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“Public Participation: Shaping a sustainable future”

Managing Facilities on Malaysian Low-cost Public Residential for Sustainable Adaptation

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Abstract

Public housing is affordable living houses for low-income group and to overcome the issues of illegal squatters in towns and cities area. Within limited space of land, a multi-storey low-cost building will enable to provide many housing units to be built. This research aims to highlight and analyze issues faced by the management of low-cost public housing toward the sustainable adaptation of existing facilities. Analysis is based from a comparative study of managing multi-storey housing and feedback given by the stakeholders. Finding identified will provides important data to enhance physical facilities requirement and extensive consideration relevant to sustainable adaptation, which the entire problems concurrently in multi-storey public housing can be well treated.

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Keywords: Public; sustainable; adaptation; management

1. Introduction

Public housing built by Malaysian Government is basically to provide affordable living houses for low-income group and overcome the issues of illegal squatters in towns and cities area. Within limited space of land, a multi-storey low-cost housing will enable to provide many dwelling units to be built.

Public housing is one of the important affordable homes for all citizens particularly on low income group. Various public housing schemes have been implemented by the government among them are

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Projek Perumahan Awam Kos Rendah (PAKR), Projek Perumahan Rakyat (PPR) Bersepadu (MITEN), Projek Perumahan Rakyat (PPR) Disewa Dasar Baru and Projek Perumahan Rakyat (PPR) Dimiliki Dasar Baru. Since there are so many completed and occupied public housing projects provided by government, the public housing management not exempt from problems in managing their assets and facilities. Many research studies have found over the years after post construction, most of these public housing building had deteriorated and in the state of despair, become progressively vandalized and badly to hold.

Continuous assessment on the facilities performance of low-cost public housing is essential in order to monitor up to date condition and guide future public housing management. A studied on residential satisfaction in newly designed public low-cost housing in Kuala Lumpur, Malaysia, Mohit M.A (2010), recommended that public agencies for low-cost housing should give attention on the management of support and public facilities to enhance residential satisfaction of the inhabitants. This research intends to investigate alternative adaptation opportunities and action strategies in managing facilities of low-cost public housing in Malaysia.

Previous research on public housing in Malaysia such as Husna and Nurijan (1987), Tan (1980), Sulong (1984), Oh (2000), Nurizan and Hashim (2001), Salleh (2008) tends to focus on the issues of residential satisfaction. Nurizan (1993) reported that the residents of low-cost housing in Johor Bahru were only satisfied with public transport and distance of housing from the city but not satisfied with the rental and the house size. Oh (2000) in her study on revealed that the residents were not satisfied with the size of the kitchen, plumbing services and public facilities such as recreational areas, playground, public transport services in the housing area. The existing literature on public housing in Malaysia focus on the factors which could affect residential satisfaction such as a defect in the physical structure of the housing, lack of well maintained public facilities and poor social and physical environment. However, the strategic on adapting public housing aspect in Malaysia has not been comprehensively discussed and debated.

2. Issues and problem statement

Report on affordable housing issues, Rinker (2008), pointed out that the badly deteriorated of a public housing projects are due to a combination of hasty construction, poor design and insufficient maintenance. The low cost housing has always been criticized for poor quality and defective outcomes (Abdellatif, 2006; Elias, 2003). Accommodation does not meet residents expectations and not designed to suit residents requirement are among frequent complaint by customers and end-users of low-income building projects (Abdellatif, 2006). Various defects of construction could be due to substandard construction strategies, faulty workmanship inside and outside the house, bad building materials, improper soil analysis and preparation or poor drainage systems (Auchterlounie, 2009).

Research on defects in affordable Housing Projects in Klang Valley, Malaysia, Hamzah (2012), found the most common defects occurring in affordable housing such as leaking pipes, failure of water supply system, cracking in external walls, dampness to concrete walls and faulty door knobs. Research on factors influencing the performance of low-cost public housing in Selangor, Malaysia, Hashim et. Al (2012), identified failure in waterproofing system claimed the highest frequency followed by leakages at jointing and piping system. The current maintenance managements practiced in Malaysia are mostly not give priority for maintenance works and remedial works properly resulted in over budget expenses (A. a. H. Zakaria, Saufi, 2007). Improper maintenance managements practice has caused the federal government facing various issues, which will burden the government and the public. Kuala Lumpur Structure plan 2020 reported that the maintenance procedures for public housing are reactive rather than preventively leading to wastage of resources and consequently higher maintenance costs. This problem is exacerbated as costs escalate when the building getting older. The use of cheap low quality building materials and poor workmanship has also been identified as the main problems resulted to high maintenance cost for

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