Impact of 5G Network on the Malaysian Real Estate Industry: Future Homebuyers' Perspective

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The 5G development in Malaysia is still in the preliminary stage. The potential of the development is extremely high which will impact the real estate industry. The impact of 5G development on the Malaysian real estate industry may be assessed from the perspective of prospective property buyers because the real estate is developed for consumers. This research examined the impact of 5G development on the Malaysian real estate industry, particularly the residential sector. The data was obtained through a questionnaire survey distributed to the respondents consisting of the targeted group of prospective homebuyers. Exploratory Factor Analysis was employed as the main method of analysis. The factors of sustainability tested from the questionnaire survey were derived from the framework established from the literature review. The study finds that the majority of respondents considered all the identified factors as very important to assess the impact of 5G development in Malaysia. Thus, the results indicated that Malaysian prospective homebuyers agreed that there will be an impact of 5G development towards the real estate industry. According to the respondents, all of the sustainability variables evaluated will affect the Malaysian real estate market. Therefore, the real estate market players must consider the trend of 5G development in order to deliver essential products and services while taking sustainability factors into account to suit the demands and preferences of future homebuyers.

Keywords: Sustainability, 5G Network, Exploratory Factor Analysis, Real Estate Industry, Homebuyers

1. INTRODUCTION

According to Chong (2021), the 5G technology application will potentially change the property purchase process because the real estate purchasers, developers, and estate agents are all 5G ready. In proportion to Siniak et al. (2020), the 5G network as a core technology in supporting the implementation of PropTech solutions will boost territorial competition and territorial growth. Real estate technology advancements affect the dynamics of the real estate system and increase the transparency of the real estate market. The recent innovations potentially increase productivity and competitiveness, improve energy and resource effectiveness and efficiency, and thus protect the environment while allowing all countries to achieve sustainable development and economic growth (UNESCO, 2022).

Campbell et al. (2017) reported that, by 2035, 5G will contribute USD12.3 trillion in global economic output, with the global 5G value chain creating USD3.5 trillion and supporting 22 million jobs. Future purchasers, real estate professionals like property managers and appraisals should consider 5G accessibility as one of the essential features of the smart building. The future buyers are defined as the real estate industry's future consumer group, where the majority of the generation is still growing up, as claimed by Generation Z (Hoxha and Zeqiraj, 2019). In addition, the investment capital all around the world and the expected economic output due to the 5G development further enhance the need for this research.

1.1 Background of Cellular Network

According to Bhandari et al. (2017), 1G refers to the First Generation of the cellular network. In the 1960s, users are unable to talk and listen simultaneously instead the users have to enable a transmission button and disable reception for a call. The system is called the ‘press to transmit system’. In the 1980s, Advanced Mobile Phone Service (AMPS) was created by Bell Labs. AMPS and the Total Access Communication System (TACS) are the first generation (1G) cellular networks in England. 1G uses a concept of distributing geographical area into cells of up to 25kms with each cell having its base station. Based on Agrawal et al. (2015), 1G is an analogue system technology that supports data transmission speed up to 2.4kbs using a cordless telephone. However, the 1G disadvantages are it only supports voice communication in low capacity, has poor voice link, poor hand-off and is less secure which an unknown receiver where all-band radio can listen into the conversation.

2G cellular network is commercially initiated on GSM technology in the 1990s. 2G network capacity and efficiency are greater where the space needed for radio power from handsets is very less in the digital system compared to analogue voice encoding technology. Before the 3G cellular network takes place, the 2.5G General Packet Radio Service (GPRS) network and 2.75G Enhanced Data Rates for GSM Evolution (EDGE) network are also introduced to improve the data transmission rates of up to 172.2kbps (Bhandari et al., 2017).

In the year 2000, the cellular network system in the UK is based on a star topology. The base stations are a gateway to provide the bridge between remote ad hoc networks or fixed networks. The 3G network allows self-reconfiguration and adaptability to highly variable mobile characteristics like traffic distribution variations, channel condition, load-balancing, and help to minimize inaccuracies in estimating the location of mobiles. 3G cellular network services increase in requirement for accessing business and commercial transaction information. There is a requirement for a mixture of unicast, multicast and broadcast service delivery with dynamic variation between application services both spatially and temporally. Therefore, there is a demand for user access and manipulation, which required minimal user involvement, complexity hidden from the user and intelligence to learn and adapt with use (Evans & Baughan, 2000).

In the study of Agrawal et al. (2015), 4G cellular networks succeeded 2G and 3G networks in the 2010s. Due to the data transmission requirements

being increased, the 4G cellular network is further improved to Long Term Evolution (LTE) to fulfil the demand. LTE consists of a separate Internet Protocol (IP) layer for all IP-based services and Evolved Packet System (EPS) which process the whole communication program.

All operators with GPRS/ EDGE or Third Generation Partnership Project (3GPP) systems can connect to the LTE network. In terms of disadvantages, the network services and data plan prices are increasing in relation to the increase in data transmission speed. The required power for a 4G network is also increased, and the required hardware is more complicated including the use of fibre optic and satellite (Bhandari et al., 2017).

5G is not only the advancement of the 4G cellular network but also a new high capacity, high speed, massive connectivity, and low latency technology. This 5G cellular is the basis of support for all life-changing intelligence applications created in recent years such as the Internet of Things (IoT), Artificial Intelligence (AI), Virtual Reality (VR), cloud base storage, etc (Nakamura, 2020).

According to Trick's (2021) study, 5G cellular networks is unlike the previous generation networks. The 5G cellular networks are mainly driven by technology. Standardization is an extremely powerful radio transmission technology where the transmission rate is up to 10Gbps. The latency is not more than 5ms from end to end between devices. The 5G technology is high efficiency as energy consumption and deployment cost for 5G cellular network are almost similar to 4G network but the applications scenario is with 100 times higher transmission speed. The 5G cellular network is provided based on Network Function Virtualization (NFV) and Software-Defined Networking (SDN) in cloud space, without changing the core network.

5G network also enables non-3GPP WLAN, 4G access, Passive Optical Network (PON) or Digital Subscriber Line (DSL) with direct access to 5G with satellite connection. Hence, the 5G system can also implement Fixed Mobile Convergence (FMC) with only one core network technology. Therefore, 5G is not a mobile network but a new-generation converged network.

1.2 Influence of 5G on Real Estate Business

Buyers can find the home for sale by searching for relevant information on websites, social media, in person, and elsewhere. Finding potential homes has been extremely difficult and time-consuming due to the vast quantity of data and numerous aspects to examine. Residence seekers and investors have similar challenges in terms of keeping and arranging their property information. The intricate property information makes it tough for the seeker to evaluate several property lists and choose the finest investment option (Chongdarakul et al., 2022). According to Chongdarakul et al. (2022), real estate management applications have been developed with the help of 5G to assist real estate purchasers in directly collecting property information linked to investment decision-making.

The smartphone application collects home and land data with a geographical location in real-time (Fields & Rogers, 2021). Meanwhile, the web application was constructed for maintaining the property database and backend services and integrating the mobile front-end module's Application Programming Interface (API) service (Jeong & Ahn, 2021). Chongdarakul et al. (2022) further elaborate that as part of data collecting and design, their study addresses the notion of Personal Information Management. This application provides all property management features such as saving, finding, browsing, and presenting a list of property information, as well as the feature of sharing property information as a personal group made by investors. In short, it is 5G that helps develop new applications that influence real estate decisions.

The live Virtual Reality technology in use with 5G is helping the real estate purchaser in obtaining information, show unit viewing, colour and size measurement, improve readability and legibility of content, reduce motion sickness and

increase the interaction of buyers and sellers (Kamil et al., 2021). Based on Kamil et al. (2021), 90% of the respondents agree that 5G application and technology adoption influenced their real estate decision-making.

1.3 Real Estate Industry

Property cycle has shown up and down, a trend in the context of property market performance (Majid & Said, 2013). One of the important elements in influencing the performance of the property cycle (Majid et. al. (2017) is the development of Information and Communication Technology (ICT) (Dixon, 2005). With the widespread use of ICT, the real estate business is becoming increasingly information-intensive (Dixon, 2005; Said et. al., 2020). ICT makes it possible to share knowledge and information without relying on agents to act as mediators (Norizan, 2021). Considering the agency's procedures, the efficiency of the real estate business will increase as a result of the development of the internet, mobile technology, and the Internet of Things (IOT). New tools and platforms are continually being created to help buyers and sellers of real estate as the industry moves into the digital era.

The IOT helps all interested parties to have access to more precise data and, as a result, be able to make more intelligent and profitable decisions, and therefore, it is important to encourage the use of these new technologies. According to Norizan (2021), due to consumer demand for more advanced technology in the real estate market, more agents and real estate brokers will spend money on high-tech to stay competitive.

1.4 Future Buyers

Generation Z is primarily concerned with financial literacy and take saving extremely seriously. Aside from that, Generation Z as a digital identity expects a high degree of technology in the places they work and live, and they want the same from their favourite brands (Hoxha & Zeqiraj, 2019; Lalwani et al, 2021; Turner, 2015). Generation Z values creativity, individualism, and sincerity as crucial aspects. Generation Z's characteristics will influence the design and development of future cities, buildings, and workplaces.

Integration, convenience, choice, authenticity, and flexibility are five critical concerns that Generation Z will be looking for in real estate. Almost every Generation Z respondent plan to buy a house in the future. Product types for future housing demand and preferences in the study examine regional, state and national trends that might impact the housing market in the coming years, as well as how they can shape and alter real estate demand (Said et al, 2016; 2017).

The study by Hoxha and Zeqiraj (2019) found that cost, location, walkability, green areas, a diverse neighbourhood, public transit, and proper maintenance are all factors that change throughout generations when it comes to real estate demand. When engaging with Generation Z respondents about their buying patterns, the study concluded that the three most important characteristics and concepts that developers should consider are personalization, influence, and trust.

Based on the literature review, one broad issue is that there is a possibility of real estate industry players try to determine how future buyers will see the sustainability of 5G development in the Malaysian real estate market. Therefore, industry practitioners will act slowly in implementing 5G in real estate services. Thus, this research is significant to address these problems and helps to provide some insight into the Malaysian real estate industry. Moreover, the implementation of 5G development in the real estate industry thrives the industry to become more flourish.

2. METHODOLOGY

Generally, this research aims to clarify the impact of 5G development on housing demand, from future homebuyers' perspective. To achieve that, a set of questionnaires has been distributed consisting of 23 questions with three sections. In this research, all questions involved in the questionnaire survey are closed questions in which the respondent has to select the answer from a choice of the given answers. In sections A and B, the respondents choose the answer based on their personal profile. Thus, no specific scaling is used to measure the data. In section C, the respondents need to answer the question based on the Likert Scale where the respondent indicate their opinion of the importance level of the factors affecting the sustainability of 5G development in the Malaysian real estate industry. The factor is categorized into four main aspects which are economy, environment, social and security.

In this survey, Factor Analysis is chosen as the most suitable research method. Factor analysis summarises data so that the correlations and patterns may be easily evaluated and understood. It is often used to organise variables into a small number of clusters based on common variance. As a result, isolated constructs and concepts can be produced (Ibem & Alagbe, 2015; Yong & Pearce, 2013).

In the mathematical model of factor analysis, $\mathcal{P}$ indicate the number of variables $(\mathrm{X}_1, \mathrm{X}_2, \ldots, \mathrm{X}_\mathcal{P})$ and m indicated the number of underlying factors $(F_1, F_2, \ldots, F_m)$. X_j which is the variable indicating latent factors.

Thus, the model takes m as underlying factors and each observed variable is a linear function of these factors together with a residual variate. This model aims to recreate the most correlations (Yong & Pearce, 2013).

$$X_j = a_{j1}F_1 + a_{j2}F_2 + \cdots a_{jm}F_m + e_j$$

Where $j = 1,2, \ldots, \mathcal{P}$.

The factor loadings are $aj_1, aj_2, \ldots, aj_m$ which indicates that aj_1 is factor loading of j^{th} variable on the 1st factor. The factor loadings indicate how much the variable has contributed to the factor; the greater the factor loading, the greater the variable's contribution to that factor (Christensen & Golino, 2021; Harman, 1976).

The diagonal elements of the matrix always have the value 1 as the principal component analysis for diagonal values of the correlation matrix. In contrast, factor analysis procedures are computed by substituting the diagonal element of the matrix with prior communality estimations (h^2). The communality estimate is the estimated fraction of the variable's variance that is error-free and shared with other variables in the matrix. These estimates represent the variation of a variable that is shared by all others. Factor analysis is likewise based on regression and partial correlation theory, therefore approaching it from this angle may offer insight into the ideas underlying this technique (Zhang et. al., 2021; McDonald, 2014).

The equation illustrates the fundamental theorem of factor analysis, which is employed in the common factor analysis model; studying it from this viewpoint may give light on the ideas underlying this approach

$$R_{m\times m} - U^2_{m\times m} = F_{m\times p}F'_{p\times m'}$$

where $R_{m\times m}$ indicates the correlation matrix, $U^2_{m\times m}$ is the diagonal matrix of unique variances of each variable, and $F_{m\times p}$ indicates the common factor loadings (Yong & Pearce, 2013).

3. RESULTS AND DISCUSSION

3.1 Respondent's Demographic Analysis

Overall, the results of the questionnaire survey, show there is no significant difference between males and females in their perspectives on the growth of 5G in the Malaysian real estate industry. The difference in terms of mean is less than +/- 0.20. Their opinion of the importance level of the factors affecting the sustainability of 5G development in the Malaysian real estate industry is all on the high side where all score above 3.95 which means all the studied factors are important. All the standard deviations are about 1 indicating the respondents' opinions are roughly the same. Most of the respondents suggested all factors are important including the economic, environmental, social and security factors. Specifically, the development of the 5G cellular network brings huge economic output by getting the highest mean score at 4.48, which indicates an almost very important factor affecting the sustainability of 5G development in the real estate industry. Even with the lowest mean score factor (3.95), 5G development will be solving a social problem, which indicates an important factor in affecting the sustainability of 5G development in the Malaysian real estate industry.

From **Table 1**, the highest mean score affecting the sustainability of 5G development in the Malaysian real estate industry is 4.48 for, variable development of 5G cellular network brings huge economic output. The lowest mean score is 3.95 for variable 5G development will be solving the social problems. All the mean scores are above 3.9 indicating the respondents' perspective that all the variables are important to influence the sustainability of 5G development in the real estate industry. The standard deviation of about 0.77 to 1.12 represents respondents' high similarity in evaluating the importance level of each variable.

Table 1: Descriptive Statistics

	Mean	Std. Deviation	Analysis N
5G network infrastructure requires a low maintenance cost	4.2046	0.89759	303
5G cellular network in real estate is environment-friendly	4.3729	0.83161	303
Development of a 5G cellular network brings huge economic output	4.4818	0.76264	303
5G cellular network deployment is a global trend	4.4719	0.77098	303
5G cellular network redefines the distance and location meaning	4.2145	0.92259	303
5G development redefines building safety in terms of data	4.2871	0.89520	303
5G development brings a new change in real estate price modelling	4.1815	0.94030	303
5G cellular network required a new expensive device	3.9835	1.12013	303
5G development triggered a rural living lifestyle	4.0660	1.02724	303
5G development triggered a new smart feature in the property	4.3498	0.83570	303

5G development enables healthy space in real estate	4.0660	0.95370	303
5G development enables smarter autonomous driving and safer road	4.2508	0.95761	303
5G development provides efficient water management	4.0627	1.03227	303
5G development enables the interoperability of real estate, data, devices, etc.	4.2772	0.85101	303
5G development will be solving the social problem	3.9505	1.10426	303

3.2 Exploratory Factor Analysis

The correlation coefficient ($r < \pm.30$) from the correlation matrix (**Table 2**) indicate the lack of patterned relationships, and ($r = \pm.90$) indicate data are multicollinearity. The Principal Components Analysis is used to produce the factors. The correlation of the variable is evaluated using Kaiser-Meyer-Olkin Measure (KMO). (Tavares et al, 2021; Malek et, 2021).

Table 2: Correlation Matrix[a]

		V1	V2	V3	V4	V5	V6	V7	V8	V9	V10	V11	V12	V13	V14	V15
Correlation	(V1) 5G network infrastructure require Low Maintenance Cost	1	0.49	0.51	0.51	0.44	0.35	0.27	0.12	0.17	0.33	0.31	0.28	0.3	0.35	0.33
	(V2) 5G cellular network in real estate is environment-friendly	0.49	1	0.42	0.34	0.43	0.44	0.33	0.13	0.17	0.31	0.38	0.33	0.31	0.36	0.37
	(V3) Development of 5G cellular network bring huge economic output	0.51	0.42	1	0.65	0.58	0.34	0.34	0.05	0.17	0.36	0.24	0.3	0.23	0.37	0.26
	(V4) 5G cellular network deployment is a global trend	0.51	0.34	0.65	1	0.5	0.33	0.36	0.13	0.24	0.39	0.32	0.31	0.25	0.48	0.25
	(V5) 5G cellular network redefines the distance and location meaning	0.44	0.43	0.58	0.5	1	0.47	0.43	0.2	0.25	0.32	0.32	0.41	0.34	0.4	0.32
	(V6) 5G development redefines building safety in terms of data	0.35	0.44	0.34	0.33	0.47	1	0.43	0.2	0.23	0.3	0.4	0.37	0.34	0.4	0.37

	(V7) 5G development brings a new change in real estate price modelling	0.27	0.33	0.34	0.36	0.43	0.43	1	0.41	0.46	0.4	0.39	0.37	0.25	0.34	0.39
	(V8) 5G cellular network required new expensive devices	0.12	0.13	0.05	0.13	0.2	0.2	0.41	1	0.42	0.27	0.25	0.24	0.31	0.26	0.27
	(V9) 5G development triggered the rural living lifestyle	0.17	0.17	0.17	0.24	0.25	0.23	0.46	0.42	1	0.38	0.39	0.28	0.26	0.3	0.38
	(V10) 5G development triggered a new smart feature in property	0.33	0.31	0.36	0.39	0.32	0.3	0.4	0.27	0.38	1	0.54	0.45	0.44	0.48	0.28
	(V11) 5G development enables healthy space in real estate	0.31	0.38	0.24	0.32	0.32	0.4	0.39	0.25	0.39	0.54	1	0.53	0.56	0.59	0.48
	(V12) 5G development enables smarter autonomous driving and safer road	0.28	0.33	0.3	0.31	0.41	0.37	0.37	0.24	0.28	0.45	0.53	1	0.48	0.55	0.37
	(V13) 5G development provides efficient water management	0.3	0.31	0.23	0.25	0.34	0.34	0.25	0.31	0.26	0.44	0.56	0.48	1	0.56	0.44
	(V14) 5G development enables the interoperability of real estate, data, devices, etc.	0.35	0.36	0.37	0.48	0.4	0.4	0.34	0.26	0.3	0.48	0.59	0.55	0.56	1	0.45
	(V15) 5G development will be solving the social problem	0.33	0.37	0.26	0.25	0.32	0.37	0.39	0.27	0.38	0.28	0.48	0.37	0.44	0.45	1

The KMO test **(Table 3)** shows that the analysis patterned relationships amongst the variable is Ƥ< .05. Since the Kaiser-Meyer-Olkin Measure (KMO) of Sampling Adequacy is above .50, the data is sufficient and suitable for an Exploratory Factor Analysis (EFA). The KMO of the data set is .903. Ballet's Test of Sphericity confirms that the data set has a pattern relationship.

Table 3: KMO and Bartlett's Test

Kaiser-Meyer-Olkin Measure of Sampling Adequacy.		0.903
Bartlett's Test of Sphericity	Approx. Chi-Square	1825.845
	df	105
	Sig.	0

Exploratory Factor Analysis is then conducted and the results are shown in Tables 4-6. In the analysis, Factor 1 is about Economic-Environment-Security; Factor 2 is about Environment-Social, and Factor 3 is about Economic-Social.

The Factor Matrix from **Table 4** shows the factors loading prior to the rotation where 3 factors were extracted with 9 iterations.

Table 4: Factor Matrix

	Factor		
	1	2	3
5G development enables the interoperability of real estate, data, devices, etc.	0.722		
5G development enables healthy space in real estate	0.701		
5G cellular network redefines the distance and location meaning	0.654		
5G development enables smarter autonomous driving and safer road	0.638		
5G development triggered a new smart feature in the property	0.627		
5G development provides efficient water management	0.623		
5G development brings a new change in real estate price modelling	0.623		0.425
5G cellular network deployment is a global trend	0.623		
Development of a 5G cellular network brings huge economic output	0.616	-0.557	
5G development redefines building safety in terms of data	0.590		
5G development will be solving the social problem	0.585		
5G network infrastructure requires Low Maintenance Cost	0.580		
5G cellular network in real estate is environment-friendly	0.576		
5G development triggered a rural living lifestyle	0.491		
5G cellular network required a new expensive device			
Extraction Method: Principal Axis Factoring.a. 3 factors extracted. 9 iterations are required.			

While the Rotated Factor Matrix (**Table 5**) shows the rotated factor loadings where the 3 factors are normalized, and the rotation converged in 5 iterations.

Table 5: Rotated Factor Matrix

	Factor		
	1	2	3
Development of a 5G cellular network brings huge economic output	0.823		
5G cellular network deployment is a global trend	0.691		
5G cellular network redefines the distance and location meaning	0.636		
5G network infrastructure requires Low Maintenance Cost	0.618		
5G cellular network in real estate is environment-friendly	0.499		
5G development redefines building safety in terms of data	0.413		
5G development enables healthy space in real estate		0.723	
5G development provides efficient water management		0.701	
5G development enables the interoperability of real estate, data, devices, etc.		0.667	
5G development enables smarter autonomous driving and safer road		0.582	
5G development triggered a new smart feature in the property		0.474	
5G development will be solving the social problem		0.453	
5G development brings a new change in real estate price modelling			0.649
5G development triggered a rural living lifestyle			0.634
5G cellular network required a new expensive device			0.566
"Extraction Method: Principal Axis Factoring. Rotation Method: Varimax with Kaiser Normalization." a. Rotation converged in 5 iterations.			

The factor score coefficient matrix from **Table 6** indicates a low dependency between factor and variable where the highest coefficient matrix is only 0.531 and the lowest is as low as -0.001.

Table 6: Factor Score Coefficient

	Factor		
	1	2	3
5G network infrastructure requires a low maintenance cost	0.189	0.004	-0.093
5G cellular network in real estate is environment-friendly	0.108	0.045	-0.057
Development of a 5G cellular network brings huge economic output	0.531	-0.193	-0.136
5G cellular network deployment is a global trend	0.260	-0.071	-0.032
5G cellular network redefines the distance and location meaning	0.205	-0.067	0.047
5G development redefines building safety in terms of data	0.062	0.029	0.039
5G development brings a new change in real estate price modelling	0.047	-0.224	0.560
5G cellular network required a new expensive device	-0.083	-0.057	0.335
5G development triggered a rural living lifestyle	-0.072	-0.096	0.438
5G development triggered a new smart feature in the property	-0.001	0.099	0.059
5G development enables healthy space in real estate	-0.131	0.406	-0.039
5G development enables smarter autonomous driving and safer road	-0.025	0.200	-0.034
5G development provides efficient water management	-0.100	0.359	-0.123
5G development enables the interoperability of real estate, data, devices, etc.	-0.006	0.329	-0.141
5G development will be solving the social problem	-0.021	0.086	0.083
Extraction Method: Principal Axis Factoring. Rotation Method: Varimax with Kaiser Normalization. Factor Scores Method: Anderson-Rubin.			

4. CONCLUSION

The impact of 5G on the real estate industry in Malaysia from a future buyers' perspective is justified through the Exploratory Factor Analysis. The findings show the sustainability of 5G development in the Malaysian real estate industry, from future buyers' perspective. Nearly all respondents rated important on all variables. Hence, the low maintenance cost of the 5G network infrastructure has an important impact on real estate; environment-friendly 5G will have an important impact on real estate; huge economic output due to 5G development will be an important factor in affecting the real estate industry; the global trend of 5G deployment; redefine distance and location due to 5G indicate an important effect on real estate; building safety in terms of data will highly impact the real estate; the new change of real estate price modelling since the 5G development hardly impacts real estate; the new expensive device required by 5G network is an important impact to real estate; the triggered rural living lifestyle is impacting the real estate; the new smart feature is an important impact on real estate; the smarter autonomous driving and the safer road is an important to affect the real estate; the efficient water management provide by 5G is an important factor; interoperability is highly impacting the real estate and last but not least the solving of social problem due to 5G is importantly impacting real estate.

Three factors that would impact 5G sustainability in real estate are simplified as the main factor from the Exploratory Factor Analysis. The coefficient matrix for factor scores was also generated by the exploratory factor analysis; it reveals a weak correlation between variables and factors. As a result of their abnormally low loadings, the factors produced from the Exploratory Factor Analysis were found to be unreliable by the confirmatory factor analysis. The findings indicate that majority of respondents rated more than important for each 5G sustainability factor that impacts the real estate

industry. Thus, real estate professionals and developers need to create and get ready to offer more pertinent real estate services and products that coincide with the 5G development in the real estate market. The government should be able to introduce an appropriate policy as the prospective buyers have a better knowledge of the 5G development in the Malaysian real estate market.

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