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## Users Perception of Public Low Income Housing Management in Kuala Lumpur

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### Abstract

The research is regarding a study on low-cost housing management for the low-income groups. The impact from that Kuala Lumpur now is crowded by the urban poor who is low-income group are doesn't have to own the affordable house. This study will examine the strategy to provide low-cost housing base in Malaysia. This main focus of this study is to identify the perception regarding the management of low-cost housing. The research also evaluates the management of low-cost housing provision to the low-income group. The both cooperation and commitment from public residential management centre can make the harmonies situation without conflict and challenges.

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## 1. Introduction

Life in the city, especially in Kuala Lumpur requires a house be a shelter and needs for daily activities. Continuous migration from rural to urban area result is to limit residential areas. The cost of living in urban areas is high that people could not afford their home. Renting a house is an alternative to finding a place to stay. According to Utusan Malaysia article, date 18 April 2011, 7.9 million people are the urban poor especially the ones living in Kuala Lumpur with a monthly below RM 3000. This case shows that half of the citizens who are in Kuala Lumpur is categorised as urban poor. If the unemployment group is categorised as the urban poor, urban poor is satisfy the middle-income group but debt in monthly. According to the Department of statistic, Department of Urban Poverty (BKB), Ministry of Federal Territories and Urban Wellbeing (KWPKB), the household income of a Malaysia household that were in the urban poor was showed 43.1 percent or 7.9 million from 18.47 million citizens who live in the urban area. The urban poor is defined as the people who are in the cities with an income of below RM 2300 per month. Currently, most of the people that live in the cities like Kuala Lumpur with an income below than RM 3000 per month is considering as the urban poor. The Department of Social Welfare has defined households with a monthly income below RM 1500 is categorised as poor according to the E-Kasih Program. Currently, most of the people who migrate will get some benefit in urban areas if they have a skill often those with low skill levels, may be left behind and find themselves struggling to the day to day challenges of city life.

### 1.1. Issues and problem statement

The low-cost house provided by the local authority also faces problems in maintenance and service. Usually, when the government reclaims the land in squatter areas, they provide low-cost houses to the residents through People's Housing Program or Projek Perumahan Rakyat (PPR) in which it is also recommended for the five years Malaysian Plan. The Federal Government provides the budget for the PPR to the local authorities. However, after the 5-year term is over, the maintenance of the low-cost housing will be ceased or wholly abandoned. The most common maintenance problems that occur are the problems with residence lift service, utility, and sanitation. The Kuala Lumpur City Hall (DBKL) always faces problems with the residence of the provided low-cost housing. The low-cost housing is provided to the lower income group with facilities and utilities to ensure that they could live comfortably. However, the low fees that are the charge to the residents are making it hard for the local authority to maintain the provided services efficiently.

### 1.1 Objectives

There are several objectives of the study that have been identified. The objectives of the study are:

- To identify the perception of low-income groups regarding the management of low-cost housing.
- To analyse the management structure in the current practice of local authority for the low-cost housing.

## 2. Literature review

### 2.1. Definition of low-cost housing

According to Lawrence Chan (1996), the low-cost house in Malaysia is defined as one where the selling price is RM 25000 or below and may include flats, terraced or detached houses with minimum design specifications of a built up area of 550-600 sq., two bedrooms, a living room, a kitchen and bathroom. Only households with monthly incomes are not exceeding RM 750 qualify to apply for low-cost housing. According to Salleh Buang (1997), the definition of low-cost house is a total livable space (floor area) is an approximately 650 sq. ft. cannot be sold for more than RM 25000. This definition has been in existence for more than a decade. As a general rule, a low-cost house, whether built on terra firma or built upwards as walk-up flats or in high-rise buildings, is a one bedroom affair or at the very most, a two-bedroom space in comparison to Dr Goh Ban Lee (1997). He said that low-cost houses are sold at a fixed ceiling price of RM 25000 while low, medium cost houses have a ceiling price of RM 50000. Beyond that, there is a third category, high medium cost houses with a ceiling price of RM 100000 and

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