

## **ABANDONED SPACES, ABANDONED VALUE? EXAMINING BROWNFIELD SITE IMPACT ON MALAYSIAN HOUSING MARKET**

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**Keywords:** Abandoned, Value, Malaysian Housing Market, Environmental Impact, Social Impact

Brownfield sites pose significant challenges in Malaysia due to financial, administrative, and policy issues, often leading to negative environmental and social impacts that reduce the appeal and value of nearby properties. Despite limited market evidence in Malaysia, this study investigates the impact of Brownfield sites on house prices in Johor Bahru using a Multiple Regression Analysis (MRA) model. The research identifies key factors influencing house prices, including proximity to Brownfield sites, and examines 691 housing observations over ten years. Results show no significant impact of an abandoned apartment building on house prices, suggesting that distance from certain Brownfield sites may not deter buyers. This finding is valuable for property market stakeholders, and future research could explore other types of Brownfield sites and employ more precise distance measures.