The Relationship between Background Characteristics and Housing Satisfaction of Iranian Homeowners in Kuala Lumpur, Malaysia

Bahare Fallahi (Corresponding author)
PhD Student in Housing
Universiti Putra Malaysia (UPM)
(Corresponding author) bahare.fallahi@yahoo.com

Ahmad Hariza Hashim
Associate Prof
Universiti Putra Malaysia (UPM)
ahariza@putra.upm.edu.my

Husniyah Binti Abdul Rahim,
Lecturer
Universiti Putra Malaysia (UPM)
husniyah@putra.upm.edu.my

Mohamad Fazli Sabri
Senior Lecturer
Universiti Putra Malaysia (UPM)
fazli@putra.upm.edu.my

Abstract

This research evaluated the association between socio demographic characteristics and housing satisfaction of Iranian immigrant's homeowners in Kuala Lumpur, Malaysia. Data was collected from 325 participants through self-administered questionnaire. Pearson's correlation analysis revealed monthly income of first income earner, total earned income earner, price of residential unit, number of bed room, time owners have been in Malaysia, had positive significant relationship with housing satisfaction of Iranian immigrants homeowners in the study region. Nevertheless, there was no significant association between age, number of bath room, number of dining room, number of living room, length of residence in current house, monthly income of second income earner, number of income earner, number of children, and size of household and housing satisfaction of the immigrant owners' households. Analysis of variance (ANOVA) indicated that housing satisfaction differed between level of education, level of income, and level of price of residential unit. Independent t-test shown that there was significant difference between gender and housing satisfaction of the participants. These associations indicate that those who are females, higher income, higher education, higher residential unit with more room are more satisfied. It is recommended planners and policy makers should prominence on development of housing conditions of immigrant's households to increase their housing satisfaction.

Keywords: background characteristic, housing satisfaction, housing, immigrant's homeowner's households

Introduction

Housing is important that effect on quality of life of people"(Abdul Mohit, Ibrahim, & Rashid, 2009). Housing contains surroundings, facilities and services that expand well-being and quality of life (Eziyi O Ibem & Amole, 2013). Also, housing is one the necessary of human needs that effect on the wellbeing, safety, and efficiency of people (Teck-Hong, 2012). Housing satisfaction is a measure of family's preferences and responses about the condition of their surrounding area (Lu, 1999). As a result in to features that influence housing satisfaction would be framework for planners and policy makers for enhancement

of their well-being (Jiboye, 2010). Also, families' satisfaction with their housing determines their wellbeing and success to desires and aspirations (Waziri, Yusof, & Salleh, 2013). Housing satisfaction seen as the dissimilarity among actual and aspired housing situations (Galster & Hesser, 1981). Satisfaction with the housing a situation point to nonexistence of complaints with the situations and is sign of similarity among actual and desire housing conditions, whereas dissatisfaction shows existence of complaints and amount of incongruence among aspiration and actual conditions (Vera-Toscano & Ateca-Amestoy, 2008). Jansen (2014) indicated that satisfaction is an aspiration-gap and assessed satisfaction as a measure of the gap among actual and desired needs and related with inhabitants perceptions of residential quality. Another approach is residential mobility. Spear (1974) evaluated whenever inhabitants dissatisfied with housing characteristics and neighborhood characteristics intention to move. Morris and Winter (1975) theorized residential satisfaction as an process in housing adjustment. They argued that incongruence between the actual housing situations of the household and aspiration domino effect to housing deficit. Housing deficit leads to residential dissatisfaction. Households adjust the housing situations by modification or mobility. Researchers have indicated that there is relationship among housing satisfaction and socio demographic factors Vera- Toscano & Ateca-Amestoy (2008), Eziyi Offia Ibem & Aduwo (2013), Zanuzdana et al (2013), and Li &Wu (2013).

The significant of demographic characteristics in predicting housing satisfaction of families has been emphasized in many researches. For example, Zanuzdana et al (2013)argued in their research on housing satisfaction in Dhaka, Bangladesh showed that socio demographic factors such as income, age, education has associated with housing satisfaction. In contrast, Li & Wu (2013) conducted the study in China and found that economic characteristic were not associated with residential satisfaction. Makinde (2014)evaluated the effect of socio economic characteristics on residential satisfaction. He found that socio economic characteristics such as gender, size of households, age, and time living in current location effect on satisfaction. However, he found that there was no significant difference between marital status and level of satisfaction. Consequently, these researches shown complex association among housing satisfaction and demographic characteristics of the inhabitants. Past researches on residential satisfaction concentrated on preferences and perceptions of the inhabitants. However, there are few researches on immigrants of homeowners that moved from one developing country to another develop country.

Research Objective

The present research considers the association between the demographic characteristics and housing satisfaction in Kuala Lumpur, Malaysia. This topic has been less-explored in Malaysia among immigrants. The main objective of this study is to explore the significance of this association, and consequently the significance of socio demographic factors based on person

needs, to improve the welfare of persons in their home state.

Hypotheses

H_A1: There is significant relationship between socio-demographic factors and housing satisfaction in Iranian homeowners in Malaysia.

Method

Population, sample, and sampling

This study conducted in Kuala Lumpur. It is the capital in Malaysia with 243 km and 1.6 million populations. Also, it is a key city because of economic activities. According Iranian embassy more than 70000 Iranian live in Malaysia (Rahmandoust, Ahmadian, & Shah, 2011). The research locations are selected from Kuala Lumpur and are conducted at different areas of Kuala Lumpur metropolitan region.

To identify the sample size in this research, the researchers applied Krejcie & Morgan (1970) Formula. According to the population in this research (402 homeowners), the sample size is contained within 235 participants who are buy house in Malaysia. The respondents were selected using probability to sample procedure and systematic random sampling techniques were applied to select every two families for data collection, until the essential numbers.

Research Tools

In this research, socio demographic factors (size of households, number of children, number of income earner, number of non-income earner, total earned income, time been in Malaysia, time been in current house, number of living room, number of dining room, number of bed room, number of bath room, price of residential unit, and age) were regarded as independent variables and housing satisfaction was seen as dependent variable. These variables have been assessed through the self-developed questionnaires. The housing satisfaction in their residential context was considered in relative to three indexes: dwelling services, dwelling features, and cost.

In order to evaluate the dependent variable, the respondents were asked to respond to questions on 5- point Likert scale from 1=very dissatisfied to 5= very satisfied.

In this research, internal consistencies of the scale based on Cronbach's alpha were .73, .88, and .96.Moreover; the content validity of this questionnaire was approved by a panel of two *experts* in the field of public policy.

Results

Descriptive Statistics

The findings of the description of the measuring housing satisfaction are shown in table 1, for the current housing. The result discovered that a large proportion (45 %) of the respondents were satisfied with their housing , followed by

40.4% who were somewhat satisfied and very few (2.1%) who were very dissatisfied with their current housing situation with 63.38 Mean and 12.52 Standard deviation.

Table 1
Distribution of Housing Satisfaction

Variable	M	SD	n	%
Housing satisfaction	6.38	12.52		
Very dissatisfied			5	2.1
Dissatisfied			24	10.2
Somewhat satisfied			95	40.4
Satisfied			97	41.3
Very satisfied			14	6

Inferential Statistics

H_A1: There is significant relationship between socio-demographic factors and housing satisfaction in Iranian homeowners in Malaysia.

In order to evaluate the association among demographic characteristics and housing satisfaction, Pearson product-moment correlation, independent t-tests, and ANOVA was conducted.

The finding in table 2 indicated that the relationship between socio demographic characteristics and housing satisfaction by using independent t-tests, Pearson's product moment correlation and analysis of variance (ANOVA). The findings shown that, there was significant relationship between time owners have been in Malaysia ($r = -.15*$, $p<.05$), price of the residential unit ($r=.16*$, $p<.05$), monthly income of first income earner ($r=.23**$, $p<.001$), total earned

income earner ($r=.20**$, $p<.001$), and number of bed room ($r=.14*$, $p<.05$) with housing satisfaction. However, the result indicated that there was no significant relationship among age ($r=-.03$, N=235, $p=.708$), Size of household ($r=.07$, $p=.290$), number of children ($r=.04$, $p=.591$), number of income earner ($r=.02$, $p=.807$), number of non-income earner ($r=.06$, $p=.357$), monthly income of second income earner ($r=.14$, $p=.101$), time in current house ($r=-.07$, $p=.256$), with housing satisfaction. The findings of ANOVA shows that there was significant differences in housing satisfaction of the respondents among level of income ($F=4.182$, $p<.05$) of the respondents. Also, there was significant differences in housing satisfaction of the participants among level of price of residential unit ($F=4.502$, $p<.05$) of the homeowners. Another one way ANOVA indicated that there was significant differences in housing satisfaction of the respondents among level of education ($F=3.619$, $p<.05$) of the respondents. The result of Independent t-tests shows that there was significant difference in housing satisfaction among gender ($t=-2.445$, $p<.05$), showing that females more satisfied than males.

Discussion

This research evaluated the association among socio demographic characteristics (age, number of children, size of household, number of income earner, number of non-income earner, monthly income of second income earner, time owners have been in Malaysia, time owners have been in current house, price of residential unit, monthly income of first income earner, total earned

Table2

Relationship between Background Characteristics and Housing satisfaction

Variables	N	Mean	SD	r/F/t	P
Age	235	47.07	10.95	-.03	.708
Size of Household	235			.07	.290
Number of Children	235			.04	.591
Number of Income Earner	235			.02	.807
Number of Non-Income Earner	235			.06	..357
Monthly Income of Second Income Earner	235			.14	.101
Time Owners Have been in Malaysia	235			-.15*	P<.05
Time Owners been Living in Current House	235			-.07	.256
Price of the Residential Unit	235			.16*	P<.05
Monthly Income of First Income Earner	235			.23**	P<.001
Total Earned Income Earner	235			.20**	P<.001
Number of living room				.06	-.349
Number of bed room				.14*	P<.05
Number of dining room				.05	.431
Number of bath room				.05	.428
Gender					P<.05
Male	164	97.62	19.59	-2.445*	
Female	71	104.07	15.10		
Educational level					
High school	34	96.20	20.97		
Bachelor	119	97.65	17.10	3.619*	P<.05
Master	41	99.54	20.36		
PhD	41	107.95	18.19		
Level of income					
Less than 7000	55	95.35	27.23		
7000-10000	64	102.95	20.76	4.182*	P<.05
10000-15000	48	102.81	23.26		
Above 15000	68	113.18	19.73		

Variables	N	Mean	SD	r/F/t	P
Level of price		106.31	21.99		
Less than 500000		102.52	24.60		
500000-630000				4.502*	P<.05
630000-800000		109.20	20.51		
Above 800000		99.70	25.09		

*p < 0.05, **p < 0.01

income earner, gender, number of living room, number of bed rooms, number of bath rooms, and number of dining rooms) and housing satisfaction of Iranian immigrants homeowners in Kula Lumpur.

The significant relationship between monthly income of first income earner, total earned income and housing satisfaction of the participants is consistent with previous researches Eziyio Ibem & Amole (2013) and Vera – Toscano – Amestoy (2008) but contrary to the finding of"Tao,"Wong."&"Hui"(2014) that"income"had not correlation with housing satisfaction. This shown that immigrant household with high income have more satisfaction compare those with lower income. It could for the reason that people with high level of income have opportunities for access more housing facilities and services. Frank"&"Enkawa (2009) argues that people with higher income inspires mobility to houses with more facilities. The finding of the current research indicates that length of residence in Malaysia had significant correlation with housing satisfaction. This result was consistent with the Mohit et al (2010), Zanuzdana et al (2013),"and"Li"&"Wu"(2013)

who argued that there is relationship between length of residence and housing satisfaction. The result was contrary to the findings of Onibokun (1974). Also, the finding of the study indicated that there is relationship between price of residential unit and housing satisfaction. It was consistent with the Mohit & Nazyddah (2011). Level of education had significant relationship with housing satisfaction of Iranian immigrant's homeowners. This indicate that differences in level of education among Iranian immigrant homeowners could their level of satisfaction differ. This finding consistent with the finding of Chapman & Lombard (2006) and Lu (1999). They argued that people with higher education have higher satisfaction because more access to facilities and services.

Housing satisfaction of Iranian immigrant homeowners differed among males and females. Females having the highest satisfaction compared to males. This finding is supported by Lu (1999) and Eziyi Offia Ibem"& Aduwo (2013). They argued that males are less likely to be satisfied with their housing than the females. On the number of bed rooms, the findings indicated that there is relationship between number of

bed rooms and housing satisfaction according to studies by Lu (1999), Elsinga"& Hoekstra (2005), and Vera-Toscano"& Ateca-Amestoy (2008).

Conclusion

In this research, ANOVA, independent t-test, and Pearson used in order to determine the association among socio demographic factors and housing satisfaction of the participants. The results revealed association between level of income and housing satisfaction which indicated, level of income of families has impact on housing satisfaction of the participants. It means that participants with higher level of income have the higher housing satisfaction. Likewise, the result showed that the price of residential unit relate with housing satisfaction which indicates that participants with higher level of price residential unit have the higher housing satisfaction. Also, significant differences in housing satisfaction among male and females and also among level of education of immigrant

homeowners. However, there is no relationship between sizes of household, number of children with housing satisfaction. Number of bed rooms also association with immigrant's homeowners housing satisfaction. This means that immigrants homeowners with high number of bed rooms indicated higher satisfaction with their housing than those with few number of bed rooms. Finally, the length of stay of the participants in the Malaysia was related to housing satisfaction as shown in the research.

Thus, this research shown that most socio demographic characteristics of the Iranian immigrant's home owners in Kuala Lumpur, Malaysia "were "related"to"their "housing "satisfac/ vkqp0The research showed the need to consider the housing characteristics and demographic characteristics in order to improve residential situations and satisfaction of Iranian immigrant's homeowners. The results provide understanding of housing satisfaction theories that posited the influence of demographic characteristics of the families on housing satisfaction.

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