

# The Basic Criteria for the Provision of Affordable Housing in Melaka

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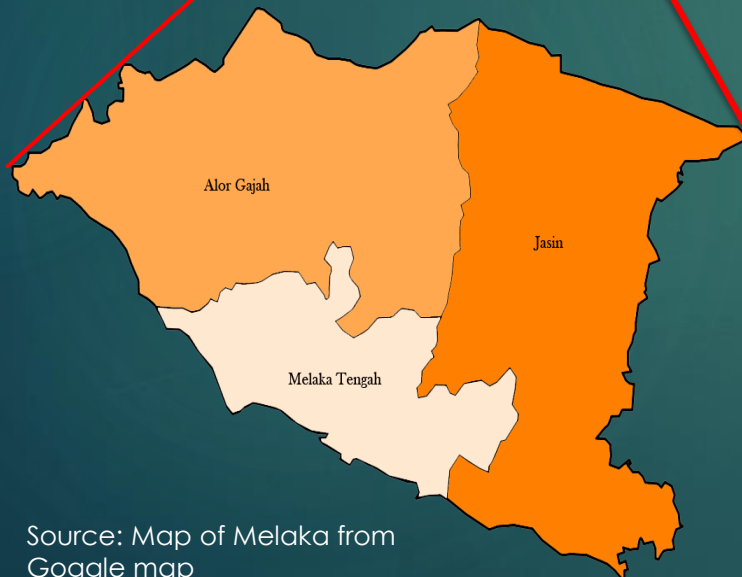
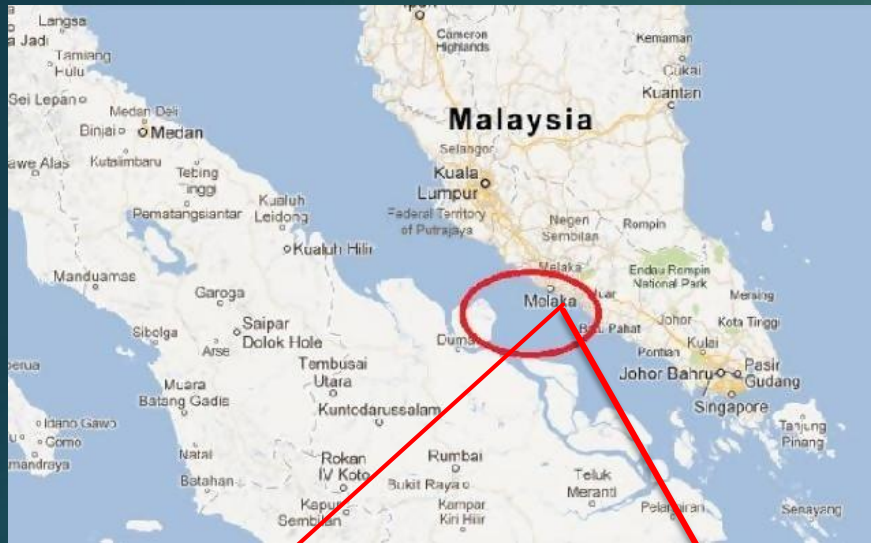
# Objectives and Research Questions

Objectives	Research Questions
a) To determine the basic elements criteria in providing good affordable housing	What are the criteria to be considered ?
	How can the criteria can be evaluated?
b) Study the satisfaction of the current house that contribute to the housing preference	How the satisfaction of current house could influence the housing preference in selecting property?
c) To provide the recommendation and solutions	What kind of strategies that could be done in order improve the current criteria to be more reliable and efficient for all public?

# Problems Statement

- a. The house prices that are sold are too pricey and beyond than the affordability for the low and middle income group
  
- a. The inadequacy of basic facilities and amenities provided within residential sometimes are not sufficient and equitable for the usage for the residents

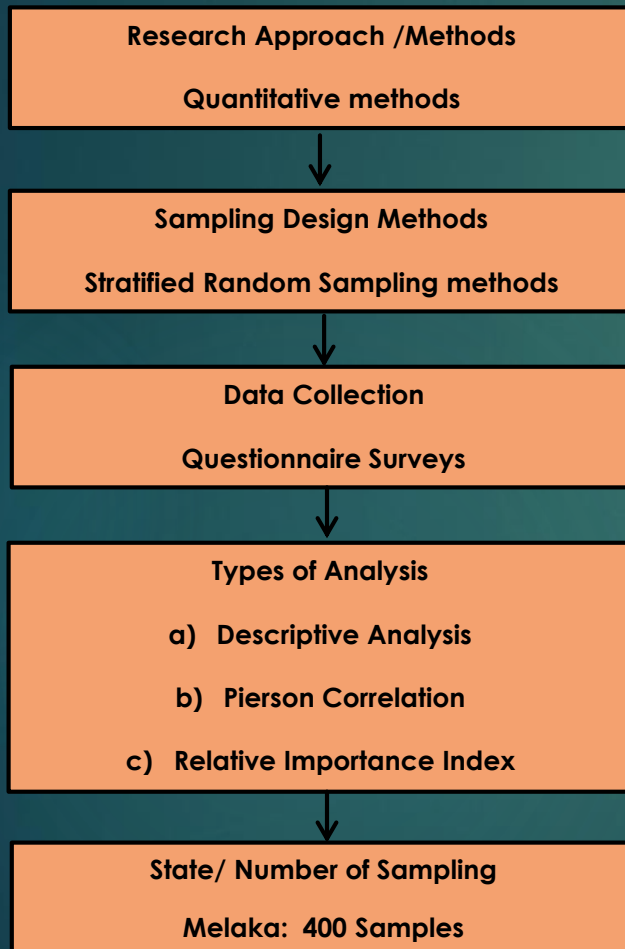
# Site Study area



Source: Map of Melaka from Goggle map

- Melaka is known as **Melaka Historical City** and **located** at southern peninsula **Malaysia** and next to **Strait of Malacca**.
- The state of Melaka is divided into three districts namely **Melaka Tengah, Alor Gajah and Jasin** governed by four local authorities namely **Melaka Historic City Council (MBMB), Hang Tuah Municipal Council (MPHTJ), Alor Gajah Municipal Council (MPAG) and Jasin Municipal Council (MPJ)**.
- The total area of Melaka is approximately **1,664 KM<sup>2</sup>** with the entire population of **872,900** people in 2015. this city has been listed as a **World Heritage Site** by the **UNESCO**.
- Based on the **Khazanah Research Institute, 2015** (Melaka was listed as the most affordable housing state with **Housing Affordability Index of 2.9** (KRI,2015)

# Methodology



## Total Sampling by Districts

Melaka		
Districts	Population	Sampling
Alor Gajah	173,553	88
Jasin	131,553	66
Melaka Tengah	483,679	246
Total	788,706	400

The sample criteria

- Do not own a house
- Stable income and Permanent job
- Intention to buy property
- Malaysian Citizen that live in the study area

## The formula used

The formula used in order to calculate the sampling number via Taro Yamane's 1973 formula:

$$*n = \frac{N}{1 + N(e)^2}$$

Where:

n = Sample Size  
N = Population Size  
e = Level of precision or sampling of error .  
Which is  $\pm 5\%$

# A) Profile of Socio-Demography

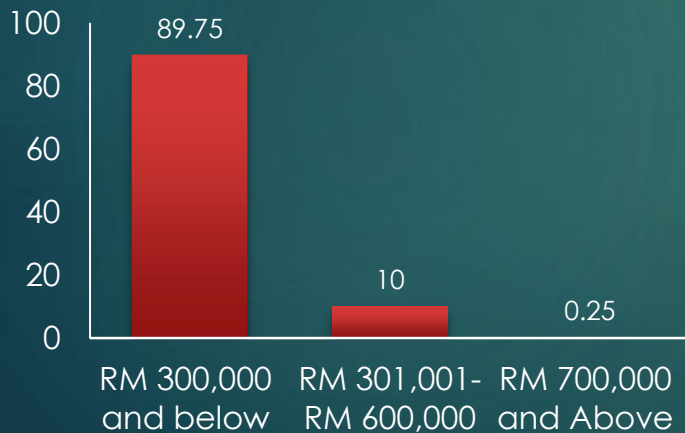
Profile	Frequency	Percentage
Age Range		
20 and Below	14	3.5
21-30	200	50.0
31-40	130	32.5
41-50	41	10.25
51-60	15	3.75
Total	400	100.0
Level of Education		
Primary Sch	2	0.5
Secondary Sch	107	26.75
Diploma/ Equivalent	145	36.25
Degree	119	29.75
Master	23	5.75
PhD	4	1.0
Total	400	100.0
Household Number		
1-2	51	12.75
3-4	189	42.75
5-6	126	31.5
7 and Above	34	8.5
Total	400	100.0

Profile	Frequency	Percentage
Types of Profession		
Executive / Professional	120	30.0
Administration/ management	112	28.0
Technical Assistant	32	8.0
Retails	51	12.7
Non-Technical	51	12.7
Entrepreneur / Work independently	45	11.3
Total	400	100.0
Income Range (RM)		
2,000 and Below	45	11.25
2,001-4,000	105	26.25
4,001-6,000	90	22.5
6,001-8,000	69	17.25
8,001-10,000	54	13.5
10,001 and Above	37	9.25
Total	400	100.0

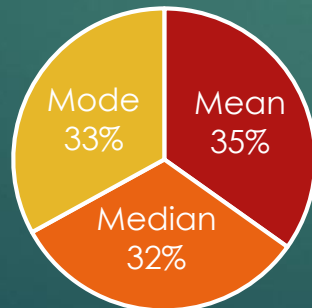


# B) Perceptions and information on the element housing criteria

Affordable Price Based on Respondents		
Price Range	Frequency	Percentage
RM 300,000 and Below	359	89.75
RM 301,000- RM 600,000	40	10.0
RM 700,000 and above	1	0.25
Total	400	100.0
Mean	Median	Mode
RM 211,070	RM195,000	RM 200,000



Affordable Price



Mean Median Mode

Affordable Price that should be sold based on respondents affordability

Correlations			
		hh income wifehusband	price _range
hh income wifehusband	Pearson Correlation	1	.428**
	Sig. (2-tailed)		.000
	N	400	400
price_range	Pearson Correlation	.428**	1
	Sig. (2-tailed)	.000	
	N	400	400

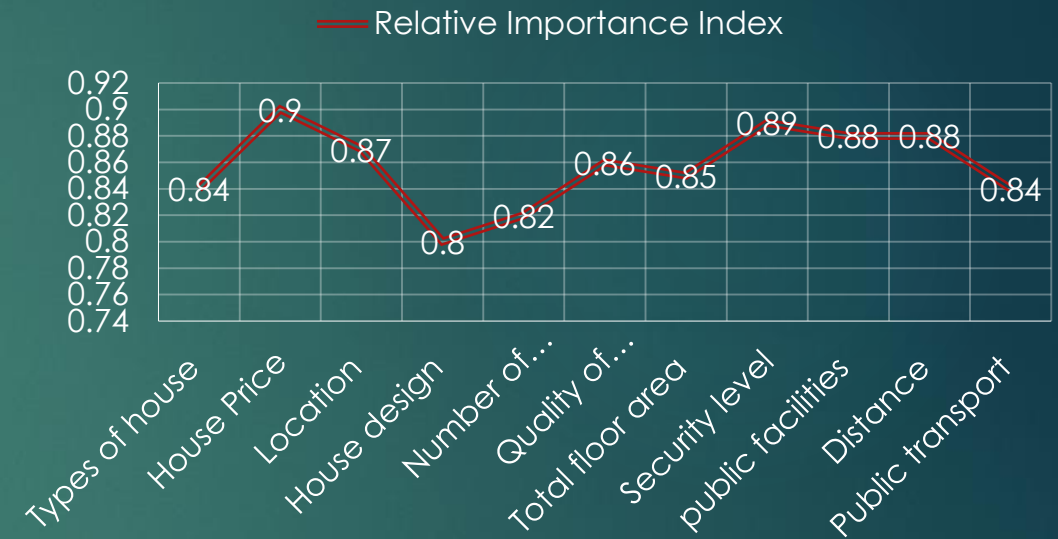
\*\* . Correlation is significant at the 0.01 level (2-tailed).

- According to the correlation analysis the result shows .0428, between the variable of income household and price range and it shows moderate relationship between these variables. As the more income earns, more bigger of affordable house price that can be afforded.

# C) Importance criteria for provision affordable house

Statement	Total Weightage	Relative Importance Index	Rank
Type of house	3323	0.84	9
House price	3594	0.90	1
Location of the house	3485	0.87	5
House design	3201	0.80	11
Number of bedrooms and bathrooms	3289	0.82	10
The Quality of Construction	3457	0.86	6
Total Floor Area	3392	0.85	7
Security Level	3571	0.89	2
Access to public facilities	3518	0.88	3
Distance from working area	3505	0.88	4
Access to public transportation	3371	0.84	8

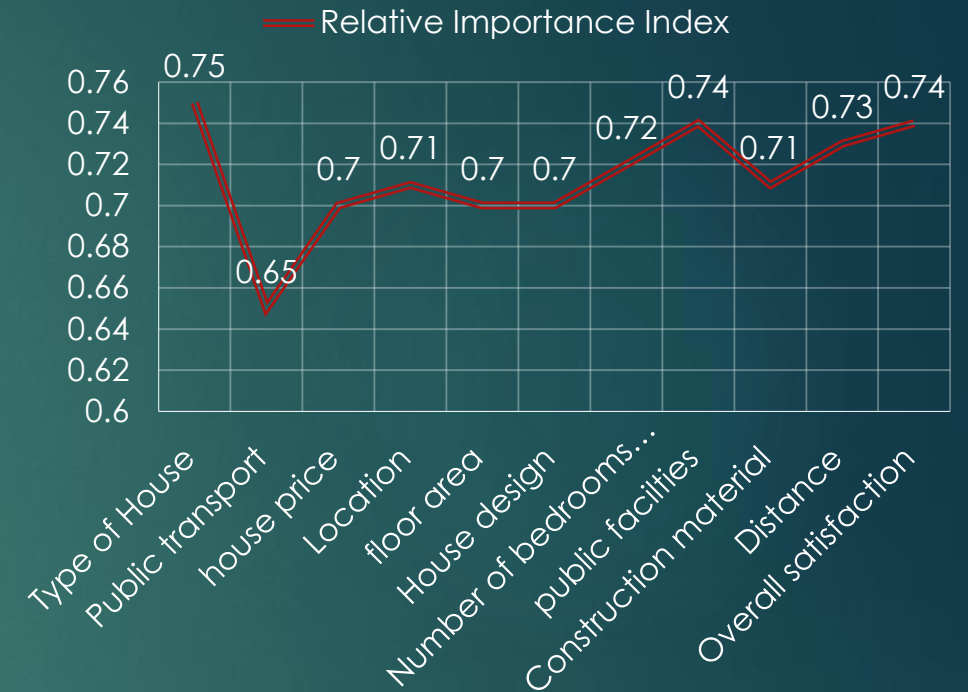
## IMPORTANCE CRITERIA





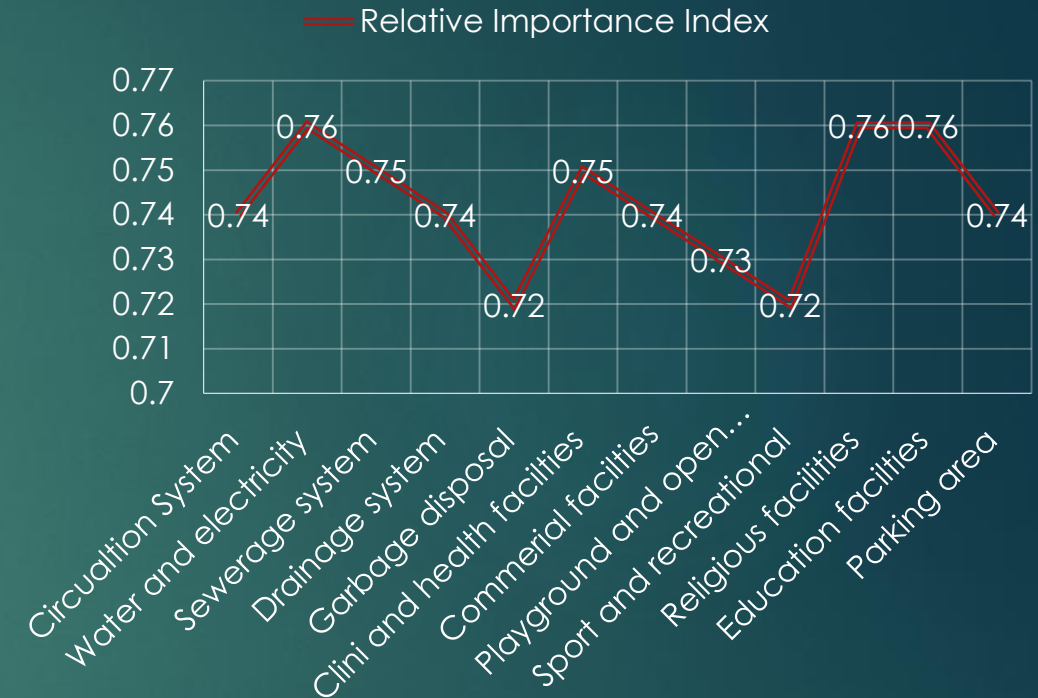
# D) Levels of satisfaction with the current house

Statement	Total Weightage	Relative Importance Index	Rank
Type of house	2993	0.75	1
Access to public transportation	2603	0.65	12
House price	2782	0.70	11
Security Level	2855	0.71	7
Location of the house	2899	0.72	6
Total Floor Area	2790	0.70	10
House design	2796	0.70	9
Number of bedrooms and bathrooms	2886	0.72	5
Access to public facilities	2968	0.74	2
Quality of construction materials	2837	0.71	8
Distance from working area	2917	0.73	4
Overall satisfaction of current house	2953	0.74	3



# E) Levels of satisfaction of the public facilities and infrastructures of current house

Statement	Total Weightage	Relative Importance Index	Rank
Circulation system	2971	0.74	6
Water and electricity	3053	0.76	1
Drainage system	2984	0.75	4
Sewerage system	2948	0.74	9
Garbage disposal system	2887	0.72	11
Clinic and health facilities	2982	0.75	5
Commercial Facilities	2958	0.74	7
Playground and open spaces	2901	0.73	10
Sport and recreational facilities	2873	0.72	12
Religious facilities	3025	0.76	2
Education facilities	3021	0.76	3
Packing area	2959	0.74	8



# Discussion and Conclusion

- ❖ The housing schemes that are provided by the government are good- However there must be **regular checking and supervised** to ensure the policy or strategies that are used are kept **relevant and usable**
- ❖ **Exploring the synergy of planning** the affordable **housing** and **transportation** project together as this will help to increase house ownership
- ❖ **Eligibility of housing loan** also should be revised to enable the young household to buy a house without too high of the entry point
  - a. Will enable the applicants to meet the requirement and least the tendency loan application is being rejected
- ❖ EPF should be more **friendly and accessible** in terms of:
  - a. The System should be more simplified and integrated to all related agencies , as it help to ease the application of the applicant and for the submission documents
  - b. Increase the percentage of amount that can be withdrawn from the EPF account to more bigger amount.

# Discussion and Conclusion

- ❖ The provision of **parking spaces** should be added especially at the high density area such as high rise apartments ( Provision of multiple parking ) which is not only in high cost but also for low and middle income housing area.
- ❖ **In order to ensure the housing ownership are increased and better living environment for all are achieved, more proactive approaches need to be strategies and executed in order to guaranteed a better satisfactions are achieve housing development**

Thank You