

■ Property in the suburbs

# Length and breadth of property dimensions

> Correlation between property size in the city, suburbs and rural areas against population density and household income

**C**ONTINUING from our previous article on the subject of the size of property in the city, suburbs and rural areas, below are additional interesting insights from Tensui Khow's article, with stat charts from iPropertyIQ and brickz.my

- Briefly, last week's two-page article highlighted the fact that:
- ▶ the dimensions of bungalows increases farther out of the city (suburbs and rural areas);
  - ▶ from the city to the suburbs, the size of terrace houses and condominiums increases; but
  - ▶ from the suburbs to the rural areas, the size of terrace houses and condominiums actually decrease.

**DEEPER LOOK ON A BROADER SCALE**

This week, we explore Khow's discovery: "that terrace houses are cheaper as one moves farther out of the city, but incomes do not substantiate for the bigger properties (income in the city centre far outweighs that in rural areas)".

**\*Observing population**

Wanting to find the inter-connection between the size of property and incomes, Khow manages to retrieve data, providing insights on the various states, population density per sq km and the price on the average terrace size per sf in our currency.

**Khow's findings revealed:**

A) Average size of terrace houses (considering the average size of terrace houses by state):

- ▶ Putrajaya to have the largest average terrace house size with 1,900 sf;
- ▶ next to it is Sarawak with 1,359 sf;
- ▶ followed by Kuala Lumpur with 1,273 sf;
- ▶ while the smallest average size was found to be in Perlis at 948 sf.

B) Population density (by dividing the population obtained from Department of Statistics against the area of the state)

- ▶ the highest population density was found in Kuala Lumpur with 7,354 people per km square;
- ▶ next is Putrajaya with 1,700;
- ▶ followed by Penang with 1,640;
- ▶ while the lowest population density was found in Sarawak with only 22 people per km sq.

**DISCOVERY**

It was not surprising to find, after considering the population density against terrace house prices, that the population density does affect terrace house prices - the more densely populated the area, the higher the price of property for terrace houses.

**\* Observing monthly gross household income**

Taking into account the monthly gross household income (retrieved from the Malaysian Statistics Department), Khow found:

- ▶ residents in Kuala Lumpur recorded the highest median monthly gross household income earners receiving RM7,620 per month;
- ▶ not too far behind was inhabitants in Putrajaya taking home RM7,512 per month;
- ▶ followed by Selangor earning RM6,214 per month.

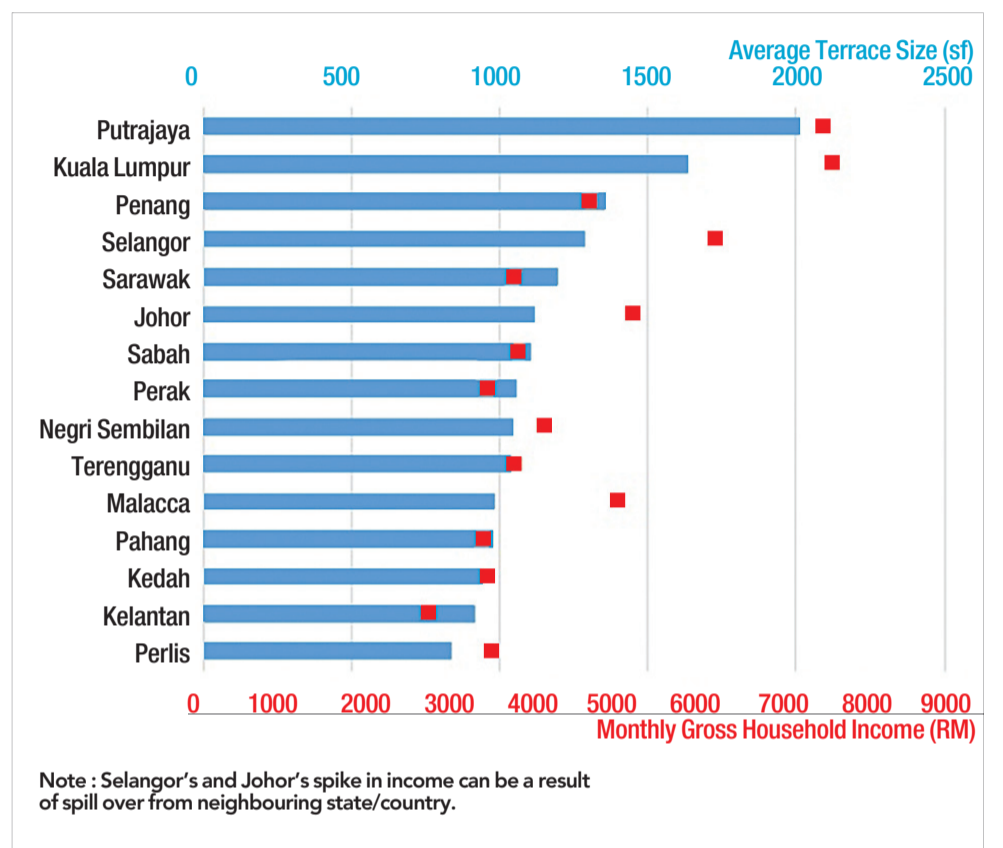
Khow felt that the spike in income for Selangor and Johor could be the result of "spillover" from the neighbouring state/country. Data also showed that there has been a dramatic increase in household income, for those residing in Malacca, especially in recent years. Khow expects a property boom in the state, with the High Speed Rail stopping in Ayer Keroh.

**DISCOVERY**

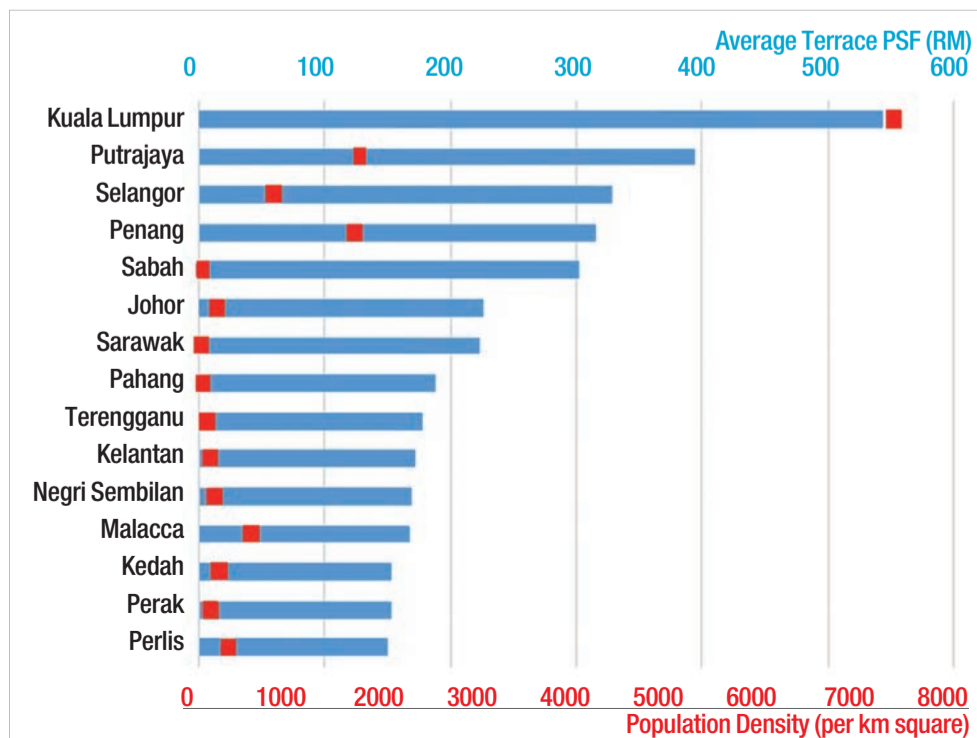
Having considered the average income and the size of terrace properties across the various states/cities, data revealed that owners of larger terrace houses were not found in places like Kelantan or Pahang where there is an abundance of land and prices are cheaper; instead it was in high income earning locations like Putrajaya and Kuala Lumpur.

The conclusion: "While property owners will be able to purchase larger properties at a bigger discount on moving out into the suburbs and rurals, this was only a part of the "big picture". Ultimately, people's income and earning power are still the bedrock and prime force to influence how big a property they can purchase, whether in the city, the suburbs or the rurals."

▶ Email your feedback and queries to: [propertyqs@thesundaily.com](mailto:propertyqs@thesundaily.com)



Note : Selangor's and Johor's spike in income can be a result of spill over from neighbouring state/country.



## Huge on connectivity

**APART** from achieving equilibrium in providing just the right amount of nature and a pulsating lifestyle, Selangor Dredging Berhad (SDB) offers excellent connectivity in its SqWhere mixed development enclave. Comprising a small office, versatile office tower with retail offices and serviced apartments - SqWhere summons a challenge among other development projects, where connectivity is concerned.

Via an elevated forest deck, residents will be able to commute, interact and engage with ease, connecting to six Klang Valley highways and Mass Rapid Transit (MRT) networks.

The location of this property in Sungai Buloh is also provides easy access to the Kg Selamat MRT Station via a link bridge,

which easily connects one to Sunway Giza, 1 Utama, The Curve, etc. and directly takes one into the heart of the Golden Triangle in KL city centre. Moreover, with just two stops away to the Sg Buloh KTM station and the MRT2 Sungai Buloh-Serdang-Putrajaya Line - it's almost as though the sky's the limit where connectivity is concerned.

Sungai Buloh itself inter-links with six major highways, which include the PLUS, NKVE, LDP, MRR2, SPRINT and Guthrie Corridor Expressway. So, if excellent connectivity is top on your DNA list for properties to buy or invest in, there's really no need to rack one's brains at all. Just visit SqWhere's Show Gallery or its website at [www.sdb.com.my](http://www.sdb.com.my)