase	24	88.9%	45	81.8%	11	64.7%	80	80.8%
Renting (room only)	1	3.7%	0	0.0%	0	0.0%	1	1.0%
Renting (whole house)	0	0.0%	10	18.2%	6	35.3%	16	16.2%
Sharing (without rental)	2	7.4%	0	0.0%	0	0.0%	2	2.0%
Total	**27**	**100.0%**	**55**	**100.0%**	**17**	**100.0%**	**99**	**100.0%**

of respondent who are renting prefer to purchase their own houses. This indicates that most of young people (respondents) prefer to own their houses. For those who choose to rent or sharing houses, might due to the reason of short period of stay in this area or the problem in financial commitment.

Intention to move

Most of the respondents (88% percent) claimed that they intended to move into the new area that meets their housing preferences (Table 12). By locking on the martial status, study found that all the singles intended to move. They are still did not establish in settling down in their current housing area which encourage them to move to other better housing choices. While 12 percent of respondent, in general would prefer to stay in their current housing area. All of them are married or divorced/widowed.

Table 12. Moving intentions by marital status of respondents

Moving Intentions	Marital status							
	Single		Married		Divorce/Widow		Total	
Yes	61	100.0%	26	76.5%	0	0.0%	87	87.9%
No	0	0.0%	8	23.5%	4	100.0%	12	12.1%
Total	**61**	**100.0%**	**34**	**100.0%**	**4**	**100.0%**	**99**	**100.0%**

Conclusions and recommendation

To conclude, this study had successfully found out some of the key housing preferences of respondents (young people) in the study area. At the same time, study also indicates some housing issues among respondents, indirectly. For instance, most of respondents prefer to stay in urban areas, however, there are 30% of tenants prefer to move to suburbs (Table 2). It shows that there are also demands of housing in suburbs besides the urban area.

Most of respondents prefer to stay in landed housing types, including those who are currently staying at high-rise housing types, and those with low income (RM 1000 and below). Furthermore, there are 67% of young people who currently live in high-rise housing types intended to move to landed housing types (Table 5). This scenario is not in line with the current trend of new housing supply in urban area (at the study area and surrounding) with more supply in high-rise housing types. The risk of oversupply of high-rise housing types was mentioned for Malaysian urban area (Nadaraj, 2015; Penang Insitute, 2015).

More than half of the respondents voted to live with immediate family (58.5%) (Table 7). Among those choose to live with immediate family (Table 7), close to 80 percent voted landed housing types as their housing choice. So, the design and size of houses should take into consideration on the different preferences of young people. Whereby, most of the houses should be suitable for the usage of an immediate family, and a smaller number of houses should be designed differently for the usage of an extended family or for home sharing. Besides, there are small percentages of young generation who prefer to stay alone.

Around 52% (those who prefer high-rise housing types) and 70% (those who are prefer landed housing types) are prefer to have 4 or more bedrooms in their houses (Table 8). It shows the demand of having a bigger size houses among young generation. However, most of the respondents (91%) still looking on the houses with the price RM500,000 and below (Table 9). Thus, it is a challenge to the affordable housing program to supply houses with that pricing range and preferable (by most of young generation, but not all) landed and having 4 or more bedrooms.

In term of homeownership, it is found that most of the young generation are prefer to own their houses. However, 17% of them still prefer to rent their houses (Table 11). Thus, housing program should also look on the supply of rental housing. Based on the research (Table 10), houses should be well

planned, designed and equipped especially on the aspects of accessibility, proximity to workplace, shops, and community services, security, privacy, quietness and aesthetical values to fulfil the preference of young generation.

Government agencies, developers and professionals should carry out studies to understand the locals' needs and preferences on housing before any housing planning or project can been finalised. It will contribute towards more sustainable and responsive housing developments.

Acknowledgement

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