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Housing Mismatch Model in Suburban Areas

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Abstract

Housing mismatch becomes vital issues to studies; it happens due to inequality of housing demand and supply in the property market. Housing mismatch has generated by various factors and situation based on the demographic profile in neighborhood areas. However, the most area appears to have different aspect and issues of housing mismatch. This paper aims to review the situation exist in housing mismatch and to identify the elements in measuring the inequality based on literature. Also, the result will be compiled through a creation of framework model. The study is still in progress and will identify the exact contribution of housing dispersion and phenomenon through selected areas. Identification of these contributes to local communities, private institution, and the government in facilitating them towards the better-living conditions.

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1. Introduction

Nowadays, housing development can be used to measure the quality of life. The standard indicators of the quality of life usually include not only wealth and employment but it includes a built environment factors (Streimikeine, 2014). The general studies for this paper are to review the mechanism existence of housing mismatch that affect people due to an unequal standard of living. It could be referring the situation of shortage supply but high

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demand or vice versa. Dispersion between supply and demand contributed to housing mismatch (Sharipah, 2011). This shows that, the analysis of housing dispersion is so much related with the usage of variable in housing supply and housing demand. Hence, the research of housing mismatch is used to evaluate the detailed distribution for the well-being of societies. Thus, the identification of this issues will create a sense strong of places to live. Hamdan et al. (2014) stated that quality of life and social well-being are linked to the ability of people that disclosed with their surroundings, felt connected and have the strong sense of place to live. As this is the critical issues of quality of life, it is very imperative to determine and reviewing factors that lead to the imbalance of housing supply and demand in suburban areas. The suburban area, are good positions in representing the societies that were confronting the housing problems rather than gathering data in urban areas.

The term of housing mismatch is gather in the full range of context including the measurement level of wealth, employment of societies, behaviors and regulatory. Moreover, introducing the factor that contribute to housing mismatch, it indirectly can help communities to understand the core of sustainable development issue and the relationship between them. By recognizing the factors, it is the appropriate channel of scaling evolution and also can be as the useful measurement to raise awareness of the critical issues among public in concern of their quality of life and policy-makers.

Since, the housing mismatch a very complex circumstances and many of its are strongly correlated with each other's, compiling and reviewing the mechanism of housing mismatch requires very comprehensive framework model that should include an extensive literature of situation and components, which directly allows in assessing interrelationship between supply and demand.

The aim of this paper is to review on the factors that contributed to the existence of housing mismatch and to define the contribution aspect to the existence of housing mismatch in suburban areas, especially in Malaysia. The primary task of this paper is to compile the various conditions and issues that related to housing inequality and to develop its conceptual framework model of housing mismatch through literature review gathered. The revision is executed by analyzing the factors occurred proving the existence paradox of housing mismatch in suburban areas primarily suburban areas in Kuala Lumpur, Malaysia, so that, the potential key can be archived wisely. In this stage, the literature review will be gathered by taking into consideration of site observation, data from local government and any related journal or articles. These will contribute some early design to harvest solutions and methods to indicate housing mismatch before the research continue into the final phase of the study. All these, should be field by relevant literature review and followed by the discussion of some aspect to measure housing mismatch. After that, a conclusion that were based on this area is discussed.

2. Literature review

2.1. The factual situation that contributed to existence of housing mismatch

The spatial mismatch initially had been put forward by John. F. Kain (1968), which initially starts with the mismatch hypothesis on suburbanization of job and the barriers that prevent the Blacks and low-income group shifting their daily cost to suburban areas that result in poverty and high unemployment. Followed by (Gobillon, Selod, & Zenou, 2007) highlight that central city of Blacks did not reallocate to the suburban areas, where the jobs existed because they had discriminated against the housing market.

Besides, further research on the mismatch has been studied by many aspects and situation such as distances and cost for low-income group (Martin, 2001). Others, Relationship between transportation accessibility and employment rates (Ong and Miller, 2005; Fan et al. 2014) and social welfare policies (Ihlanfeldt and Sjuist, 1991; Kawabata, 2003). Zhou et al. (2012) recommended to helping the Blacks population to shift in suburban areas and improve policy and physical connection between the central city of Black and suburban jobs.

On the 21st century with rapid housing development of urbanization and existing problems of imbalance in housing supply and demand in requested areas lead to empirical research by Zhou et al. (2012). The scholars were trying to analyze the problem caused by the job and housing mismatch in central cities in the direction of improving the quality of life. Zhou et al. (2012) put the ideas of spatial mismatch on housing aimed at overcoming the

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