LIVEABILITY OF HIGH RISE AFFORDABLE HOUSING IN ISKANDAR
MALAYSIA

AHMAD IQMAL HAQIM BIN HANAFIAH

UNIVERSITI TEKNOLOGI MALAYSIA

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DEDICATION

Penghargaan yang tidak terhingga buat ayahanda dan bonda yang dikasihi

HANAFIAH BIN YASSIN & ROHANA BINTI MUSTAFFA

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ABSTRACT

It is important for a neighbourhood to provide a quality and good environment to ensure that inhabitants are able to live their lives in a satisfying way. There have been few attempts to investigate people‟s perceptions about the places they currently live, especially what makes their neighbourhoods a good or bad place to live. Moreover, most studies on housing liveability seldom oversight one aspect of socioeconomic status or the other. However, socioeconomic status has been relegated and in most cases uses as a control variable and has not been properly explored. Thus, this study aims (1) to identify the important parameters determining the liveability of high-rise affordable housing and (2) to examine the relationship between socioeconomic and liveability of high-rise affordable housing in Iskandar Malaysia. A literature review found that six dimensions are used in most studies to understand the liveability issues: social, physical, utilities and services, public amenities and safety and security. Thirty four parameters are also identified to be indicators for the six dimensions. The study was conducted in Iskandar Malaysia, and data were collected using questionnaires survey. A total of 120 questionnaires were completed and returned, with the sampling error approximately ±8% at 90% confidence level. Results revealed that residents are most concerned about physical aspect, while environmental quality are deemed to be the least important factor. Findings also indicate that all four socioeconomic variable are sufficiently significant in determining housing liveability. Thus, efforts to promote neighbourhood liveability should be focused on ensuring the overall physical aspect of the residential environment by incorporating a design that creates comfortable living. The result also implies that socioeconomic can be used as an indicator tool for housing development programme planning particularly when housing are intended to meet specific target group.

ABSTRAK

Adalah penting untuk kejiranan menyediakan persekitaran yang berkualiti dan baik untuk memastikan penduduk dapat menjalani kehidupan mereka dengan cara yang memuaskan. Terdapat beberapa percubaan untuk menyiasat persepsi penduduk tentang tempat yang mereka tinggal sekarang, terutama yang menjadikan tempat kejiranan mereka tempat yang baik atau buruk untuk hidup. Lebih-lebih lagi, kebanyakan kajian tentang kesesuaian perumahan jarang mengawasi satu aspek status sosioekonomi atau yang lain. Walau bagaimanapun, status sosioekonomi telah diturunkan dan dalam kebanyakan kes digunakan sebagai pemboleh ubah kawalan dan belum diterokai dengan betul. Oleh itu, kajian ini bertujuan untuk mengenal pasti perimeter penting yang menentukan kesesuaian perumahan yang berpatutan tinggi dan (2) untuk mengkaji hubungan antara ekonomi sosioekonomi dengan penduduk berpendapatan tinggi yang tinggi di Iskandar Malaysia. Kajian literatur mendapati bahawa enam dimensi digunakan dalam kebanyakan kajian untuk memahami isu-isu kebolehgunaan: sosial, fizikal, utiliti dan perkhidmatan, kemudahan awam dan keselamatan dan keselamatan. Tiga puluh empat perimeter juga dikenal pasti sebagai petunjuk untuk enam dimensi. Kajian ini dijalankan di Iskandar Malaysia, dan data dikumpulkan menggunakan tinjauan soal selidik. Sebanyak 120 soal selidik telah selesai dan dikembalikan, dengan ralat persampelan $\pm$ 8% pada 90% tahap kepercayaan. Keputusan menunjukkan bahawa penduduk paling prihatin terhadap aspek fizikal, manakala kualiti alam sekitar dianggap sebagai faktor paling tidak penting. Penemuan juga menunjukkan bahawa kesemua empat pembolehubah sosioekonomi adalah cukup penting dalam menentukan kesesuaian perumahan. Oleh itu, usaha untuk menggalakkan kesesuaian lingkungan harus difokuskan untuk memastikan aspek fizikal keseluruhan persekitaran kediaman dengan memasukkan reka bentuk yang mewujudkan kehidupan yang selesa. Hasilnya juga membayangkan bahawa sosioekonomi boleh digunakan sebagai alat penunjuk untuk perancangan rancangan pembangunan perumahan khususnya ketika perumahan dimaksudkan untuk memenuhi kelompok target tertentu.

TABLE OF CONTENTS

LIST OF TABLES

LIST OF FIGURES

FIGURE NO.	TITLE	PAGE

LIST OF ABBREVIATIONS

10MP	-	10th Malaysian Plan
PPR	-	Program Perumahan Rakyat
SES	-	Socioeconomic Status
NHP	-	National Housing Policy
CIDB	-	Construction Industry Development Board
IM	-	Iskandar Malaysia
IRDA	-	Iskandar Regional Development Authority
UTM	-	Universiti Teknologi Malaysia
RMMJ	-	Rumah Mampu Milik Johor
CNUP	-	Century National Urbanization Policy

LIST OF APPENDICES

CHAPTER 1

INTRODUCTION

1.1   Introduction

Housing has become an important part of our daily life not only because of its cost, but also because of the access that housing can afford to other attributes of a viable urban life. According to Vale et al (2014), he stated specifically that housing can help residents to address the struggle of maintaining economic livelihood, the challenges of urban violence, the threats of changing climates and the inequities of governance.

Housing also forms one of the human basic needs. According to Maslow (1943), referring to his Maslow's Theory Hierarchy of Needs (1943), housing forms the foremost important need. Oberlink (2008) in his research specifies housing as a fundamental necessity for every individual. Questions always arise regarding where to live basically on what kind of housing options are available to them and whether these options in line with their current budget and requirement. Consequently, housing has become a major concern for every individual not only in Malaysia, but also people around the world as the well-being of a country is reflected by its people enjoying a certain standard of living.

With the increasing human population and house price spiralling out of control, housing affordability has become an issue worldwide. In order to meet the increasing demand of housing, governments have been striving to build sufficient affordable house as fast as possible. Prior to this, the Malaysian government has targeted to build 78,000 units of affordable houses through the 10th Malaysia Plan (10MP) which consists of 38,950 units under the '*Program Perumahan Rakyat*'

(PPR) and 39,050 units under the programmes related to the Ministry of Rural and Regional Development to meet the needs of low-income groups.

Even though the National Housing Policy Malaysia 2013 (NHP) did emphasise on the necessity such as provision of public amenities and quality of construction, the liveability aspect can be somewhat compromised in trying to meet the targeted numbers of affordable housing. This may be cause by high building construction and land cost.

1.2   Problem Statement

People has always been confused regarding the term 'liveable home' and affordable housing. Affordable housing is a housing unit focusing on those with median household income. Milligan et al (2007) stated that affordable housing is a housing which provides a wide range of needs for low and middle income households and the affordability of affordable housing and also can cover their cost of living. Generally, affordable housing can be defined as a housing that can be provided at a reasonable cost. For example, housing that are provided at a reasonable price which are not more than 30% of the gross household income for the low to medium income group.

Wan et al (2011) stated that working households need to bear the burden of either significant costs if they rent or buy housing which have good access to their workplace. The rising of house prices resulted in inaccessibility for housing by the middle income group especially in major urban areas which has worsened the situation. Wan (2011) added that the affordability of housing affect their ability to become homeowners and also the size and type of housing they can buy.

The main goals of affordable housing schemes are affordable property prices and no compromise on the housing quality. Tan (2012) stated that affordable housing provisions should be designed on a long-term and holistic approach so that this idea has the right basis. These programmes of affordable housing should ensure that low

to medium income groups that rely on public transport and public amenities mainly to have good access to these facilities.

The issue of how livable are these affordable homes arises. According to Lowe et al. (2013), a livable housing as a unit that are safe, attractive, socially inclusive and environmentally sustainable; with affordable and varied housing linked to employment, education, public spaces, local shops, health and community services and recreational and cultural opportunities; via easy public transport, walking and cycling infrastructure. Likewise, Earl (2014) stated that livable house is one that provides all individual needs, in term of having more transportation choices, promote equitable, affordable housing, enhance economic competitiveness, reinvest in existing communities, and coordinate and leverage federal policies and investment.

Tan (2012) in his research found that over the past 20 years, most of the public low-cost housing schemes launched by the government have failed to improve the residents quality of life. Most of the housing developments under these schemes have turned into slums that do not provide an adequate environment for families. The price range of low-cost housing is between RM35,000 to RM42,000 which is the reason these units are small and the built-up area is approximately 650 square feet (60.4 square metres). Zainal et al (2012) stated that most of the low cost houses in Malaysia have limited space and recreation areas such as multipurpose hall and playground to be used for community and recreation activities. Consequently, due to lack of privacy, children tend to spend their time on fire-escape landings, in corridors or car parks.

Goh and Ahmad (2012) also found the similar problem and added that there are no proper pathway from flats leading to the garden or playground. Hence, causing danger to childrens who cross the driveway leading to the playground. Based on the problem faced by the residents in low-cost housing schemes, in reference to Construction Industry Development Board (CIDB), Hashim et al (2012) mention that the design of low-cost housing in Malaysia has been changed from the provision of two to three bedrooms with addition of drying area, dining area as well as seperate bathroom and toilet.

From the year 1985-2004, Malaysia's housing developments has experienced significant transformation (Tan, 2012). The buyers housing preferences have changed from basic shelter to quality living environment such as environmental amenities, location, proximity to workplace, investment and symbolic characteristics.

As such, affordable homes should contribute towards quality of living and should not only reflect as a basic shelter. Therefore, the livable-affordable-home is the one place that has more transportation choices, safety location, and reliable and economical necessities. These can decrease the household transportation costs and reduce their dependence on petrol. In addition, it leads to improved air quality, reduce greenhouse gas emissions, and promote public health. Furthermore, livable home should promote equitable, affordable housing, relay on expanding location and energy efficient housing choices for people of all ages, incomes, races, and ethnicities to increase mobility and lower the combined cost of housing. In addition to that, the livable-affordable-home should locate at places that enhance economic competitiveness, through easy accessing to employment centers, educational opportunities, services, markets, and other basic needs by workers (Raji et al., 2016).

Housing should meet occupants' yearnings and aspiration, serving as one of the assessment parameter for country's quality of life (Salleh & Badarulzaman, 2012). Recent trend on housing liveability assessments have gone beyond the boundaries of general assumptions which are limited to physical and structural adequacy (Jiboye, 2009). This is because housing liveability equally measured in terms of spatial settings, general neighbourhood environment, socio-economic and cultural background as well as decency of the entire surroundings (Waziri, Yusof & Salleh 2013).

Morris & Winter (1978) contend that, housing liveability occurs when housing situation is in agreement with cultural, family and community housing norms. Housing that is inconsistence with the occupants housing norms will trigger a form of adjustment or adaptations. Once occupant's dissatisfaction with their current

housing exceeds certain level, they are likely to consider some form of housing adjustment (Salleh, 2008; Hui & Yu, 2009). This is particularly true when housing is acquired with the expectations that it meets the household specific and diverse needs (Ibem & Amole, 2012). Household needs are being shaped by their socioeconomic disposition which is instrumental to their housing decision.

Earlier studies have shown that one single factor that cannot be ignored, which influences housing liveability is the household socioeconomic status (SES). These include income, occupation, type of dwelling unit, number of household, household income, length of stay and head of household education background. Ibem & Amole (2012) investigates residential determinant of liveability in public core housing in Abeokuta, Ogun state, Nigeria. The findings reveals that respondents SES such as occupation, education background among others are strong predictors of housing satisfaction. Examples of similar studies are; (Lee & Park 2010), income (Galster 1987), marital status, income, education background (Jaafar et al. 2006; Salleh 2008), and length of stay in the residence as well as tenure (Ogu 2002).

The drawback in the above mentioned studies is that (SES) as a component in housing liveability studies have been relegated and in most cases uses as a control variable and has not been properly explored (Adler, et al., 1994). We notice the study's main concentrations in the assessment of housing liveability were limited to housing unit characteristics, neighbourhood facilities and environment, management and services. Housing liveability as a multidimensional construct should provide detailed impact of (SES) when decisions are contemplated. In an attempt to address the drawbacks, several researchers have stressed the importance of treating (SES) as a predictor variable. Ogu, (2002) argued that there is need to investigate further relevant ways of incorporating people's social, economic, cultural and technological circumstances in housing policies and regulations.

Liu (1999) in his study emphasized on the need to determine whether (SES) such as household income affect residential liveability. It is pertinent here to stress that in a developed country like Malaysia with multicultural orientation, determining housing liveability would require adequate integration of socioeconomic variables

(Aminu et al, 2014). Ukoha & Beamish (1997) maintains that, satisfaction with housing in developing countries requires understanding of the diverse attitudes of housing consumers. In spite of substantial volume of literature on occupants residential liveability, a lot need to be done to eliminate the inconsistencies associated with the research findings on the factors influencing housing liveability (Lu, 1990).

There have been few attempts to investigate people's perceptions about the places they currently live, especially what makes their neighbourhoods a good or bad place to live. Most studies have generally focused on residents satisfaction with their living environment (Carp and Carp, 1982; Turkoglu, 1997; Savasdisara, 1998; Parkes et al., 2002; Dekker et al., 2007) and rarely on the attributes or dimensions that are important to them. As mentioned by Garcia-Mira et al., (1997), a persons responses to physical and social environmental stimuli are coded subjectively on internal scales in the individuals mind. They further elaborated that most perception studies take this for granted by assuming that all individuals will accord the same importance to the underlying parameters or dimensions. St. John and Clark (1984) in their studies have reviewed various authors studies, and they agree that not everyone finds the same characteristics to be important in their neighbourhood or evaluates neighbourhood satisfaction on the basis of the same criteria.

In view of the above, this study attempt to fill the observed void by establishing what aspects of SES predicts housing satisfaction in high-rise affordable housing in Iskandar Malaysia. The SES factors considered in this study include homeownership status, number of household, household income and occupation/employment sector. These are measured on an independent-dependent relationship against overall housing liveability.

There are also some research on liveability in Malaysia where most of the research revolved on local urban living environments that are focused on well being (Dasimah, 2005; Nurizan, et al 2004) quality of life and satisfaction (Norhaslina, 2002; Shah, 2012; Mohit, 2014) livability dimensions and attributes (Jasmine, 2010). While in western countries, there have been studies conducted primarily on

neighboorhood quality perception. As such, it is questionable whether the data from these studies are applicable to assess housing livability issues in the Malaysian context which is multi racial, multi cultural and multi religion.

Examining the intricate relationship of socioeconomic variables emphasize on the household and the extent of liveability exert on the housing environment will provide basis for a more focused housing development plan. Meaningful housing satisfaction can only be achieved through a more inclusive strategy which addresses the socioeconomic needs of the household (Jagun, et al., 1990). In addition to extending the literature on housing liveability, this study benefits policy makers as well as the industry generally in contributing the strengthening of professionalizing the housing development delivery approach.

Previous study revealed that there are lack of empirical evidence identifying the factor that contributes to the housing liveability. Previous research also revealed that there is lack of study on the relationship between social and economic demographic and housing liveability. Furthermore, there is lack of study on a specific affordable housing scheme, thus, further evidence revealed that there is a deficiency in examining the relationship between social and economic demographic and housing liveability in Iskandar Malaysia. Hence, this study attempted to identify the parameters that residents consider in evaluating the liveability in their neighborhood and to examine the relationship between socio-economic and liveability parameters of high-rise affordable housing in Iskandar Malaysia.

1.3   Purpose Statement

The purpose of this cross-sectional survey study is to identify the dimensions of high-rise affordable housing livability by collecting survey data from a sample of 150 residents of affordable housing scheme in Iskandar Malaysia. The study also sought to review the previous research on housing liveability and Malaysian housing policy to provide a full picture of the extent of coverage of affordable housing livability.

1.4 Research Question

Based on the problem statement, a few questions have arise as stated below and the aim of the study is to adress the following questions:

a) What are the liveability parameters of high-rise affordable housing in Iskandar Malaysia?

b) How does socioeconomic status relate to liveability of high-rise affordable housing in Iskandar Malaysia?

1.5 Research Objective

The objectives of the study are:

a) To identify the liveability parameters of high-rise affordable housing in Iskandar Malaysia.

b) To examine the relationship between socioeconomic status and liveability of high-rise affordable housing in Iskandar Malaysia.

1.6 Research Significance

The benefits of the research will contribute directly to Authorities involved in housing development, housing developers and consumer.

a. Authorities involved in housing development

The findings of this research will assist authorities in setting the benchmark in the development of affordable housing.

b. Housing developers

Housing developers will be educated on the expectations of consumers. Hence they should be more careful in their sitting and development proposals for affordable housing.

c. Consumers

Consumers of affordable homes should benefit greatly from the findings of this research. They would be occupying homes, which meet the minimum requirement for livable affordable housing.

d. Academic

This research will contribute in helping researchers to get an overview of the importance of livability in low-cost housing and will be used by researcher who will study more on this topic.

1.7   Research Scope

The scope of study will cover vertical stratified affordable housing in highly urbanized areas in Iskandar Malaysia. Due consideration is given to purpose built affordable housing schemes and initiatives. After much deliberation, the study will focus on Iskandar Malaysia regional development. The affordable homes will be defined and identified based on literature review and guidelines set by the Federal and State Governments of Malaysia.

1.8   Research Process

To achieve the objective of this study, which is to identify liveability dimensions of high-rise affordable housing and the relationship between socioeconomic and livability dimensions high-rise affordable housing in Iskandar Malaysia, a research design should be develop. In general, this research design is a guide to facilitating research (Sulaiman Masri, 2003). Therefore, the research will be conducted involving several levels and methods used. In summary the methodology of this study will usually be the basis or the guide to the researchers in conducting this study.

1.8.1   Introduction

At this stage, it is important to identify the problem to be studied. The problem of this study can be obtained with previous study readings and associated with current events. The result of this reading can create a statement of the problem. The problem statement is important to set the focus of the study. Besides that, from the problem statement there will be research questions. To solve the question of objective study identified. The objective is what is to be accomplished in an investigation. Next is to determined the scope and importance of the study. This stage will be discussed in detail in Chapter 1.

1.8.2   Litetarure Review

This stage is theoretical scores that have been used by previous researchers and will be discussed in detail in Chapter 2. This stage includes review of the definition of affordable housing, liveable housing, criteria of liveable housing, Malaysian Housing Policies, will be further described. At this stage will be more focused on collecting data from secondary sources ie through reading articles, journals and related books. Apart from this, the information to be collected for this

study will cover the income of residents, the type of housing ownership, the current economic situation and socioeconomic in particular.

1.8.3   Data Collection

There are two types of data that will be collected in this study, namely primary data and secondary data (Sulaiman Masri, 2003).Data collection directly on the study area around Iskandar Malaysia. This data was collected by using research instrument that is survey form in selected study area. Among the data collected for this study are income per month, household income, number of household, type of home ownership, and occupation. In addition, a questionnaire will be distributed to respondents living in high-rise affordable housing in Iskandar Malaysia. Further, secondary data is derived from other reading materials such as journal articles, Real Estate Appraisal Report, and Malaysia Statistics Report.

1.8.4   Data Analysis

At this stage, will be discussed about the types of data obtained, the data collection method, the population determination, the appropriate sample size, the sampling technique and the methods and procedures to analyze the data used to obtain the results of the study. Detail discussion regarding data analysis will be mention in Chapter 4.

1.8.5   Findings, Recommendations and Conclusion

In part 5 this will be discussed in detail. Once the results of the analysis are obtained, a conclusion will be made by the author on the entire study will be done. Some suggestions will be given as a step to overcome existing shortcomings as a

result of the analysis conducted and will be addressed to specific parties for guidance.

In short, the flow of methodology to be carried out is as the flowchart as shown in Figure 1.1.
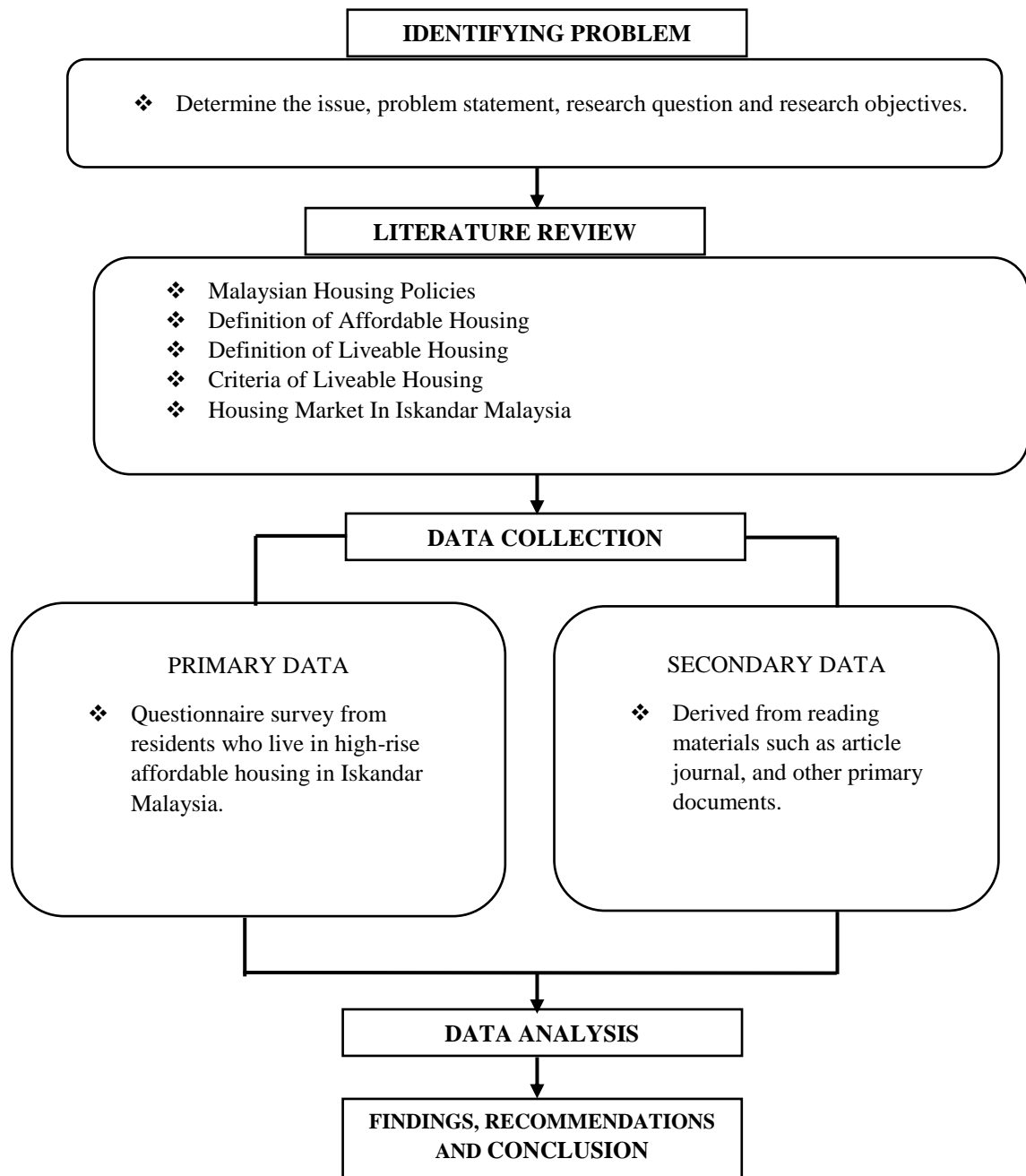

Figure 1.1: Research Process

1.9   Chapter Organisations

Overall, this study consists of five chapters, and briefly the content is like the next subsection.

1.9.1   Chapter 1: Introduction

In Chapter 1, several issues pertaining to the background of the study include the problems of the study, the objectives of the study, the scope of the study, the importance of the study, the methodology of the study and the layout of the study chapter.

1.9.2   Chapter 2: Literature Review

The information contained in Chapter 2 emphasizes literature review covering affordable housing, definition of liveability, concept of liveability, criteria of liveability and literature related to this research. This source of information is obtained through reading from secondary sources such as journals, articles, books and newspapers. The literature review involves a theoretical study which explains the problems faced.

1.9.3   Chapter 3: Research Methodology

Chapter 3 will state the methodology and overall study process conducted for this study. The formation and preparation of the survey forms used to obtain the results of the study will be detailed in this chapter.

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