

INTERNATIONAL MIGRATION, SECOND HOME PROGRAMMES DEVELOPMENT AND MALAYSIA EXPERIENCE

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ABSTRACT

Second homes primarily used for leisure and recreation, which located away from the city. The scenario changed over the years as there are a lot of programmes, namely second home or international migration programmes around the world that promote and attract the foreigners, not only to live in other countries but also giving the opportunities to invest in the reporting economy. Therefore, the objectives of international migration have covered from labour (work), recreation and labour, retirement and investment to date. However, previous literature which has studied second home programmes does not give overview of the programmes elsewhere, rather than focusing on programme individually. In Malaysia context, Malaysian government has introduced Malaysia My Second Home (MM2H) programme, an international residency scheme that allows the foreigners to live in Malaysia on a long stay up to 10 years. These does not exclude other countries to do so, as in Indonesia, Thailand, Malta, Spain, Portugal and Philippines. Thus, the aim of this paper is to review comprehensively on the development of second homes and second home programmes, to study the pattern behind the evolution, including lessons from Malaysia experience. This paper explains range of historical developments of second homes and second home programmes, in relation of international differences in practice, and the connection with Malaysia experience, MM2H programme. Although this paper will not provide in depth contribution on institutional theory, however it provides an important foundation for further theoretical development, which also offers useful review for case studies of practice.

Keywords: Second Homes, Malaysia My Second Home (MM2H), international migration, retirement planning, property investment

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1. Introduction

Second homes are part of international migration movement, where defined as long-term or permanent migration abroad rather than leisure for short term as holidays and business trips (Hall and Muller, 2004). Second homes are homes which are located away from their primary homes, where they are purposely owned to get away from the busyness and chaos of the city. It is firstly introduced for the locals to have another home as their vacation homes (Kyllesberg, 2009), over time,

the trends are changing its path where there have been programmes those giving the opportunities for the foreigners to stay and live in other country as their second home.

However, although there are a lot of these programmes studied by previous literature, few works are giving the overview on this kind of programmes internationally, rather than only focusing on the programmes individually. Thus, this paper aims to review comprehensively on the international migration

purposes, development of second homes and second home/ international migration programmes across timeline and countries, giving range of historical development and international differences respectively. Besides, it is to study the pattern behind the evolution, looking into various aspects on institutional structure, objectives and packages the programmes offered, and lastly to examine it from the perspectives and position of Malaysia My Second Home (MM2H) programme.

2. Purposes of International Migration

Behind international migration, there are various purposes or factors those ignite the movement of international migration. There are reasons for this movement, or in this case, foreign second homes acquisition or purchases, which encompasses of labour (work), recreation and leisure, retirement and investment. Referring to migration, it is very much related to tourism as a part in the whole system, which later will be explained on how international migration through MM2H programme is a tourism initiative made by the Malaysian government.

2.1 Labour (Employment)

Labour or work opportunities has become one of the major migration motives, especially in terms of seeking employment for better economic opportunities (e.g. rural-urban migration, migration to more developed countries, etc.) (Gheasi et al., 2011). Besides, in tourism industry, it represents tourism growth sector, where the growth in tourism industry is indicated by job opportunities yielded in the particular tourist destinations (Vanhove, 2005; Page, 1995). Labour market has become an important role in location decision of Foreign Direct Investment (FDI) generation firms (Kim and Han, 2014).

However, in developing countries, most of them offers the job opportunities for 3D industries (Dirty, Dangerous, and Demeaning), where it invites low skilled labourers from abroad, those may affect the property prices and employments for the locals (Kim and Han, 2014). This relates very much with international division of labour and economies of scale explained by Turok and Mcgranahan (2013) and Willis

(2005), where employments gave advantages to economic concentration.

Moreover, Berry et al. (1993) stated that labour production (employment) could give impacts to regional economic prosperity through residential developments by the labourers. In terms of migration and developments, the theory of labours in international migration has been discussed further in the labour market model or New Economic of Labour Migration (NELM), where it sees the family and households as the decision making unit, while not sacrifice both migration and engagement with locals through local activities (Sagynbekova, 2016; Bodvarsson and Berg, 2013; Hass, 2008).

2.2 Recreation and Leisure

The second purpose of international migration is recreation and leisure, as the movement is affected mainly due to the availability of leisure time (Vanhove, 2005), which includes recreation facilities (accommodation and second homes) offered for the purpose at the destinations. Vacation homes and summer homes are very significant with this purpose (Gallent, 2015; Farstad and Rye, 2013), which acts as long term holiday retreat and a way to seek better quality of life (Bodvarsson and Berg, 2013; Atkinson et al., 2009).

Nevertheless, second home tourism started as countryside recreation, as a part of lifestyle and leisure culture especially in Nordic countries countries (Lipkina, 2013; Muller, 2004; Tress, 2002). Second home also integrated with the concept of residential tourism, with significant recreational function (Vagner and Fialova, 2011). In modern time, migration and second home tourism is considered as new lifestyle of leisure (Huang and Yi, 2011), due to the increasing disposable income (Timothy, 2004) and by this, it has significant impact to the social and relationship with the locals (Gallent, 2015).

2.3 Retirement

According to Muller (2011) and Selwood and Tonts (2003), there are increasing number of retirees began to invest in recreational second homes with the aim to migrate permanently. This shows that there is demand in the tourism industry from this specific cohort, where it can be witnessed by increasing population of

elderly and retirees around the globe (Vanhove, 2005). The retirement movement is supported by life cycle hypothesis and retirement planning which proves the demand from different levels of cohorts (Lundmark and Marjaarava, 2013; Norris and Winston, 2010). Based on Bodvarsson and Berg (2013), retirees have strong preference for locations with excellent healthcare, which may not be very important for younger cohorts, but is vital in retirees' studies.

Not only that, the growth of international second home and social retirement migration could become increasingly important in destination development strategies (Hall and Muller, 2004; Muller and Hall, 2004). Abdul-Rashid et al. (2014a) also sees the potential of international retirement residency scheme, MM2H programme in Malaysia which targets retirees (as also in the same time, high net worth foreigners) in giving impact to the destination developments.

Conversely, similar to recreation purpose of international migration, retirees also considered as lifestyle migrants, where also known as retirement migration (Huang and Yi, 2011; Caroline, 2010; Benson and O'Reilly, 2009). Interestingly, Hiltunen and Rehunen (2014) sees significant relationship between retired lifestyle and consumption pattern, specifically on comparison between the consumption pattern of working adults and retirees.

2.4 Investment

The last factor of international migration discussed in this paper is investment. It is not only referring to the investment (capital investment), in terms of contributing FDI directly to the nation (deposit funds into national's banks) in order to obtain visa under residency scheme, however focus on migrants purchasing houses or second homes, purposely main for future investments (Win, 2015). This happens in MM2H programme when some foreigners even sold their home at their origin country to settle the compulsory deposit for the programme.

All the purposes described above, range from labour, recreation and retirement have significant relationship for second home investment. Migrants need place to stay, to call as their new homes, so other factors of international migration actually support the second homes acquisition and investment (Hjalager et al.,

2011). Firstly, property investment could bring inward investment and attract investors, as it become a push factor for the foreigners to invest in the destination location (Turok, 1992).. Property investment in this case covers purchase and maintenance of houses, investments on second homes and even investing personal savings for future needs (Mirani and Farahani, 2015; Huang and Yi, 2011; Keen and Hall, 2004). Therefore, second homes would also act as commercial properties, whereas they are properties those can give income to the residents, which could have been rented out to tenants for profit (Atkinson et al., 2009; Rosen, 2008). International investing on real estate has become an asset to diversify investors' investment portfolio for economic reason (de Bruin and Flint-Hartle, 2003; Berry et al., 1993).

Thus, property investment or Foreign Real Estate Investment (FREI) has consequences or impacts (Rogers and Koh, 2017) to nations' FDI (Kan, 2016) at macro level. In the same time, at micro level, it also gives implications to spatial development, which outcome of interrelated activities and new economic activities at the destination (Kim et al., 2015; Kim and Han, 2014), including bringing inward economy to the regional (Muller and Hall, 2004). The impacts could be assessed through multiplier effect of housing investment to city economy, as what have been discussed in Ovsianikova et al. (2017).

3. Evolution of Second Homes Development

Before going deeper into second home programmes or international migration programmes those were conducted around the world, this paper will discuss briefly on the development of second homes across timeline which giving range of historical development since 1900's to recent. This is to understand the evolution of purposes of international migration and second homes tourism by both locals and foreigners, which includes researches those have been studied to date. Most of the evolution are studies Muller and Hall (2004) and Tress (2002) which shown in Figure 1.

Second homes are very familiar to the Nordic countries tradition, as it became a culture and leisure lifestyle among the community, where half of the population in Nordic countries have second homes (Lipkina, 2013).

Therefore, second homes are seemingly being originated from these countries, such as Denmark, Finland and Sweden. It is started in 1890's where the beginning of second homes tourism because of the increasing of motivation to rent and possess a second home with the access of nature and beach. However, it is not until 1930's where second home tourism for first time became organised as it is being controlled by organizations (not privately owned).

At first, people bought their second homes for recreational and leisure-time activities, not for other purposes as it is today. The reason is to be far from hectic life in cities and spend time with family and away from working lifestyle. In 1960's, second homes became a part of mass culture as many other types or forms of tourism elsewhere due to the evolution of mobility and car ownership. This creates a phenomenon where it enables the visitors to drive far away from their first homes to remote places on the coasts.

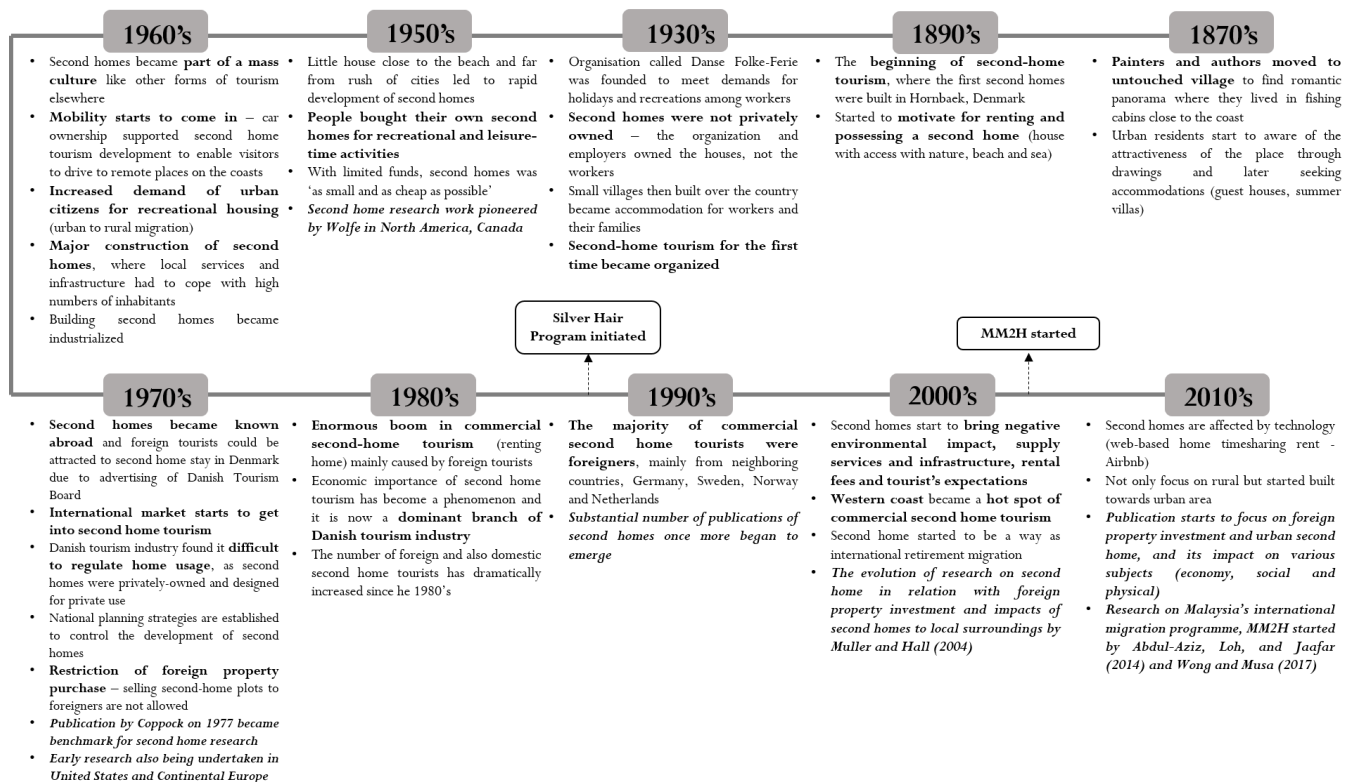


Figure 1 Evolution of second homes development (Muller and Hall, 2004; Tress, 2002)

Not long after that, in 1970's, foreigners start to occupied second homes abroad, it all started after the advertisement made by Danish Tourism Board to encourage foreign tourists to stay in second homes, where then international market starts to evolve in second home tourism. However, there have been a setback at this time due to uncontrolled growth and construction of second homes, where foreign property purchase has been restricted and planning strategies are established to control the development of second homes. From 1980's to 1990's, second home tourism has been commercialised, where the second home owners rent their house to tenants mainly caused by foreign tourists from neighbouring

countries. Surprisingly, the number of foreign and domestic second home tourists has dramatically increased during this time, and become economic importance and dominant branch of Danish tourism industry. In modern second home tourism, since 2000's, second homes are seen to bring negative environmental and social impact, in terms of services and infrastructure supply, rental fees, tourist's expectations and the relationship between permanent residents and second home owners. Also in this period, second home started to be a way as international retirement migration, which does not exclude Malaysia experience in developing a

programme to support this phenomenon, named Malaysia My Second Home in 2002.

Recently, second homes not only been commercialised in conventional way, but also affected by technology, web-based home timesharing rent such as AirBnB, which becoming a trend and it evolves the whole process of second homes acquisition and rents. On the other hand, second homes start to move out to urban area, where now it does not focus only in rural area. Thus, recent publications start to tackle the foreign property investment on urban second homes and its impact on economy, social and physical, together with the evolution of technology in the development of second homes.

Thus, from appreciating the evolution of second homes tourism and international migration movement, it could be seen that the movement starts from labour (working lifestyle), where the local workers start to seek for leisure and recreation to be away from the busyness in city. Then after it developed and promoted vastly, international migration comes in and it welcomes investment and commercial opportunities, without compromising the demand and opportunities from retirees and investors.

4. International Migration Programmes

In this section, this paper will discuss the residency scheme and visa offered and promoted by government, with their main goals to attract foreigners to stay on a long term in the countries. International migration programmes are based on either retirement or investment purposes, as mentioned before, not capital investment as of depositing money to the nation's bank, but property investment, in terms of real estate which covers houses and business (commercial), etc.

Regarding the purposes of labour and recreation/leisure in international migration, there might be no programmes those are promoting these purposes per

se, but these purposes cannot be neglected or separated as they are always offered in any international migration programmes, except labour (employment) that will be explained later. There may be no programmes specifically made on these purposes, however, these purposes could be fulfilled and obtained through other initiatives such as working visa (labour) or tourist visa (recreation and leisure), as well as student visa (for students abroad). Table 1 shows various international migration programmes around the world, mainly based on retirement and investment purposes, including the packages and criteria needed to be fulfilled. All the data are based on the information given in respective international migration programme's website.

4.1 Retirement Programmes (Retirement visa)

Retirement programmes aim retirees, mostly pensioners, to enjoy the amenities provided abroad in chosen destination countries. For most of these programmes and visa residency schemes, there are additional requirements those are compulsory to be fulfilled in order to obtain long-term visa abroad. Some countries require foreigners or participants of the programme to bring in investment by fixed deposit investment, which brings mean deposit a substantial sum in local banks (at destination countries).

As stated above, employment or working is somehow cannot be separated in any international migration programmes, as also applies for recreation and leisure, however, there are some countries that promotes visa residency scheme those limit or even prohibit employment entirely in the destination countries. Furthermore, some retirement visas in some countries allow the participants to work, but most of them still need enough pension or assets to get the visa. Mainly, for the foreigners who willing to apply retirement visas, they need to apply through government-approved travel agents those offering the visa services.

4.2 Property Investment (Investors Visa)

Property investment based programme also known as immigrant investor programme. As retirement residency scheme aims retirees, investment-based residency scheme aims different groups of foreigners, which comes from elites and investors. Some countries that promote this programmes mostly allow the foreigners working and do business in the countries. The way to obtain visa is also different as in investment-based residency scheme, the foreigners need to purchase properties or involve in real estate investments, especially houses/ residences. However, immigrant investor programme usually has multiple criteria to be fulfilled to qualify, from job

creation, purchasing of real estate and contributions to specific targeted industries.

Many countries have investor's visa to attract investors from abroad, where it allows the foreigners to put lump of funds into local business or company and directly gain the privilege of having long-stay visa in the country. Singapore and United States of America (USA) offer the same initiative by giving the opportunities for the foreigners to incorporate in business in the country and obtain the investor's visa, where it is called as citizenship by investment. Not only that, in some countries like Spain and Portugal, foreigners could buy houses or real estate at specific price (complies with government rules) and obtain the visa. However, it is more than just an investment to destination countries, but more on making an economic contribution to the nation.

Table 1 International migration programmes around the world

Country	Purposes/ Objectives	Programme Name	Institutions/ Agents	Packages/ Criteria
Thailand	Retirement	Thai Retirement Visa/ Non-Immigrant OA-Long Stay Visa	Thailand Embassy	i) Applicant must be 50 years of age or over ii) Security deposit of \$ 25,000 (THB 800,000) in a Thai Bank Account iii) Monthly income or pension of at least \$ 2,000 (THB 65,000) iv) Combination of the Thai bank account and yearly income with the total of \$ 25,000 (THB 800,000)
Philippines	Retirement	Special Resident Retiree's Visa (SRRV)	Philippines Embassy/ Bureau of Immigration of Philippine Retirement Authority (PRA)	With pension i) Applicants must be 50 years old and above ii) Requires time deposit of \$10,000 iii) Monthly pension of \$800 (single applicant) and \$1000 (couple) Without pension i) 35 to 49 years old, \$50,000 time deposit ii) 50 years old and above, \$20,000 time deposit
Sri Lanka	Retirement	Sri Lanka My Dream Home Programme	Department of Immigration and Emigration Sri Lanka	i) Any foreign national over 55 years of age ii) Deposit of \$15,000 in a fixed deposit account in Sri Lanka iii) Monthly remittance/ pension of \$1,500 for the principal applicant and \$750 for each spouse or children iv) Applicants are not engaging in business activities or work for a living in Indonesia

Indonesia	Retirement	ITAS Lansia/ 'Lanjutan Usia' Visa/ "Visa Tinggal Terbatas untuk Wisatawan Lansia Mancanegara"	Tourism Department and Directorate General of Immigration	<ul style="list-style-type: none"> i) Applicant is 55 years of age or older and retired ii) Minimum pensions of \$1,500 per month (\$18,000 per year) iii) Minimum cost of house purchase of \$35,000 or minimum house rents of range \$200-500 per month
Malta	Investment	Malta Citizenship Investment Scheme/ Malta Individual Investor Programme (MIIP)	Malta Individual Investor Programme Agency (MIIPA)	<ul style="list-style-type: none"> i) Contribution of \$770,000 (€650,000) to Government Development Fund ii) Further \$180,000 (€150,000) investment in approved instruments iii) Minimum property/ real estate purchase of \$420,000 (€350,000)
USA	Investment	E-2 Investor Visa	U.S. Embassy or Consulate/ US Citizenship and Immigration Services	<ul style="list-style-type: none"> i) The business must be operational, creating jobs and must be managed by the applicant. ii) Minimum \$200,000 of investment on business is required
		EB-5 Investor Visa		<ul style="list-style-type: none"> i) Investing \$1 million (or \$500,000 in targeted employment areas) ii) Create at least 10 full-time positions employees iii) Gain USA Green Card, permanent residences iv) Citizenship after 5 years
Spain/ Portugal	Investment	Golden Visa	Spain Government	<ul style="list-style-type: none"> i) Investment of \$600,000 (€500,000) on real estate (obtain permanent residence) ii) Citizenship after 10 years (Spain)/ 6 years (Portugal)
United Kingdom (UK)	Investment	UK Tier 1 Investor Visa	UK Government	<ul style="list-style-type: none"> i) Requires an investment of \$2.7 million (£2 million) on UK government bonds, share capital or loan capital in active and trading UK registered companies ii) Cannot invest in companies engaged in property investment iii) Citizenship after 6 years
Cyprus	Investment	Cyprus Citizenship-by-Investment	Council of Ministers of Cyprus	<ul style="list-style-type: none"> i) Investment of at least \$2.4 million (€2 million) in real estate, land development and infrastructure projects OR purchase or creation or participation in Cypriot businesses or companies OR combinations of both ii) Applicant must hold a permanent privately-owned residential real estate, the value of which is not less than \$600,000 (€ 500,000)

Based on Table 1, it can be deduced that retirement-based programmes are focused in South-East Asian countries, may be due to the amenities available and all year summer weather. However, for investment-based international migration programmes, they are concentrated at European continent, except for USA, due to strong currency and stable investments.

5. Malaysia Experience, Malaysia My Second Home (MM2H) Programme

5.1 Overview of MM2H Programme

In the context of developing second home programme for the foreigners, Malaysia is not an

exception as Malaysia is now leading this kind of programme in Asia. In 2002, the government of Malaysia, through Ministry of Tourism and Culture (MOTAC) has introduced Malaysia My Second Home (MM2H) (previously known as Silver Hair Programme in 1987), an international residency scheme that allows foreigners to live in Malaysia on a long stay visa up to 10 years (MM2H, 2017). This is supported by International Living (2018), where Malaysia is placed in top 5 world's best place to retire.

MM2H is an international residency scheme which focuses on retirement purposes, where the

government initiate this programme to attract the foreigners to stay in the country as a way to contribute to nation's economy in terms of FDI. According to MM2H (2017), in general, this programme could generate and bring in investment through fixed deposit investment by the participants which maintained in the nation. Although the main aim is for this programme is to contribute in FDI, however, the government also give the opportunities for the participants and foreigners to withdraw or use some of the deposits for the purpose to purchase houses. This is where the property investment comes in.

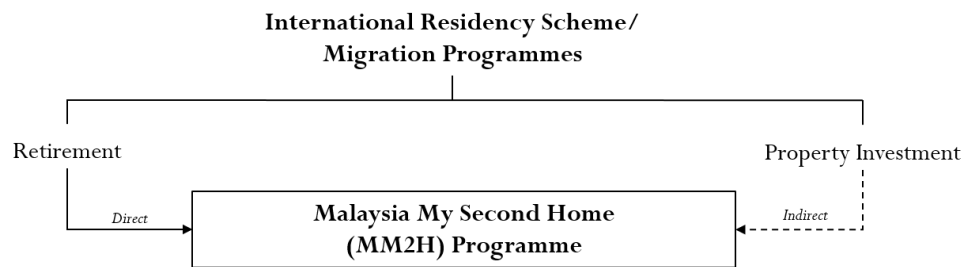


Figure 2 Purposes of MM2H as international migration programme

Thus, based on the study, MM2H programme is actually a combination of two purposes of international migration, both retirement and property investment (refer Figure 2), where it first starts by attracting retirees around the globe to stay in Malaysia and in the same time, allows them to invest in second homes. In order for the foreigners abroad to participate in the programme, they need to deposit or open a fixed deposit account for an amount of \$75,000 (RM 300,000) (or \$40,000 (RM 150,000) for participants 50 years old and above) in any local banks in Malaysia. However, as mentioned before, they are given benefits to withdraw \$40,000 (RM 150,000) (or \$12,500 (RM 50,000) for participants 50 years old and above) from the deposit for the purposes namely purchase of houses, medical expenses or children's education. Meanwhile, the participants need to maintain a minimum amount of \$40,000 (RM 150,000) (or \$25,000 (RM 100,000) for participants 50 years old and above) throughout their stay in Malaysia under this programme (MM2H, 2017; Win, 2015).

Moreover, the price of houses for the foreigner have to be complied with government rules, where they are allowed to purchase any types of residential units with the exception of low cost and medium-low cost units determined by the state authority. Any proposed purchase of residential unit need to be at minimum \$125,000 (RM 500,000) (in Penang, Kelantan, etc.) \$250,000 (RM 1 million) (in W.P. Kuala Lumpur, Johor, Negeri Sembilan, etc.) and \$500,000 (RM 2 million) (in Selangor). However, purchasing houses in this programme is not compulsory where the participants have the choice either to buy properties or rent houses as tenants.

5.2 Previous Researches on MM2H Programme

Since MM2H existence in 1987 and rebranded in year 2002, the programme has been studied vigorously especially after year 2014, both theoretically and statistically. Previous researches have discussed the programme from different angles and aspects, which cover on the retirement migration movement, retirees market segment in housing context,

participants' perception and satisfaction, and their demographic profiles. These researches looked into the institutional constructive of government initiatives for both public and private sectors. Table 2

shows the past researches on MM2H programmes since 2008 till recent, where these provides loopholes for potential improvements and further studies for the programme.

Table 2 Previous researches on MM2H programme

Year	Authors	Type	Title	Aspects
2008	M. Ono	Journal	Long-stay tourism and international retirement migration: Japanese retirees in Malaysia	Long stay tourism as experience living abroad (lifestyle and life course) Literature studies i) Life in South ii) Retirement purposes iii) Expatriates experience iv) Care-givers abroad
2013	L. L. See	Thesis	Preferred housing attributes by participants of Malaysia My Second Home	Housing preference by participants to help developer deliver favourable housing projects for them Housing attributes: i) Location ii) Product features iii) Environment iv) Price v) Property type
2014	C. Tan S. Ho	Journal	Tourists, Expatriates and International Retirees: An Empirical Evidence from Malaysia	Relationship of tourists, expatriates and MM2H participants
2014	A. R. Abdul-Aziz C. L. Loh M. Jaafar	Journal	Malaysia's My Second Home (MM2H) Programme: An examination of Malaysia as a destination for international retirees	i) Background of foreign retirees in Malaysia ii) Processes prior to migrating to Malaysia iii) Attractions in Malaysia (country-specific) iv) Attractions of residing locations (locality-specific) v) Dislikes about Malaysia
2014	A. R. Abdul-Aziz M. Jaafar C. L. Loh	Journal	Speculative residential developers and foreign retirees' market segment in Malaysia	Studies on how developers accommodate MM2H participants by using 4P's framework i) Product ii) Price iii) Place iv) Promotion v) People (extra)
2015	S. G. Win	Thesis	Purpose and Satisfaction of Foreign Participants in Malaysia My Second Home Programme	Relationship between main purpose to join MMH and satisfaction level Satisfaction factors: i) Political and legal status ii) Social environment iii) Economy environment iv) Physical environment v) Attractions
2015	A. R. Abdul-Aziz J. H.M. Tah J. X. Lim	Journal	Government initiatives to attract retired migrants: An analysis of Malaysia's My	Governance and structures changes in period i) Silver Hair Programme (1986-2002) ii) MM2H under Ministry of Home Affairs

	C. L. Loh		Second Home (MM2H) programme	(2002-2006) iii) MM2H under MOTAC (2006-present)
2017	B. K. M. Wong G. Musa A. Z. Taha	Journal	Malaysia My Second Home: The influence of push and pull motivations on satisfaction	Relationship of MM2H participants' motivation and satisfaction (push-pull motivation and overall satisfaction) Push motivation: i) Prior overseas experience ii) Overseas retirement dream iii) Unfavourable political and security iv) Escapism v) Health improvement Pull motivation: i) Amenities and facilities ii) Leisure lifestyle iii) Being active iv) Cost and economics v) Conducive environment vi) People and communication vii) Socialisation
2017	B. K. M. Wong G. Musa	Journal	Malaysia My Second Home (MM2H): Retirees' demographic profile and spending dynamics	Studies on retirees' demographic profile and spending dynamics (monthly expenditure)

Upheld discussions on all previous literatures, it is inferred that past studies have not yet looked further on the contribution of the programme's participants to the local economy. Although, Wong and Musa (2017) have discussed on spending dynamics of the retirees, the research only observed at the monthly expenditure of the retirees by residence location (state-specific) and types of spending in general. It has not examined the impact of the expenditure pattern of the participants on spatial context in local surrounding (locality-specific). These certainly give spaces for enhancement to understand the relationship of individuals' spending pattern onto spatial impact, through identifying the relation between the role of institution, international migration and MM2H programme itself.

6. Conclusion

In this paper, it has been discussed, four (4) distinctive purposes or objectives of international migration, namely labour (employment), recreation and leisure, retirement and investment. All of the international migration purposes somewhat formed throughout of the history, where every purposes have

its goals on specific groups of people from abroad, including impact studies to the locals.

However, regarding the developments of second homes, it is found that second homes development initiated in Nordic countries, where the locals purposely use them for leisure and recreation, then experienced major developments on 1980's due to emerging of international migration programmes. Retirement planning and investment as the factors behind the purchase of second homes came later. As mentioned, it also can be deduced that every international migration programmes focused on different groups of people for distinct purposes, namely retirees and elites for retirement planning and property investment respectively

In the context of Malaysia, after differentiate MM2H programme with others, it can be deduced that this programme is reasonably cheap compared to others and it is better in some points. It is governed itself by the government through Ministry of Tourism and Culture (MOTAC) with the collaboration of Immigration Department of Malaysia, as it applies same with international migration programme (Visa 'Lansia') in Indonesia.

Plus, it does give advantages to the foreigners or participants, where they do not only deposit less on fixed deposit account in local bank, in order to gain retirement visa. But, they are given benefits, where they can withdraw and use parts of deposits for other purposes, especially purchase houses. This programme is a combination of two different purposes where could be enjoyed by the participants in the same time.

This paper focuses on literature review and theoretical based studies, where the comprehensive review on the second home programmes development is used as groundwork for further theoretical development and offers useful background for case studies of practice. Furthermore, this study can be forwarded to seek the relationship between the significant behind buying second homes in Malaysia by the foreigners, where in this case, the retirees, and its implication to the spatial development.

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