THE ROLE OF CREDIT REGULATION IN ENSURING A SUSTAINABLE PROPERTY INDUSTRY: A COMMENTARY

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Abstract

The property sector is an important sector of the economy. It has strong linkages to more than 130 local industries. A sustainable property industry is, therefore, of great importance to the economy. However, sustainability in the property industry requires some degree of price stability. Most of the 1990s were characterized by excessive lending by financial institution to the property sector. Such a large exposure not only causes distortion in property prices but also poses a threat to its own sustainability. This paper discusses the need for credit regulation in ensuring a sustainable property market.

Keywords: Credit regulation, asset inflation, sustainable property industry, non performing loan, price stability
FOREIGN OWNERSHIP IN MALAYSIA - A LOOK AT ISSUES

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Abstract

The development of policy on foreign acquisition of Malaysian properties seems to be inconsistent. On one hand, it aims to protect Malaysian interests by restricting foreign ownership in landed properties, and on the other hand the foreign acquisitions of Malaysian properties are welcomed during the economic downturn to stimulate the economy. How significant is foreign ownership to the property market and the Malaysian economy? This paper discusses the contribution of foreign ownership to the property market and the Malaysian economy. It also discusses the potential harm of policy inconsistency to FDI and the economy.

Keywords: foreign direct investment, foreign acquisition, foreign investment committee, foreign acquisition guidelines and foreign ownership.
A CRITIQUE OF CURRENT RESEARCH METHODS IN CORPORATE PROPERTY LITERATURE

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Abstract

By reviewing the research designs used in 15 studies on private sector operational property management, this paper proposes a methodological framework for property management research within large, non-property organisations. The dichotomy between the explicitly statistical approach and the non-rigorous qualitative methods used in the reviewed studies are discarded. Instead, this paper argues in favour of an eclectic approach, by adopting a qualitative research design, which employs certain elements of the quantitative approach to add rigour to the qualitative studies.

Keywords: operational property, property management, research methods, research design, qualitative analysis
MANAGING THE DEVELOPMENT OF THE PROPERTY SECTOR IN THE 1990S

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Abstract

The developments in the property market in recent years have caused some concern on the impact of high bank lending to the property sector. As measures were taken to correct the exposure of the banking system to broad property sector, the country is faced with yet another challenge. Malaysia suffered contagion effects from the financial crisis in South East Asia which affected both the stock and property markets. This paper highlights the measures taken by Bank Negara to ensure a healthy growth of the property sector and a sound financial system.

Keywords: affordability, credit growth, asset inflation, bank soundness.
ISU BETTERMENT – ANTARA PERUNDANGAN DAN AMALAN

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Abstrak


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EXAMINING THE ROLE OF GIS IN VALUATION

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Abstract

Developments in technology have made possible the new efficiency with which to handle spatial problems. This is increasingly being achieved through the implementation of Geographical Information Systems (GIS). Since many aspects of valuation require analyses of factors related to location, the potential benefits of GIS to this discipline cannot be ignored. This paper attempts to examine the role of GIS in property-related functions, with special reference to valuation and analysis of property values.

Keywords: Geographical Information System (GIS), spatial correlation, spatial data, true distance representation/ trend surface analysis.