



MINISTRY OF HOUSING AND LOCAL GOVERNMENT MALAYSIA

2020/12<sup>th</sup> Issue

# HABITAT

*magazine*

**HOUSING FOR ALL:  
A BETTER URBAN FUTURE**



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HOUSING FOR ALL:  
A BETTER URBAN FUTURE

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# MINISTER'S ASPIRATION

YB DATUK HAJAH ZURAIDA BINTI KAMARUDDIN  
MINISTER OF HOUSING AND LOCAL GOVERNMENT OF MALAYSIA

World Habitat Day is observed on the first Monday of October every year to reflect on the state of our towns, cities and the basic right to own an adequate shelter. In 2020, the theme for World Habitat Day is "Housing For All: A Better Urban Future". The Day is intended to remind the world that we all have the power and are responsible for the habitat of future generations. The shelter or home is one of the human most vital basic needs. Without shelter, it is almost impossible to carry on any other activity.

Hence, the housing sector plays a significant role in helping people to get their basic shelter needs and shaping the nation's economic growth. The provision of affordable housing is a major policy concern around the world and Malaysia is no exception; with incomes that did not keep up with the price hikes of housing units. Houses in Malaysia remain unaffordable and the struggle is largely related to the supply-demand mismatch and slow income growth. The United Nations estimates that between 2018 and 2050, the urban population will increase from 55% to 68%, adding 2.5 billion to the world's urban population by 2050. Meanwhile, the Malaysian urban population is projected to increase from 76% in 2018 to 81.8% in 2030 and 87.3% in 2050. In other words, affordable housing will be a major problem for big cities with the rapid population growth.

As affordable housing is a problem that needs to be addressed, the Ministry of Housing and Local Government (KPKT) is embarking on several initiatives to help those in the lower-income group (B40) and middle-income group (M40) to own houses. The National Housing Policy 2018 – 2025 serves as a national framework to guide housing development at both Federal and State levels, as well as facilitate the systematic provision of housing based on effective demand and housing needs. KPKT is aware that peoples' ability to purchase properties very much depends on their access to financing, which at the moment is hampered by the banks' strict lending policies. Therefore the Ministry will work with Bank Negara Malaysia to look at ways to ease loan approvals and also introduce the Rent-To-Own (RTO) scheme. The creation of an integrated database to match the demand and supply as well as find ways to reduce house costs is also important to ensure housing supply is tailored towards the right income and demographic profile of households across various locations.



Throughout the COVID-19 pandemic, Malaysian governments have put in place mechanisms to protect those who are most vulnerable, including measures to address homelessness and evictions, as well as the provision of basic sanitary services. However, long-term interventions focusing on reviewing the current approaches to housing and land are crucial, as they could significantly shape the success or failure of urban areas in response to extreme events and future post-disaster recovery. Housing is as central to the character, shape and socio-economic vibrancy of cities as to public health outcomes.

KPKT will act as a hub to coordinate and share information to promote the idea of housing and local government upgrading as central to the functions of cities in meeting residents' needs. The pandemic has shown that cities and local governments can move towards reducing inequalities and poverty levels and providing access to adequate housing for all as a catalyst to achieve other fundamental rights.



# SECRETARY GENERAL'S PREFACE

YBHG. DATUK ZAINAL ABIDIN BIN ABU HASAN  
SECRETARY GENERAL MINISTRY OF HOUSING AND LOCAL GOVERNMENT

Malaysia is one of the most urbanised countries in the Asia Pacific, with more than 75% of its total population living in urban areas. The urban population will continue to increase in the next years, especially in smaller cities and urbanisation is to reach 80% by 2030. Urbanisation in Malaysia has contributed to national growth and development, and 75% of the country's Gross Domestic Product (GDP) is generated in cities. However, there is a need for more balanced and effective development, including the need for adequate housing for all.

Like many parts of the world, rapid urban development in Malaysia has brought radical change and benefits. However, it has also led to inefficiencies such as the concentration of activities and services into few cities and environmental degradation. These include the lack of affordable and adequate housing, limited green and open spaces, traffic congestion in major cities and waste management. The reasons for the lack of affordable housing is varied but commonly due to increment of housing cost surpasses the peoples' income, the housing supply is not balanced with the demands, scarcity of land and demographic changes such as population growth, ageing and changes in household composition.

Everyone has a role to play in respecting and caring for our houses and cities, not just to further improve on the present, but also to sustain it for future generations. Cities are growing at an unprecedented rate, presenting an incredible opportunity for the development of local economies. However, the residents need good, sustainable and affordable housing and this remains a challenge especially in Malaysia.

In consonant with the "Wawasan Kemakmuran Bersama 2030", Malaysia has introduced various programs aimed at providing housing for all. This includes the National Housing Policy 2018-2025 and National Affordable Housing Policy. Social facilities like community halls and libraries are provided especially in housing areas to improve the quality of life. In designing and providing for such facilities, consultations were held with the target groups to ensure that their needs are met adequately.

Malaysia has achieved a measure of success in efforts to provide housing for all and a sustainable urban environment. This was made possible by the joint efforts of all concerned parties such as the government, local authorities, financial institutions, the private sector and the target group themselves. In this regard, Malaysia has made a firm and clear commitment to building needed infrastructure, both social and physical. In the context of the Habitat Agenda, the provision of infrastructures such as housing and social facilities will promote social well-being for all and ensure equitable urban development.



# WORLD HABITAT DAY CELEBRATION THEME



# MALAYSIA URBAN FORUM 2020 (FIRST HYBRID NATIONAL URBAN FORUM)

## Sustainable Urban Nation 2030

*The Transformative Pathway and Actions to Deliver The Sustainable Agenda*



From the 28<sup>th</sup> to the 30<sup>th</sup> September 2020, more than 4,000 attendees gathered for the Malaysia Urban Forum (MUF2020) physically and virtually.

MUF2020 with theme '**Sustainable Urban Nation 2030 – The transformative pathway and actions to deliver the sustainable agenda**' aims to promote discussions and sharing of solutions towards developing and addressing the many urban challenges in becoming a Sustainable Urban Nation 2030. It is an inclusive platform for all stakeholders to come and participate, discuss and share thoughts, views, ideas and solutions to address the challenges of urbanisation.



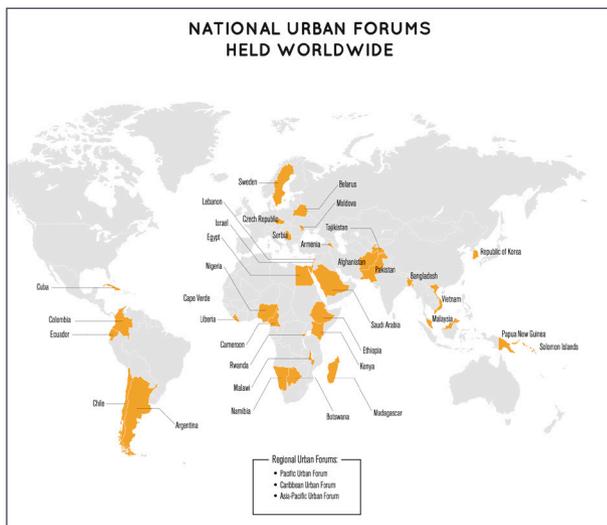
**URBANISE**  
MALAYSIA

The forum is in line with UN-Habitat's National Urban Forum framework that promote inclusive discussions towards improving Malaysia's urbanization strategies, policies, programs and actions and includes the participation of local, regional and national governments as well as stakeholders that support the sustainable urban agenda. With social distancing in effect globally, MUF2020 was the first 'hybrid conference' been conducted where an interactive virtual platform and physical sessions were used to engage our stakeholders and audiences.

MUF2020 provided a detailed overview of the world of cities with a broad perspective of 5 sub-themes: **Inclusive Urbanisation, Innovation and Technology for Sustainability, Urban Resilience and Low Carbon, Culture and Creative Cities and Financing Sustainability.**



This forum promotes strong participation from policy makers, professionals, property developers, academia, community leaders and stakeholders to ensure their inclusion in the identification of new issues, the sharing of lessons learnt and the exchange of urban solutions and innovation. MUF2020 is building on the knowledge and expertise of participating experts in planning the way forward for the implementation of the 2030 Agenda and the New Urban Agenda from culture and arts perspective. This will be the outline for some key ways in which culture and art contribute to make cities and settlements sustainable as a driver of inclusive economic development.



Since 2016, following the Habitat III, UN-Habitat has worked with partners at national, regional and local levels to raise awareness and strengthen commitment towards the implementation of the New Urban Agenda. The National Urban Forums constitute the main platform for this purpose at national level. Between 2017 and 2020, over 25 countries organized National Urban Forums demonstrating their commitment towards sustainable urbanization.

During the Tenth Session of the World Urban Forum (WUF10), for the first time, one of the Special Sessions was dedicated to the National Urban Forums, gathering previous hosts to exchange lessons learnt, outcomes and impacts, and share ideas as to how to enhance and replicate such platforms. Participants agreed and reaffirmed that the National Urban Forums can promote scaled-up efforts for the United Nations Decade of Action towards Sustainable Development Goals (SDGs), building on international exchanges and collective delivery on the SDGs while mobilizing a wide- range of partners to bring up the urban debates to the World Urban Forum.

## URBAN FORUMS – LOCAL, REGIONAL & GLOBAL

			
<p><b>Theme</b> Cities 2030, Cities For All : Implementing New Urban Agenda</p>	<p><b>Theme</b> Sustainable Urban Nation</p>	<p><b>Theme</b> Transformative Pathways to Achieve the 2030 Agenda for Sustainable Development</p>	<p><b>Theme</b> Cities of Opportunities: Connecting Culture and Innovation.</p>
<p><b>Outcome</b> Kuala Lumpur Declaration</p>	<p><b>Outcome</b> MUF2019 Stakeholders Declaration Towards a Sustainable Nation</p>	<p><b>Outcome</b> PPSU - Penang Platform for Sustainable Urbanization</p>	<p><b>Outcome</b> Abu Dhabi Declared Actions</p>
<p><b>30,000 delegates</b></p>	<p><b>8,000 delegates</b></p>	<p><b>8,000 delegates</b></p>	<p><b>13,000 delegates</b> <b>250 Malaysians Attended</b></p>
<p><b>Key Thematic</b></p> <ul style="list-style-type: none"> <li>• Cities for All and Housing at the Center</li> <li>• The urban dimension in climate change action</li> <li>• An integrated territorial approach to sustainable development</li> <li>• Urbanization and Development: investing in the transformative force of cities</li> <li>• Innovative governance for open and inclusive cities</li> <li>• Sustainable urban development for peace and security</li> </ul>	<p><b>Key Thematic</b></p> <ul style="list-style-type: none"> <li>• Rethinking Affordable Housing</li> <li>• Age Friendly City</li> <li>• Urban Culture &amp; Heritage</li> <li>• Municipal Finance for Better Cities</li> <li>• Designing Cities 4.0</li> <li>• Waste to Wealth</li> <li>• Placemaking &amp; Safer Cities</li> <li>• SDG &amp; NUA Implementation</li> <li>• Partnerships in Building Urban Resilience</li> <li>• Urban Farming &amp; Stronger Communities</li> </ul>	<p><b>Key Thematic</b></p> <ul style="list-style-type: none"> <li>• Urban and Territorial Planning</li> <li>• Urban Resilience</li> <li>• Data and Technologies for Smart Cities</li> <li>• Urban Finance</li> </ul>	<p><b>Key Thematic</b></p> <ul style="list-style-type: none"> <li>• Urbanization, Culture &amp; Innovation</li> <li>• Driving Sustainable Urbanization through Culture &amp; Innovation</li> <li>• Tradition &amp; Modernity : A creative convergence for Sustainable Cities</li> <li>• Frontier Technologies and Sustainable Cities</li> <li>• Urban Planning &amp; Heritage Preservation-Regeneration</li> <li>• Partnership &amp; Initiatives Supporting Culture &amp; Innovation Cities</li> </ul>

In 2018, at the 9th World Urban Forum, we had the KL Declaration. Let us live up to the aspirations set out in the KL Declaration. Early this year, at the 10th World Urban Forum, we had the Abu Dhabi Declared Actions. We resolved to move away from declarations to declared actions precisely because the signs were there that we need to translate police into practice. The theme being inspired by the World Urban Forum (WUF) 9, MUF 2019, 7th Asia-Pacific Urban Forum (APUF-7) and WUF10. Initial progress has been achieved and

challenges identified. There has also been significant response from stakeholders, including international organisations, businesses, civil society, academia, youth and others, who, through a wide range of actions and initiatives, have identified entry points to advance SDGs and NUA implementation. Ministry of Housing and Local Government and Urbanice Malaysia are also in the progress to develop Malaysia SDG Cities Roadmap to better respond to the paradigm shift at the heart of the 2030 Agenda in Malaysia's Cities.

MUF2020 therefore aims to not only review progress but also to provide political leadership, guidance and recommendations for accelerating progress towards the 2030 Agenda. Objectives of the MUF2020

1

To introduce government officials, local government, policy makers, professional practitioners, civil society and academia in Malaysia to the current issues on sustainable urban development;

2

To emphasise the importance of sustainable urban development in enhancing social wellbeing;

3

To highlight some of the new trends in sustainable urban development that are being used in different countries around the world;

4

To provide policy makers with updated sustainable urban development and a framework for analyzing urban wellbeing issues; and

5

To develop a new knowledge of responsive community leadership, organization and institutions on sustainable urban development.



## Sustainable Urban Nation 2030

Initial progress has been achieved and challenges identified. There has also been significant response from stakeholders, including international organizations, businesses, civil society, academia, youth and others, who, through a wide range of actions and initiatives, have identified entry points to advance SDGs and NUA implementation. Ministry of Housing and Local Government and Urbanise Malaysia are also in the progress to develop Malaysia SDG Cities Roadmap to better respond to the paradigm shift at the heart of the 2030 Agenda in Malaysia's Cities.

The city of the future must be one that leaves no one behind. Malaysia is on the right track towards achieving SDGs, aimed at enhancing the contribution of cities to sustainable development and at ensuring that cities are inclusive, safe, resilient and sustainable. Malaysia currently focused on multidimensional goals and implementing the New Urban Agenda (NUA) to demonstrate the benefits of a sustainable pathway for rapid urbanisation communities.

NUA represents a shared vision for a better and more sustainable future. If well-planned and well-managed, urbanization can be a powerful tool for

sustainable development for both developing and developed countries. NUA provides a clear framework for activities and reinforces existing aspirations laid out to make cities and human settlements inclusive, safe, resilient and sustainable – and all other urban aspects of the SDGs. The agenda's focus is all about enhancing people's lives and wellbeing and creating a shared vision for a sustainable future. NUA has multiple connections beyond itself and contributes directly to achieving the targets set out in the Sustainable Development Goals, Paris agreement, Sendai Framework for Disaster Risk Reduction, Addis Ababa Action Agenda and several other international frameworks and agreements.

The implementation of NUA is a roadmap for building cities that can serve as engines of prosperity and centres of cultural and social well-being while protecting the environment. The Agenda also provides guidance for achieving the SDGs and provides the underpinning for actions to address climate change. The needs of integrated and holistic development plan at national / central level, at regional / state level and at local level is very important to consciously implement the NUA and 17 SDGs.

## Malaysia Sustainable Urban Nation

### SUSTAINABLE DEVELOPMENT GOALS

**17 SDG'S & 169 TARGETS**  
Qualitative measures to achieve sustainable development



### NEW URBAN AGENDA

### THRUSTS

Transformative Implementation

Effective Implementation



### TOOLS & ENABLERS

to achieve its commitment for Cities For All

Development Enablers



Operational Enablers



Source: Urbanice Malaysia, 2019

## MUF 2020 OVERVIEW

			
<p><b>3</b> High Level Dialogues</p>	<p><b>One</b> UN Room</p>	<p><b>2</b> Roundtables</p>	<p><b>7</b> Virtual Exhibitions</p>
			
<p><b>5</b> Special Sessions</p>	<p><b>2</b> Urban Talks</p>	<p><b>21</b> Networking Events</p>	<p><b>4</b> Assemblies</p>
			
<p><b>Launching of Malaysia SDG Cities</b></p>	<p><b>Launching of Aktif.Life</b></p>	<p><b>Malaysia SDG Cities</b></p>	<p><b>Opening &amp; Closing</b></p>

An array of experiences under one platform was held from 28-30 Sept 2020

**3 Days with 50 Sessions** - Combining high level dialogues, roundtable and special sessions, networking events, urban talks and virtual exhibitions.

## HIGHLIGHTS: MONDAY, 28<sup>TH</sup> SEPTEMBER 2020

### OPENING CEREMONY OF HYBRID FORUM

In the morning, MUF2020 is officiated by The Honourable Tan Sri Dato' Haji Muhyiddin Bin Haji Mohd Yassin, Prime Minister of Malaysia in the morning, accompanied by Choir from Ministry of Housing and Local Government of Malaysia and messages from dignitaries. Two launches of sustainable initiatives are made.

The second session of Malaysia Urban Forum (MUF2020) is opened by Ms. Norliza Hashim, Chief Executive of Urbanice Malaysia, who called for revisiting Declarations and Action Plans made from previous Urban Forums after the impact of Covid-19 toward the Sustainable Development 2030. She urges for more stakeholder to declare actions and reporting progress during MUF2020.

Her Excellency Dato' Seri Maimunah Mohd Sharif, Executive Director of the United Nations Human Settlements Programme (UN-Habitat) highlighted that UN-Habitat has considered Malaysia as exemplary on the effort to reducing poverty and solve on pandemic of Covid 19 especially targeted the social vulnerable. Her Excellency Datuk Hajah Zuraida binti Kamaruddin, Minister of Housing and Local Government also mention that MUF 2020 intends

to address and emphasize on the five sub-themes: Inclusive Urbanisation; Innovation and Technology for Sustainability; Urban Resilience and Low Carbon; Culture and Creative Cities; and Financing Sustainability

She also addressed the importance of gender equality in the cycle of good decision-making cycle and ended her speech with "More women, better nation".

The Honourable Tan Sri Dato' Haji Muhyiddin Bin Haji Mohd Yassin officiated and called for strengthen bottom-up feedback system to ensure integration and co-operation of action plans to reduce mismatch between real needs and plans. The Prime Minister also awarded certification of commitment to 5 local governments who has committed on sustainable cities voluntary reporting through Malaysia SDG Cities. Mayors who received are Shah Alam City Council, Kuala Lumpur City Council, Putrajaya Corporation, Melaka City Council and Alor Gajah Municipal Council. From the 5 local governments, Shah Alam City Council is expected to present its commitments in achieving sustainable agenda at global level through Voluntary Local Review (VLR).

## HIGH LEVEL DISCUSSION

The first high level discussion on Accelerated Actions Towards Implementing The SDGs in Malaysia had captured prominent issues with endless urban sprawl, increased social inequalities and vulnerability, and environmental degradation being the 3 keys. With this in view, there were 3 successful implementation in Poland as suggested by H. E. Prof Krzysztof Dębnicki that can be implemented in Malaysia particularly pertaining to environmental friendly water management, food production and food security.

Despite Malaysia's strong commitment in handling urban issues through the 11th Malaysian Plan, Stefan Priesner, UN Resident Coordinator suggested four proposals for achieving SDGs; continue to align plans and budgets with SDGs, finding the best decentralization policy, improving the quality of local diagnosis and enforcement of SDGs on private sectors. Although Malaysia has been focused on sustainability since 1970 through strategies outlined through the New Economic Policy, National Housing Policy, National Physical Plan, National Urbanisation Policy just to name a few, the established SDGs should be reflected at national and local level said Datuk Zainal Abidin bin Abu Hassan, Secretary General, Ministry of Housing and Local Government. There is an importance to not only educate Malaysians but also strengthening the regulations and enforcement to achieve successful SDGs in Malaysia as the current policies are in place but have failed in execution. Moving forward, with the recent spark of Covid-19 pandemic, science was highlighted by H E Zakri Abdul Hamid as key for sustainable development based on the 5 P's NUA; People, Planet, Prosper, Peace, Partnership. Another aspect highlighted was partnerships/advocacy between the ministries, academia and private sectors to aid in ensuring developments do not surpass their threshold as proven during the recent river pollution caused by industrial activities.



## HIGHLIGHTS: TUESDAY, 29<sup>TH</sup> SEPTEMBER 2020

One High Level Discussion took place on Tuesday, 29<sup>th</sup> September 2020 at MUF2020 with theme **Leadership and Governance in Implementing the SDGs to achieve Inclusive Urbanization** convened in the morning. Two Special Session were held with the title of: 'Urban Poverty and Cities for All' in the morning and 'Financing Sustainability' in the evening.



## ONE UNITED NATION

**National Urban Forum Alliance & Penang Platform for Sustainable Urbanisation.** Ms. Norliza Hashim from Urbanice Malaysia moderated the session and introduced the speaker and panelists. Stefan Priesner, UN Resident Coordinator shared that Voluntary Local Review (VLR) is a great tool for sharing best practices and expertise from different cities around the globe. Fernando Ortiz-Moya, Policy Researcher, IGES highlighted five stakeholders should be involved in the making of VLR: 1) local administration, 2) local communities, 3) other citizens, 4) national government, and 5) global community. Norliza concluded every stakeholder needs to understand the importance of VLR before it can be implemented and how it can be localised.



## MALAYSIA SDG CITIES

Datuk Haris Kasim, Mayor of Shah Alam City Council shared Shah Alam City Council experience as the first local government in Malaysia that has completed Shah Alam City SDG roadmaps. He also shared his aspiration to submit Malaysia's first VLR to high level political forum by 2021. H. E Maimunah Mohd Sharif, Executive Director UN Habitat congratulated Shah Alam for being the first local government reporting at a global level. She also reminded the audience on "Think Local, Act Global, Learn Global, Apply Local". Datuk Haris Kasim concluded Shah Alam City Council will support URBANICE and other local government 200% not only on VLR but other things including mentoring plans to put Shah Alam on the world map.



## HIGHLIGHTS: WEDNESDAY, 30<sup>TH</sup> SEPTEMBER 2020

One Special Session: 'Driving Sustainability Through Technology And Innovation' took place on Wednesday at MUF2020: concurrently with Stakeholder Assembly held in the morning. One High Level Discussion: 'Partnerships for Sustainable Urban Development' was organized after High Level Dialogue. In the evening, Closing Ceremony of MUF2020 with Declaration of Action ending MUF2020 sessions.

### SPECIAL SESSION

**Driving Sustainability Through Technology And Innovation;** Mr. Girish Ramachandran, Executive Director 27 Group moderated the panel session and set the tone of discussion by underlining Global Innovation Index (GII) where Malaysia ranked 35th of 129 countries and ranked 26th out of 63 countries in World Digital Competitiveness (WDC). He then shared opportunities for exploration in this sector. He implored more initiative towards achieving sustainability and centred around the three Ps: People, Planet and Profit. He asked each of the panelists to give their views on two most important SDGs for them.

From a town planner perspective TPr Gs Dr Shamsaini binti Shamsuddin: Deputy Director General (Planning) Federal Department of Town & Country Planning (PLANMalaysia) expressed the need of a platform that standardises information and allows exchange of ideas from various agencies and the people. Tan Sri Dato' Academician (Dr.) Ts. Ahmad Zaidi bin Ladin, President Malaysia Board of Technologists (MBOT) expressed private-public partnership is a vital component in fostering a sustainable urban culture. For example, SMART tunnel has proven that with good leadership,

interest in technology and bold decision making process, Kuala Lumpur managed to avoid 8 major floods over the past 10 years. Ms. Norliza Hashim, CEO Urbanice Malaysia concluded the session and urged for innovation and technology to go beyond profits, citing Silicon Valley (San Francisco). She then emphasised the need to have a lot of empathy and understanding on what we are going through today.



## CLOSING CEREMONY MUF2020

**Decade of Actions:** The closing ceremony of MUF2020 were opened with representative from stakeholder assemblies to share their groups Decade of Actions. A representative from Women Assembly expressed on the implementation of short- and mid-term plans need to be monitored and evaluated and the need to achieve gender responsive and participatory budgeting in policy-making and programs. Then, a representative from Youth Assembly has highlighted 3 key action plans from the youth assembly; 1) to establish partnership with various youth groups and local authority 2) to include all youth participation regardless their background and 3) to have an equal access to safe and healing program for youth in urban area. Ms. Fatin Farhana from Grassroot Assembly shared the grassroot commitment on strengthening the disclosure of accurate and transparent information, strengthening the cooperation of various sectors, ensuring accessibility to local data level in decision-making and holistic implementation and ensuring the involvement of whole communities, agencies and all levels of government. Mr. Darlen Douglas from City Leaders Assembly underlined the importance “to think globally and act locally through; 1) adaptation of goals and targets related to poverty, achieve inclusive economic prosperity, reduced inequalities, ensure peaceful, just and inclusive societies, 2) respond directly to challenges and measure the progress in combatting urban issues 3) promoting a bottom-up approach among community and levels of government and 4) empowerment of local leadership.

Ending the closing ceremony, Norliza Hashim, CEO of URBANICE Malaysia, highlighted the gist from the three days’ forum: 1) what has been achieved and how to accelerate further SDG agenda,

2) governance and leadership needs to bring-up the SDG agenda and 3) partnership between stakeholders. She also shared that big stakeholder groups were successfully brought into the forum – women, youth, grassroot and city leaders. The most challenging part of conducting MUF2020 is engaging half virtual and half physical audiences during this pandemic time.

Despite all the challenges, she highlighted that importance of MUF2020 convened during pandemic to educate and engage overall community and aligning budget according to SDG policies in order to have a successful implementation of SDG agenda. She also underlined panelists have highlighted the importance of evidence-based in decision-making. Sharing of information and data could empower people to participate in finding a solution or making decision in the future. She explained the roundtable sessions helped to develop a framework, outlining problems and recommendations on what needs to be done.



## THE 2020 MALAYSIA'S WORLD HABITAT DAY CELEBRATION



### LAUNCHING CEREMONY

The Ministry of Housing and Local Government of Malaysia (MHLG) is the ministry in charge of all programmes involving UN-HABITAT activities in Malaysia, in line with 'Habitat Agenda' commitments, principles, and recommendations. MHLG is also responsible for organising activities and programmes in conjunction with the World Habitat Day celebration annually.

Due to the COVID-19 pandemic, most events were conducted virtually including the 2020 World Habitat Day celebration in Malaysia with the theme "Housing For All: A Better Urban Future". Other programmes that were conducted are Photojournalism Competition, National Scroll of Honour Award for Human Settlements, Publication of Habitat Magazine, Habitat Awareness Campaign and Interview session with Radio KPKT.

On the 27<sup>th</sup> November 2020, YB Dato' Sri Dr. Haji Ismail bin Haji Abd. Muttalib, Deputy Minister of Housing and Local Government officiated the 2020 Malaysia's World Habitat Day Celebration.

The hybrid celebration was held at Dewan Kristal, the main auditorium at the MHLG broadcasted via Facebook Live from MHLG official Facebook page with more than 1300 viewers. The celebration was also joined by the representatives of Muafakat Komuniti secretariat from all over the country via Zoom Meeting Application.

During the event, the Deputy Minister MHLG, YB Dato' Sri Dr. Haji Ismail presented the award for The 2020 National Scroll of Honour for Human Settlements and Photojournalism competition winners.



## NATIONAL SCROLL OF HONOUR AWARD FOR HUMAN SETTLEMENTS

The National Scroll of Honour Award for Human Settlements 2020 is a national level award that recognises individuals or organisations that have significant contributions to the development of human settlements. Their contributions may include improving the quality of life in the city or providing a better life for the homeless.

For 2020, the National Scroll of Honour Award for Human Settlements was awarded to Subang Jaya City Council (SJCC) for the success of their “Transformation Towards Sustainable and Resilience Community of SJCC” project.

The full results of the award recipients are as follows:



### Champion

**SUBANG JAYA CITY COUNCIL**

- RM5,000.00 cash
- Trophy
- Certificate

PROJECT TITLE:

**“TRANSFORMATION TOWARDS SUSTAINABLE AND RESILIENCE COMMUNITY OF MBSJ”**



### First Runner-Up

**AMPANG JAYA MUNICIPAL COUNCIL**

- RM3,000.00 cash
- Certificate

PROJECT TITLE:

**“KELAB KEBUN KOMUNITI RUMAH PANGSA AU2, KERAMAT”**

# NATIONAL SCROLL OF HONOUR AWARD FOR HUMAN SETTLEMENTS 2020

## TRANSFORMATION TOWARDS SUSTAINABLE AND RESILIENCE COMMUNITY OF MAJLIS BANDARAYA SUBANG JAYA

*“Rejuvenation Neighbourhood Space Of Low Cost Housing Scheme For Future Generation”*



### 1. BACKGROUND AND INITIATIVE

**S**tratifed development has shown a drastic increase in the Subang Jaya City Council (MBSJ) since 2015 until now. MBSJ currently owns 1,230 stratified construction lots with 179, 293 ownerships. Citing the Message from Tun Dr Mahathir Bin Mohamad, Malaysia’s Prime Minister in National Community Policy, “Poor communities with 30 percent of them living in stratified housing are those who need attention. MBSJ holds the dream of inclusive planning to engage and encourage this community to “Create a Local Neighborhood Space” as a self-sustaining and sustainable solution in the City’s initiative to enhance the standard of low-cost housing. The idea of Group participation to create

a living room is distinct from the normal methods of planning. Quite context-sensitive, this idea derives from the community's needs and is driven by them themselves. By comparison to the importance of 'individuals' this definition positions the importance of 'collective.' Accordingly the community's energy, dedication and power is very significant. In making MBSJ a foreign local authority, MBSJ introduced Community development planning for low-cost flat houses for 122 construction lots within 10 years in order to provide better shelter for future generations to build.

## ISSUES & PROBLEMS

Community space is not adequately used and issues of vandalism arise

Issues and problems arising from community-related awareness are often discussed in apartments due to social problems and poor infrastructure issues, as well as the vandalism problem. At the same time, the effectiveness generated by financial constraints as well as the cooperation offered by all people residing in the area is operating in these low-lying children's areas. Both sides need to keep these problems updated so that we can move forward together



**PROJECT OBJECTIVES**

Implementing physical and community change in creating sustainable project models that will continue to enhance the quality of the neighbourhood and the environment by promoting the national policy and sustainable development goals of the city

This physical and community transformation is one of the efforts to enforce the National Community Policy to motivate the target population to ensure that a prosperous country is developed that embraces the 11 elements of the "Sustainable Development Goals" Implementing this project also constitutes the national agenda for creating a harmonious and resilient community



## PROJECT TARGET

Create a Local Neighbourhood Space” as a self-sustaining and sustainable solution in the City’s initiative to enhance the standard of low-cost housing

The MBSJ implementation target for this project is for a 10-year period comprising a total of 122 low-cost housing, the B40 target area to provide better shelter for future generations. This project implementation brings new life to the people of the low strata development region in order to ensure a more harmonious and sustainable environment in line with the country’s growth. This initiative will also help residents build a more resilient sense of confidence in themselves



## 2. PARTNERSHIP

### GOVERNMENT AGENCY

- Ministry of Housing & Local Government (KPKT)
- Lembaga Perumahan & Hartanah Selangor (LPHS)
- Islamic Religious Department (JAIS)
- Fire Department (BOMBA)
- Royal Malaysia Police (PDRM)
- Agriculture Department (Jabatan Pertanian)
- Zakat Selangor

### PRIVATE AGENCY

- Bukit Puchong Development Sdn. Bhd
- FEDEX
- ASSUNTA Hospital
- Pelaburan Hartanah Berhad



<p>EDUCATION AGENCY</p>	<ul style="list-style-type: none"> <li>• Institute Sultan Iskandar</li> <li>• University Of Technology Malaysia (UTM)</li> <li>• MARA University Of Technology Malaysia (UITM)</li> <li>• The National University Of Malaysia (UKM)</li> </ul>
<p>NON-GOVERMENTAL ORGANISATION (NGO)</p>	<ul style="list-style-type: none"> <li>• BUSKIN</li> <li>• Genexis Apex</li> <li>• TETRPAK</li> </ul>

### 3. IMPACT AND SUSTAINABILITY

#### Project Impact

<p>Improving Community Quality</p>	<p>After implementation, the area level of cleanliness and cheerfulness increased from unhappy conditions to happier ones. The participation of the population in the activities conducted is also rising and the population becomes more resilient, and the incidence of vandalism can be decreased as the population becomes more appreciative of the effort produced by itself</p>
<p>Powerful Communities</p>	<p>Through this initiative, a community that was once lethargic in terms of population relationship management, does not know how to develop network relationships with external organizations, is now more resilient and willing to step alone to raise funds for the delivery of population services and wise conflicts between them. Various changes were made with excellent approval</p>
<p>Reference model</p>	<p>This project is a reference material for other apartments who are eager to see the growth of the region in line with the government's intention in the future to create a viable community. Residents are also invited to hold exhibits to share their ideas and creation, and to highlight them</p>
<p>Public Recognition</p>	<p>This project has received national attention and is eager to understand the implementation of this project and the developments taking place with it. Articles have been published via the mass media and print media telling about the benefits of the project that have left a positive impact on the locals</p>



**BEFORE**



**AFTER**



## 4. INNOVATIONS AND RECOGNITIONS

### INNOVATIONS

'Sustainable and Resilient Communities' use the 'people process' approach in identifying the root cause of the problem and subsequently formulating appropriate solutions to enable the concept of these solutions to be adopted by the B40 community.

The concept of integrated solutions is based on the transformation of the B40 community from the aspects of good governance, social, economic and environmental through the introduction of the Smart Community Transformation Module;

- Education
- Good Governance
- Entrepreneurship
- The Spirit of Loving the Environment and the Township

### RECOGNITIONS

**My Place Awards 2019 (Excellence In Placemaking)**

Platinum Awards

Category 2 – Community & Neighbourhood Park

**CCIN UTM 5 Star Impact Award 2018**

Rejuvinasi Komuniti Bukit Puchong



# NATIONAL SCROLL OF HONOUR AWARD FOR HUMAN SETTLEMENTS 2020



## AMPANG JAYA MUNICIPAL COUNCIL (MPAJ)

*“Projects And Addresses: Flat Au2 Keramat, Community Garden Club”*



### 1. BACKGROUND

**F**lat AU2 Keramat, Community Garden Club (KKRPAK) was officially established on 25 September 2015 under the Programme “CSR with the community” co-organised by Committee Flat AU2, Taman Keramat together with Maybank, Ampang Jaya Municipal Council (MPAJ), Department of Irrigation and Drainage (JPS) and Global Environment Centre (GEC).

Initially, KKRPAK was started with only 3,600 square feet (0.08 acres) and in close cooperation with the committees, the garden has grown to 0.74 acres in one year.

The Committees consist of 20 members and the local residents present occasionally if there any programme conducted at the garden. Programs such as cleaning the garden, lunches on weekend, religious ceremonies and such.

Area	12 acres
House Unit	688 house unit (18 block)
Residents	2,250 people (approximately)
Race	<ul style="list-style-type: none"> <li>• Malay (93%)</li> <li>• Indonesian (6%)</li> <li>• Others (1%)</li> </ul>



## 2. INITIATIVE OR PROJECT DESCRIPTION

Before it was established, this garden ran the program "River of Life with JPS, GEC and MPAJ. The idea to create this garden was based on discussions with Maybank during the activities to enhance the riverbank and its surroundings.

There are over 150 types of tree planted consists of traditional salad such as Ulam Raja, Torch Ginger and lemongrass. There is also fruit tree such as jackfruit, durian, mango, ficus, strawberry and others.

Besides, there are planted various popular herbs including Tongkat Ali, Kacip Fatimah, Phaleria Macrocarpa and more. Plants here are watered by Sungai Kelang and there are also 2 catfish ponds as a source of food and revenue.



### 3. PARTNERSHIP

Prior to the programme in 2015, the area on the banks of the river and Flat AU2 faced numerous problems and issues due to the abandoned cliff surrounding. Among the problems were mosquito breeding grounds, a former squatter site that became a place for drug addicts and dumping site.

The idea to create this garden was based on the discussions with Maybank during the activities to enhance the riverbank and its surroundings. In addition, this garden is a joint venture with JPS, GEC & MPAJ in running the River of Life programme.



### 4. IMPACT

After a few years, the garden became well known and had received visitors from all over Malaysia. There are also overseas visitors from Korea, Japan, China, and Switzerland.

The garden was also visited by the ministers such as YB Dato' Seri Mohamed Azmin Ali (Senior Minister, Minister of International Trade & Industry), Tan Sri Noh Omar (Former Minister of Housing and Local Government). Crown Prince of the Malaysian state of Selangor also had visited the garden.

In 2017, the garden was flourished and produced Roselle juice and catfish as economic resources for the committees.



## 5. SUSTAINABILITY

KKRPPATK was started in 2015 and still lasts until now. The commitment and cooperation of all members and MPAJ play an important role in each success achieved. Each member has their own efficiency where it is fully utilised in this garden.

Recently, in conjunction with World River Day 2020, a programme was implemented on a large scale . The Programme to Implement Biodiversity Conservation in River Management was held on 27 September 2020 .



## 6. AMENDABILITY

KKRPA has won as a champion and runner-up in Garden Community and Green Neighbourhood organised by MPAJ in 2016. Awarded as Gombak District Level champion in 2018, Best Community Gardening Award Guided by Selangor Agriculture Department, Green Award in Selangor Planning Day and ROLPOP5 Award in 2019.

KKRPA has also received coverage from PEMANDU, The Star, Sinar, Harian Metro, Malaysian Insight and 3 episodes with Astro Awani in the TANAM programme. The AU2 Flat Garden Community was also recognised by Ampang Jaya Municipal Council (MPAJ).

Other than sharing knowledge, seeds and plantation steps are also given to the needy.



Video



Komuniti Keramat berubah dari dadah kepada berkebun



## 7. INNOVATION

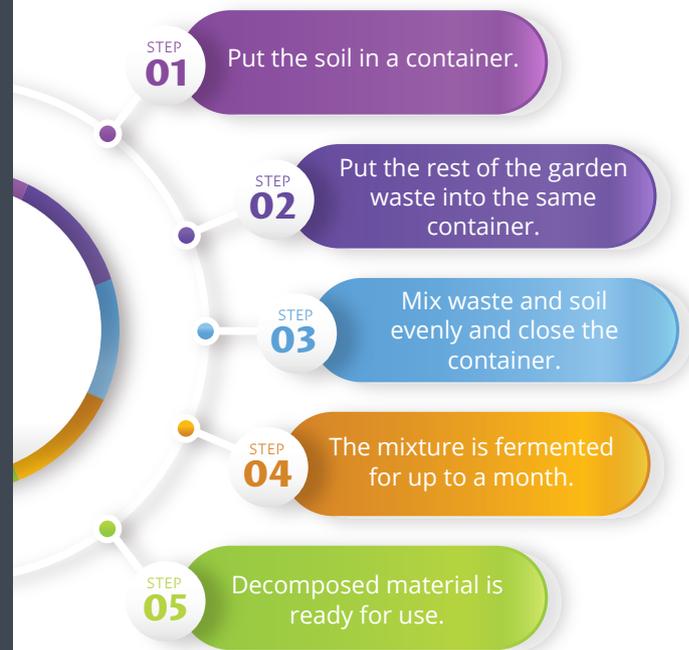
The use of SPAH is intended for water tanking activities to the Garden Community crops. In terms of average water consumption, as much as 250 liters of water is used in a day. The average time of watering is for 10 minutes each time.



Among the most interesting crops and preparations are paddy and recycling centre. There are also two catfish ponds that can accommodate as many as 2,000 fish at one time.



The method of composting the garden waste:



## PHOTOJOURNALISM COMPETITION

Photojournalism Competition is a form of visual representation or storytelling of an object, event or situation presented through a photo and supported by a brief description in line with the theme of the celebration.

For 2020, the competition had received 32 participations to foster awareness and interest related to housing and well-being through photos. Photojournalism titled “Bandar Lestari – PR1MA Alam Damai” by Ms. Norlia binti Razali was chosen as the winner of this competition. The full results of the competition are as follows:



### Champion

**MS. NORLIA BINTI RAZALI**

RM3,000.00  
cash  
Certificate

PHOTOJOURNALISM TITLE:

**“BANDAR LESTARI – PRIMA ALAM DAMAI”**



### First Runner-Up

**MR. TAN KOK CHAON**

RM2,000.00  
cash  
Certificate

PHOTOJOURNALISM TITLE:

**“FENOMENA GELANDANGAN DI SABAH”**



### Second Runner-Up

**MR. MUHAMMAD AMIR BIN HARITH**

RM1,000.00  
cash  
Certificate

PHOTOJOURNALISM TITLE:

**“HOUSE AS A LIFE”**



# Champion

MS. NORLIA BINTI RAZALI

## HOUSING FOR ALL A BETTER URBAN FUTURE



Lokasi dan kedudukan PRIMA Alam Damai ini selaras dengan konsep pembangunan yang berteraskan tiga elemen iaitu alam sekitar, sosial dan ekonomi. Keseimbangan dalam ketiga-tiga elemen ini yang menjadikan sebuah pembangunan adalah lestari.

Bandar di Malaysia perlu bersedia untuk menghadapi cabaran masa depan sejajar dengan urbanisasi yang pesat, kemajuan dalam pelbagai bidang, demografi dan perubahan sosial. Kepadatan penduduk di bandar juga semakin tinggi dari hari ke hari. Antara langkah dan pendekatan yang telah diambil oleh pihak kerajaan adalah mewujudkan konsep Bandar Lestari. Konsep Bandar Lestari dapat menangani ketidaksamaan yang berlaku melalui perancangan dan reka bentuk yang lebih baik, menyediakan peluang pekerjaan, menyediakan perumahan mampu milik bagi setiap golongan dan pengangkutan yang mudah dicapai. Persekitaran perumahan pula perlu menjadi pusat pembangunan bandar yang mampan dan inklusif. Sasaran Pembangunan Lestari 11 bertujuan untuk bandar yang berdaya tahan, inklusif, aman dan seragam. Salah satu sasarannya adalah akses ke perumahan dan perkhidmatan asas yang mencukupi, selamat dan berpatutan untuk semua menjelang tahun 2030. Ini adalah selaras dengan objektif dasar perumahan iaitu memastikan bahawa semua rakyat Malaysia, terutamanya golongan berpendapatan rendah mempunyai akses ke tempat tinggal dan kemudahan yang berkaitan dengan mencukupi dan berpatutan. Dasar ini ditekankan melalui program perumahan dan strategi yang digariskan dalam rancangan pembangunan negara. Pembangunan perumahan juga menekankan falsafah penyelesaian manusia melalui penyediaan perkhidmatan dan kemudahan sosial serta aktiviti ekonomi yang diperlukan untuk pencapaian kualiti hidup yang lebih baik, integrasi nasional dan perpaduan.

Sebagai contoh pembangunan perumahan yang telah diwujudkan bagi mencapai maksud di atas adalah **Residensi Alam Damai** yang merupakan salah satu perumahan PRIMA yang mampu dimiliki oleh golongan pertengahan. Ia menawarkan kediaman indah dilengkapi taman rekreasi yang menarik serta kemudahan asas yang lengkap. Berkonsepkan ketenangan, Residensi ini menjadi pilihan utama bagi yang mengimpikan kehidupan dengan gaya hidup yang selesa dikelilingi kehijauan alam semula jadi dan kemodenan. Lokasinya yang terletak di **Persiaran Bestari, Taman Alam Damai, Kuala Lumpur** amat strategik yang dikelilingi oleh kemudahan-kemudahan seperti pusat membeli-belah, masjid, balai polis, kedai serba guna, dan bersebelahan nya pula ialah sekolah rendah dan menengah yang menjadi tarikan utama bagi penghuni perumahan ini. Dari segi perhubungan pula perumahan ini tidak jauh untuk akses ke Lebuhraya Cheras – Kajang, Lebuhraya MIRA, Lebuhraya SILK dan Lebuhraya Hubungan Timur – Barat. Ia juga berdekatan dengan stesen MRT Cheras Sentral, Taman Suntex dan Aman Cuepac serta stesen komuter Bandar Tasik Selatan. Ini menunjukkan pembangunan yang dirancang menjadikan bandar tersebut lebih baik untuk masa akan datang.



Lokasi nya yang terletak bersebelahan SMK Alam Damai memudahkan anak-anak di perumahan ini untuk ke sekolah dengan hanya berjalan kaki tanpa perlu menaiki kenderaan dan secara tidak langsung ia dapat mengurangkan kepadatan kenderaan di kawasan sekolah ini.



Bersebelahan SMK Alam Damai pula adalah SK Alam Damai. Penghuni perumahan di sini tidak perlu keluar dari kawasan perumahan untuk menghantar anak-anak ke sekolah. Segalanya tersedia di sini secara tidak langsung ia dapat menjimatkan masa dan mengurangkan kos pengangkutan.



PRIMA Alam Damai dirifikan sebagai kawasan perumahan yang lengkap dengan kemudahan, kemudahampaian yang baik, serta kawasan kejuruan yang mampu memberikan segala kemudahan yang diperlukan. Ini menunjukkan hasil perancangan yang baik disamping mengambil faktor-faktor sosioekonomi. Reka bentuk yang menarik dan seragam juga meningkatkan kualiti perumahan bandar ini.



Taman Rekreasi yang disediakan di dalam kawasan perumahan ini memberi keseimbangan dalam rekabentuk dan peneraian ruang. Hubungan terhadap persekitaran amat dititikkan yang merangkumi konsep kebebasan, ruang, dan kehidupan sihat.



Kedai serbaneka merupakan kemudahan yang telah disediakan di dalam kawasan perumahan ini bagi memudahkan penghuni mendapatkan keperluan asas tanpa perlu keluar membawa kenderaan.



Gymnasium juga disediakan disini bagi menggalakkan penghuni bersenam untuk menjaga kesihatan.



Dewan Komuniti disediakan bagi memudahkan penghuni mengadakan sebarang acara atau majlis.



# 2 First Runner-Up

MR. TAN KOK CHAON

## Fenomena Gelandangan Di Sabah

GOLONGAN gelandangan merupakan kelompok masyarakat yang tiada rumah dan mereka biasanya berada di bandar-bandar besar seperti Kuala Lumpur, Kota Kinabalu, Sandakan. Kewujudan golongan ini adalah disebabkan pelbagai faktor yang menghimpit dan mendesak, antaranya kemiskinan bandar, disisih keluarga, bekas banduan, gangguan mental, penagih arak atau dadah ataupun pendatang haram dari negara jiran. Walaupun ia bukan fenomena baharu dan berlaku sejak dahulu lagi, bukan sahaja di Malaysia, tetapi di seluruh dunia, malah di negara-negara maju, gelandangan menjadi masalah sosial yang bertambah kritikal akhir-akhir ini. Menangani masalah gelandangan adalah antara isu yang perlu kita beri tumpuan dan keutamaan.



Dalam Kereta

Lokasi : Sandakan, Sabah



Tepi Bangunan

Lokasi : Sandakan, Sabah



Pintu Masuk Pasar

Lokasi : Sandakan, Sabah



Kaki Lima

Lokasi : Sandakan, Sabah



Bahu Jalan

Lokasi : Sandakan, Sabah



# 3 Second Runner-Up

MR. MUHAMMAD AMIR BIN HARITH



LEMBAH SUBANG PPR

## HOUSE AS A LIFE

Kuala Lumpur, Malaysia

Housing is the basic necessity of every human being where each of us need home to have proper rest and to relax our body after a hectic exhausted day. Home is where families living together under the same roof and share together the joy, sorrow, laughter and experiences.

Our homes are a reflection of our emotion, feelings and thoughts where here is the place of being connected everyday of our lives with our families. We need many things to live and grow. House, air, water, foods, and clothes are the basic needs to everyone. The pandemic has changed us. These hard times are teaching us the value of everyday, good house, family, food items like fruits, vegetables, and groceries in our lives.

In order to stay energetic, we need fresh and clean air to breath for a good. We all need a good house to live in. A house protects us from heat, cold, wind, rain, animals and thieves. A house should be airy. The surrounding of our house should be kept clean, safe and secure.

As a developing nation Malaysia has realized the pivotal role of the construction sector not only in economic growth but also in improving the quality of life and living standards of Malaysian people. From the very ancient time till today era of 2020s, people's need for a safe place to live in is considered to be a very fundamental need. This is how the concept of home has emerged and only homeless people can understand the sufferings of not having a shelter. In line with Malaysia development the related body need to focus to enhance the current and provide affordable and quality shelter, particularly the low-income groups. To upgrade on open space for healthy lifestyle, and public amenities to be provided to improve the quality of life of the people.



TIPTIWANGSA LAKE PARK



FLAT WITH KLCC VIEW



SERI NEGERI SEMBILAN, SENTUL AND "THE FANNET, SENTUL EAST"

# HOUSING POLICIES

## NATIONAL HOUSING POLICY (2018-2025)

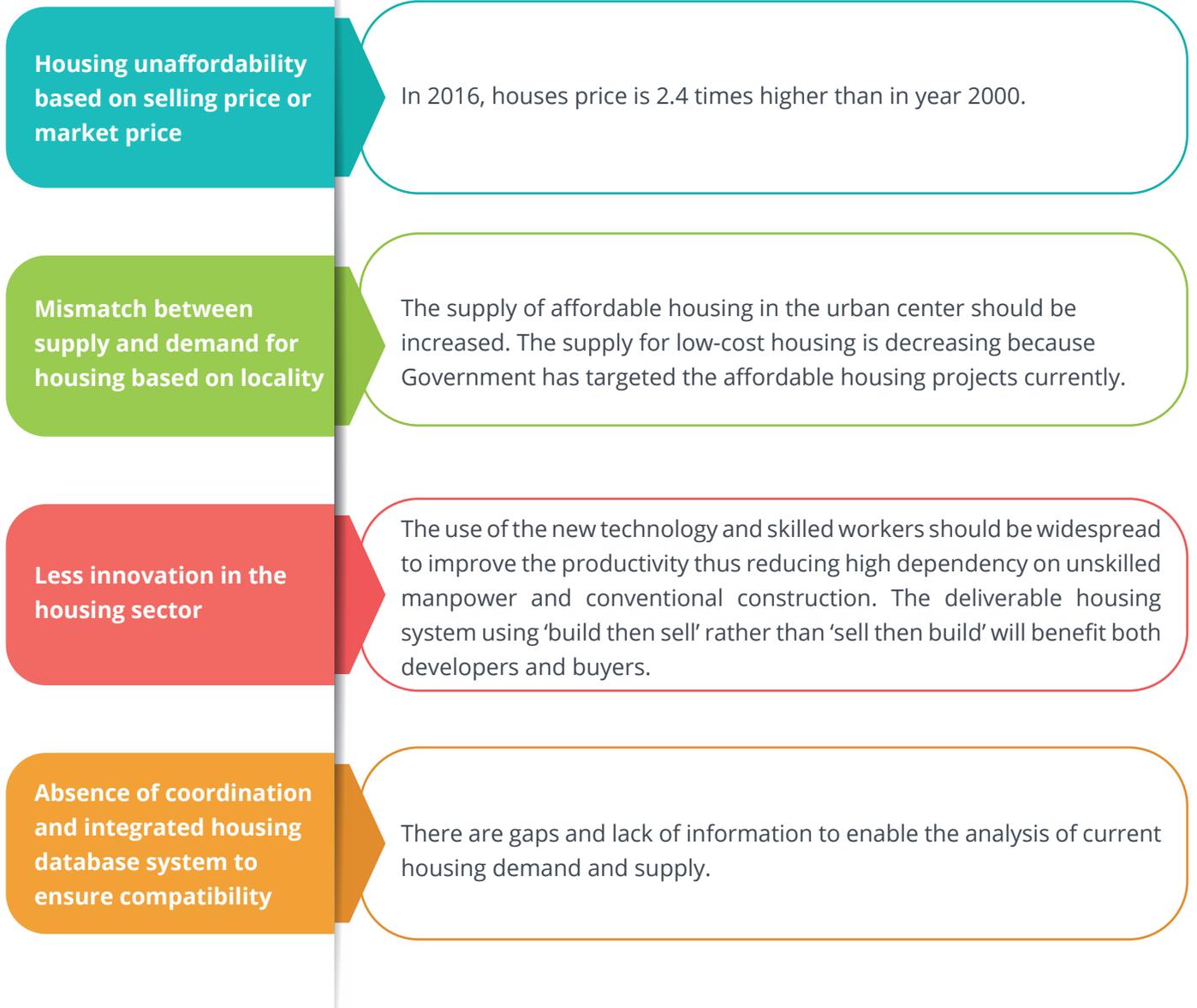


**N**ational Housing Policy (NHP) 2018-2025 is the main policy which provides the direction and basis for the planning, development and management of the housing sector in the country. To address housing issues holistically, the NHP is used as a basis to guide, manage and coordinate the planning and development of the housing sector more efficiently and systematically to provide the attainment of better quality of life, cohesive neighborhood, unity and to ensure all Malaysians have access to adequate, inclusive and affordable shelter and related facilities.

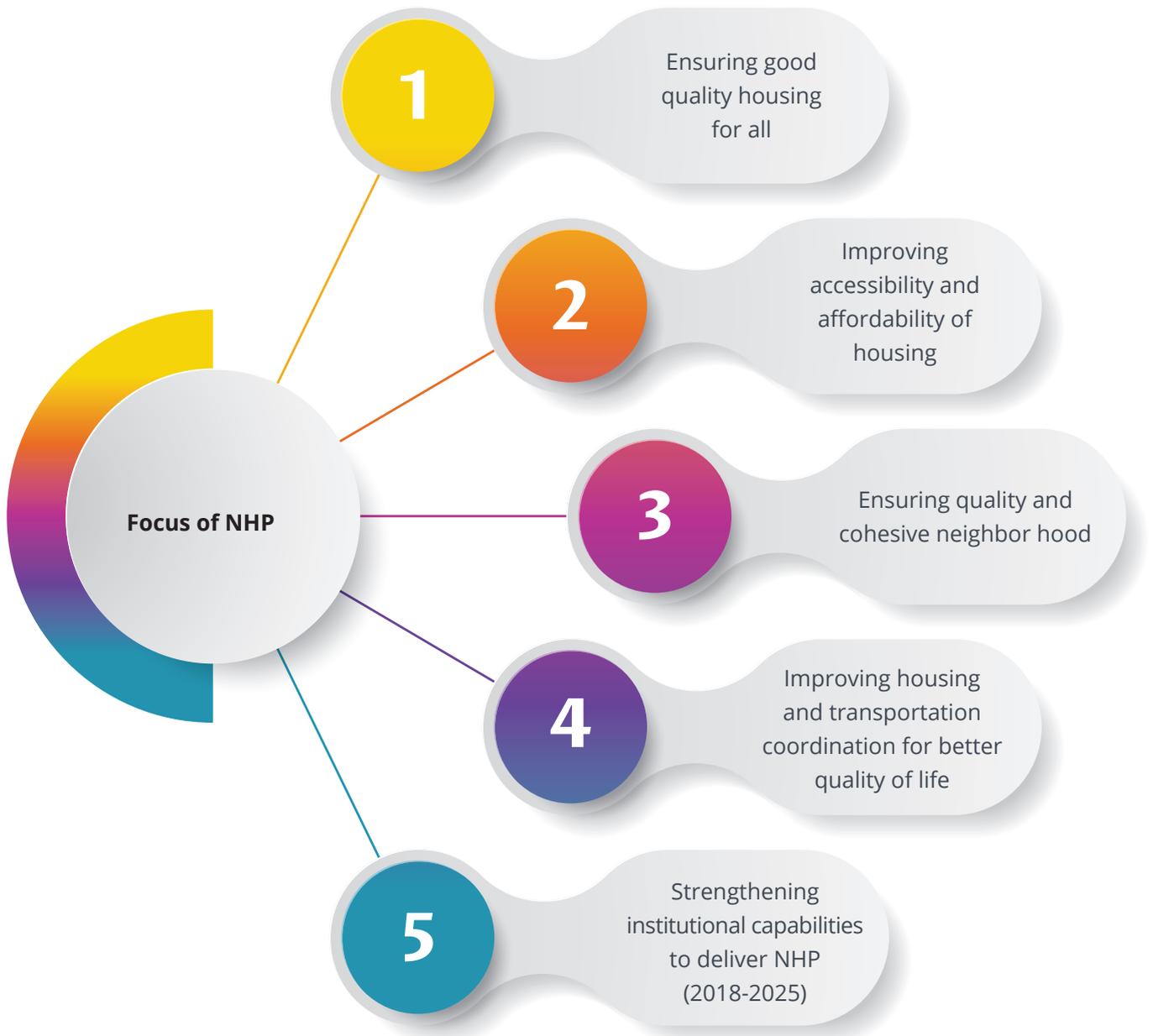


The NHP is established to address the current and future challenges and issues that related to the aspect of the construction, quality on housing, demand and supply of the mismatch problem and also improving the capability of the people to own or rent houses through effective implementation and compliance of the housing service delivery system.

The issues and challenges are as follows:



The focus of NHP are as follows:



## NATIONAL AFFORDABLE HOUSING POLICY (NAHP)



**N**ational Affordable Housing Policy (NAHP) is the sub policy to outline guidelines and action plans in improving the provision of ownership and rental of affordable housing developed by federal government, state government or private sector to curb issues related to the affordable housing sector.

## Objectives:

To streamline and centralisation Affordable Housing Policy among the industry players.

To provide practical and relevant Affordable Housing Policy in line with the growing housing industry.

To assist the public and private sectors to encourage the development of affordable housing that are cost and time effective.

To outline the specifications and characteristics of sustainable, livable and safe housing development to improve the quality of life at affordable price.

To reduce the cost of affordable housing without compromising the quality of house, public amenities and facilities and environment quality.

## The definition of National Affordable Housing Policy

NAHP approach on affordable housing are houses that are affordable, livable and safe to live in to meet the needs of the people under B40 and M40 low-income groups. Affordable housing comprised of housing that are provided entirely by the Federal Government, State Government or private developers in collaboration with private developers. The development of affordable housing should be implemented according to the needs of each location (states) and the needs of the people in the area.

## The criteria concept of the National Affordable Housing Policy

The NAHP outlines 17 criteria that need to be taken into account towards achieving the goal of affordable housing. The criteria are as follows:

- House price with income
- Rental costs with income
- Availability of interest rates and mortgages
- Availability of rental accommodation
- Availability of affordable housing products at affordable prices
- Security
- Access to employment opportunities
- Access to quality transportation facilities
- Access to quality school
- Access to the shopping areas
- Access to childcare centers
- Access to recreational facilities
- Access to the open space
- Access to the health services
- Quality housing
- Energy efficient housing
- Provide solid waste management facilities

The criteria of affordable housing are as follows:

- Affordable house price category
- Affordable housing standards
- Quality house construction standards
- Affordable home ownership control
- Affordable housing development control
- Bumiputera ownership quota

### The standard of affordable housing

The affordable housing standard is the guidelines to all the parties involved in the construction and development of affordable housing in Malaysia. It is to ensure the provision of quality and sustainable housing. These standards can be referred in the National Housing Standards (CIS 26: 2019) published by the Construction Industry Development Board of Malaysia (CIDB). The basic features of an affordable home are based on the following criteria:

Basic characteristics of affordable homes

House size	900 sq ft.
Carpark	1 or 2 units (depends on the house type and number of housing units)
Certification	QLASSIC
Development density	(a) Strata – 120 unit/acre for city areas and 150 unit/acre for TOD areas (b) Teres Setingkat – 15 unit/ekar
Building technology	(a) IBS & BIM (b) Universal Design (c) QLASSIC (d) Solid waste management (best option using chute system) (e) Rainwater management and reuse system (SPAH) (f) Solar energy system (g) Wireless Local Area Network (Wifi) (h) Extended Rooms/ Dual Keys
Public facilities	(a) Kindergarten (b) Surau and Funeral Management Room (c) Playground (d) Multipurpose hall (e) Mortuary management room (non-muslim) based on population ratio

## Affordable housing standard

Category	Strata
Area	900 sq ft.
Multi-storey housing density standard (maximum (development density)	<ul style="list-style-type: none"> <li>(a) Urban areas in Selangor, Penang, Johor and Kuala Lumpur – 120 units/acre</li> <li>(b) In transit oriented development (TOD) areas and transit planning zone areas (within 400 meters of the main transit station) – 150 units/acre</li> <li>(c) The determination of this density is subjected to the Local Authority (PBT) by taking into account the suitability of the proposed location/site as well as public facilities and infrastructure such as access roads, Traffic Impact Assessment (TIA) report requirements and technical requirements set by the PBT.</li> </ul>

## Parking facilities in residential areas

Landed housing	One (1) parking space/ house unit
Multi-storey house	<ul style="list-style-type: none"> <li>(a) 1 plot / house unit (accessory plot) – floor space ≤ 1,000 sq ft</li> <li>(b) 2 plots / house unit – floor area of 1,000 sq ft and more</li> <li>(c) Additional 10% of parking lot for visitors</li> <li>(d) Additional 1 motorcycle parking space/ 2 house units</li> </ul>

## Standards of the provision of parking facilities in housing areas for people with disabilities

Parking lot unit	<ul style="list-style-type: none"> <li>(a) 1 – 25</li> <li>(b) 26-50</li> <li>(c) 51-100</li> <li>(d) 101-200</li> <li>(e) &gt;200</li> </ul>
Parking lot unit for <i>OKU</i>	<ul style="list-style-type: none"> <li>(a) 1</li> <li>(b) 2</li> <li>(c) 4</li> <li>(d) 6</li> <li>(e) 6 + 1 additional spaces for every 100 regular parking spaces</li> </ul>

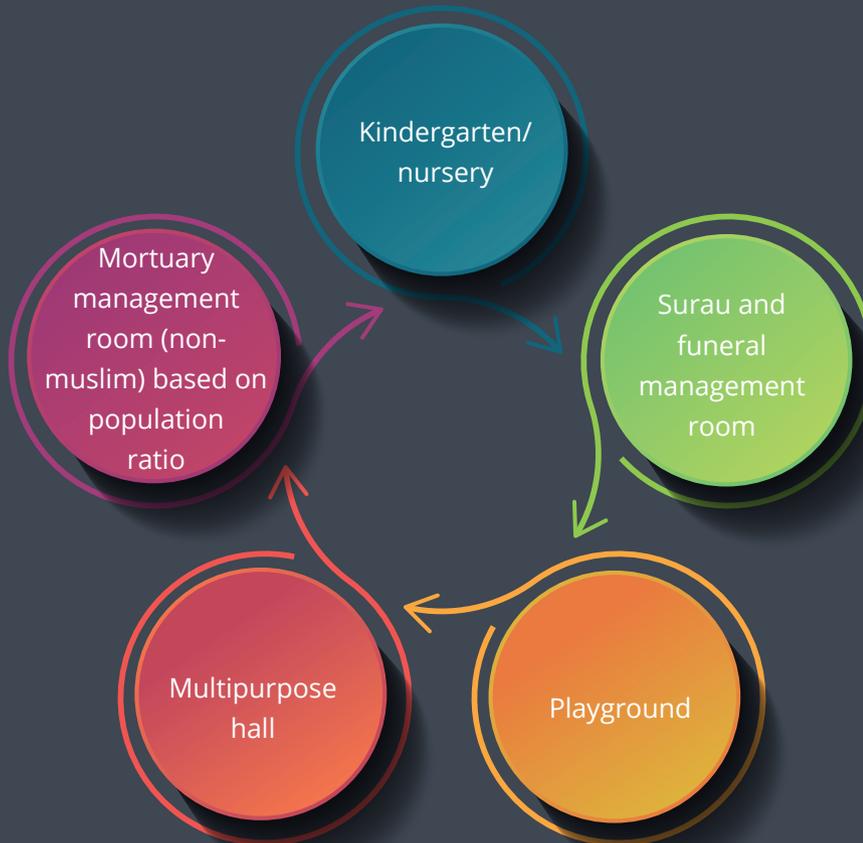


## Public and community facilities

The provision of affordable housing without careful consideration of the elements of convenience for the local community can contribute to the existence of troubled communities. Emphasis on the aspect of housing quantity alone without taking into account the quality of housing can lead to the social issues that cause unstable communities. Therefore, in order to create an integrated and thriving neighborhood community, the provision of comprehensive public facilities is necessary. Community empowerment should be supported by the provision of community facilities in the form of community centers and spaces for interactive communities such as open spaces, multi-purpose halls, community halls, religious places and others. The characteristics of good public facilities and recreational community spaces are determined by the following aspects:



Provision of public and community facilities such as:



# THE SUMMARY OF HOUSING PROGRAM IN NATIONAL HOUSING DEPARTMENT (JPN)

## The People's Housing Program (PPR)



**T**he People's Housing Program is a government program for the resettlement of squatters and to meet the housing needs of the low-income group (B40). The National Housing Department, under the Ministry of Housing and Local Government (MHLG) is the main implementing agency for PPR projects throughout Malaysia. PPR consists of two (2) categories, namely rental PPR and owned PPR.

All houses built under both Owned PPR and Rented PPR programs use the low-cost housing planning and design specifications set by the National Housing Standard for Low-cost Housing Flats (CIS3: 2005).



## Malaysian Civil Servant Housing Program (PPAM)



**T**his special affordable housing scheme was created with the aim of enabling civil servants to own houses below market price. The program was launched by the Government in early 2013, following the decisions of the Cabinet on 30th January 2013 and 27th March 2013 which agreed that a project be studied to provide initiatives to civil servants, especially the low and middle income, to buy houses, especially in major cities at a reasonable price or lower than the market price.

The Malaysian Civil Servants Housing Program (PPAM) has its own history of how it was created which covers the concept, type and method of development implementation. Each PPAM project does not have the same development approach, which differs according to the current factors, land ownership as well as the physical topography of the project location involved. However, the conditions for the selection of applicants are uniform according to the eligibility of a particular basic salary.

The development of PPAM is procured through the build then sell variant 10:90 (BKJ 10:90) method where 10 percent is paid to developer upon signing the Sale and Purchase Agreement and the balance after the Certificate of Completion and Compliance (CCC) is issued. A moratorium of 10 years is imposed on PPAM housing units.

PPAM offers multi-story and landed housing units with an area between 850 to 1,500 square feet depending on demand and location suitability. The selling price (standard unit) is between RM90,000 to RM300,000 depending on location and size and subject to the approval of the PPAM Special Committee.

PPAM development is implemented by two (2) implementing agencies, namely:

**National  
Housing  
Department  
(JPN), KPKT**

Implement PPAM project development throughout the country except within the Federal Territory of Putrajaya. Managed by the Malaysian Civil Servants Housing Division (PPAM) (formerly known as the PPAM unit in the Prime Minister's Department) which was established on 1<sup>st</sup> October 2014.

**Putrajaya  
Corporation**

Implement PPAM project development in the Federal Territory of Putrajaya only.

## STATUS OF THE IMPLEMENTATION OF AFFORDABLE HOUSING IN 10 YEARS UNTIL 31<sup>ST</sup> DISEMBER 2020 ACCORDING TO THE HOUSING PROVIDER AGENCY

	COMPLETED (UNITS)	IN CONSTRUCTION (UNITS)	PLANNED (UNITS)
FEDERAL GOVERNMENT (INCLUDING MHLG)	49,293	92,649	108,756
STATE GOVERNMENT	24,507	44,016	214,586
PRIVATE AGENCY*	4,728	5,445	0
<b>TOTAL</b>	<b>78,528</b>	<b>142,110</b>	<b>323,342</b>

\*Including reports from MyHome and SHAREDA

## MINISTRY OF HOUSING AND LOCAL GOVERNMENT

	COMPLETED (UNITS)	IN CONSTRUCTION (UNITS)	PLANNED (UNITS)
PPAM	10,778	14,252	17,491
PPR	8,638	12,017	4,120
RUMAH TRANSIT	0	0	4,448
PR1MA	8,500	24,756	7,420
SPNB	7,089	8,264	29,210
<b>TOTAL</b>	<b>35,005</b>	<b>59,289</b>	<b>62,689</b>

# PHYSICAL PLANNING AND CRITERIA FOR URBAN HOUSING OF THE FUTURE

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Livable townships focus on the best elements for human beings and the environment, which are not solely about towns with buildings and vehicles. Success in providing physical components would be a reflection of the success of socio-economic planning and sustainable control of development. The preparation and process of shaping compact yet sustainably livable townships require a clear understanding of such matters. It is easier in planning, for example in preparing the layout design for a master plan, to start with an empty site. The greater challenge now is how to improve existing townships, giving space for the expression of extraordinary ideas that speak volumes for the resilience of the community and of the urban design. The efforts seen are not



limited only to projects related to new development: they also include regeneration, brownfield sites and urban renewal. Nevertheless, this work should be further complemented with people-friendly urban design and planning for housing as hybrid projects, for the sake of healthier human beings and a healthier environment through the following recommended criteria.

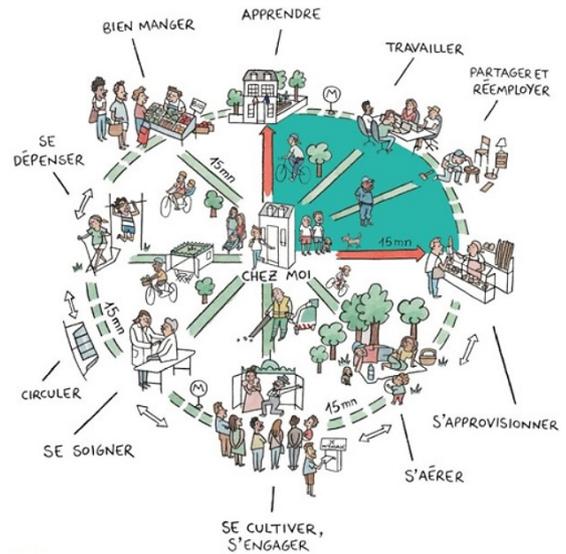
### Connectivity (connectivity and integrated urban networks connect the people)

It is important to have constant and continuous information updates on the neighbouring states and countries, in relation to ideas and best practices about townships. The focus should be on those which have garnered awards or achieved high standards locally or internationally. Examples are the greening of townships in Denmark and providing the means for connectivity between new and old townships in London. Auckland, New Zealand, is recognised as the world's most liveable city. It highlights the value of having a framework of an integrated, multi-modal transportation system, optimizing the use of smartphones and GIS (giving information on public parking lots, points of interest etc., with Wi-Fi being widely used) – this is Urban Intelligence.

There is greater awareness of risk, because of the pandemics, the increasing frequency of disasters and the challenges of climate change. This means that society is once again looking at models of '30- and 20-minute cities or neighbourhoods', notably initiated in Australia, and the 15-Minute City concept in Paris especially since the Paris Climate Agreement came into force. Such models build on the principles of New Urbanism and Transit-Oriented Development (TOD), and find their roots in the idea of the 'neighbourhood

unit'. This is new urban design. It aims to improve the quality of life by creating cities where everything a resident needs (jobs, food, recreation, green space, housing, medical facilities, small businesses and more) can be reached within 15 minutes by foot, bike or public transit. This is as recommended by PLANMalaysia for better connectivity. See Figure 1.

#### PARIS: 15-Minute City



#### MELBOURNE: 20-Minute Neighbourhood



Figure 1: 'Neighbourhood Unit' Concept

## **High-tech (technology especially information technology)**

Urban performance currently depends not only on a city's endowment of hard infrastructure (physical capital) but also, and increasingly so, on the availability and quality of knowledge communication and social infrastructure (human and social capital). The use of technology is fundamental to the shape of 'smart' cities, the preferred concept for the future. This is where digital technology is translated into better services for the public, resources utilized efficiently with less impact on the environment, and improved communication possibilities using the internet. This will mean an enhanced probability of new and better opportunities for all. The challenge is in seeking the best method of using technology, and in dealing with issues relating to its implementation. However, the real contest for physical planners is in matters related to Information and Communication Technology (ICT), as the spatial influence of daily activities has expanded from local to global scale. New technologies in the new urban world still depend on conventional telecommunication systems; but the organization of such urban networks within and between cities has not been studied in much detail yet. Innovations in technology could be of benefit in the integrated and smart development of a city's infrastructure, which would connect urban systems with humans more

effectively. Williamstown, in the USA, has experienced a drastic economic trend based on technological innovations in the communication industry. The focus of the USA's economy has entirely shifted onto such technology since 1990. This has developed a paradigm of competition with neighbouring towns for ICT instead of for jobs, evolving as a phenomenon of the Knowledge Economy.

For example, with the managing of data terminals, local authorities could improve the management of townships for the purposes of public safety, health, education and other large-scale measures (CCTV and crime prevention). Data terminals on infrastructure and transport provisions would relate to GIS software, (for Building Information modelling etc.). Such an approach is unavoidable in smart cities or townships as demanded by current needs. These technologies would be applied and accessed through real time traffic updates and road safety measures to be used while driving, informing and educating the road users. Local authorities are using even more advanced applications such as the digitalized traffic navigator (TNAV). This is how it is done in Manila, linked to the main TV stations as a private-public partnership.



## High-touch (equity & engagement)

‘High-touch’ can be translated as the opportunity for ownership or having the sense of belonging at all levels of society, be they individuals or groups. The opportunity for ownership is not only through direct means, which is by way of owning equity, but also through a sense of being connected with one’s surroundings. Usually, the populace not feel any connection with their towns or cities if they are not aware of the surrounding problems. People would only begin to take notice when they sense a connection with the environment. People would continue to use resources excessively if they are unaware of how each resource is being made ready for them (processing the raw materials into the end product – for example electricity and clean water); they would

be unaware of the negative consequences of their action for themselves, for other people and for the environment. The required infrastructure has to be provided for all levels of society, one example being for the disabled (which means adopting ‘universal design’ as a principle). An increase in the quality of life would also extend the lifespan of the community. For example, in Japan there is an agency that deals in equality issues involving the different ethnicities, genders, differences in status and senior citizens: it is called the Urban Renaissance (UR) Agency of Japan. This government agency provides and manages 750,000 rented houses, which equates to 1.5 million inhabitants who mainly live in urban areas.

## Identity

The concept of place identity is connected to public perception relative to their living environment. In modern cities, there has been a fading of urban identity through adopting similar planning and development frameworks, which has contributed to a loss of identity of local places. Local identity is formed

through the process of inheritance. The preservation of identity should invoke a feeling of love for the environment. Research conducted by the authors on urban place identity and place attachment features some significant attributes and elements of local places, as shown in Table I.

**Table I:** Attributes and elements relevant to urban place identity

Component	Attributes	Elements
Physical Element	Accessibility	Location; access & layout
	Legibility	Signage; greenery/trees; view; landscape features; buildings & facades; landmarks/ nodes; shopping complexes
Activity	Vitality	Liveliness; street activity; people watching; entertainment
	Diversity/ Choice	Product/services; sport & eating spots; day & night activities; mixture of people; price
	Transaction	Banking & communication centres; street vendors
Image	Legibility	Image; popularity
	Distinctiveness	Public open spaces; distinction; uniqueness; traditional
	Comfort	Resting space; convenience; facilities; environmental quality; maintenance
	Safety/Security	Surveillance; pedestrian-friendly

Some significant research findings in Australia and USA indicated configuration of place identity through functional and emotional attachment. Emotional attachment is reflected in the ability of places to fulfil the psychological needs of the users, evoking their emotions as a result of the meaning(s) and significance of places to them. A positive response of users in the form of satisfaction, enjoyment and security develops the identity of a place. The urban regeneration Green Square Project in Sydney, Australia has changed an industrial location into a site for 22,500 homes for a population of 40,000 and providing job opportunities for 22,000 people. Nevertheless, the industrial setting has been maintained with the involvement of individuals, government agencies and NGOs, by means of ownership and management. Copenhagen and New York have both successfully changed a truly rigid, earlier physical development into a 'people-centric' design, which is a development that focuses on humans. For example, Copenhagen

changed the use of motorized vehicles to bicycles and encouraged more social interactions. In Times Square and Broadway in New York, no-vehicle areas and the provision of pedestrian walkways have encouraged more social interactions. In San Francisco and Melbourne, the streets have been planned as networks connecting all the residential buildings to the social and economic activities, while maintaining local identity. For example, edible gardens, view decks, gathering places, and multi-purpose halls will be considered as basic amenities. The edible gardens will be places where the community can do some gardening – planting fruit trees, vegetables, chilli plants and so forth for consumption – while features such as view decks, lounges and multi-purpose halls are versatile spaces that can be used for exercising, parties and organising community events. It is also expected that estates with a dense population will have to cater for more vertical transportation as more people are moving in and out.





## CONCLUSIONS

Planners and decision-makers need to acknowledge the importance of local activities amidst the pursuit of modernity. The character of a place, its identity, combined with its socio-cultural profile has the potential to become an 'economic asset' which needs recognising while planning for a modern and sustainable township. In developing such a 'civilized' society, people's behaviours would be formed indirectly, resulting from the care and love for the environment which they are sharing together. Town planners should propose a development plan that is able to trigger social cohesion and develop social inclusiveness and social capital. It is important for

a town or city to portray its unique cultural and architectural signature, without compromising on public health and safety issues and while deterring the spread of diseases, fires and crimes. Such a signature would be able to heighten the public mood. The intelligent use of space in towns could develop a sense of pride in its residents and a sense of ownership, even though the area may be a shared, public space. Promoting the aesthetic quality of such an area is essential in achieving the standards of a liveable town or city. Town planners and decision makers need to skilfully optimize every square inch of a town's area. Examples of good practice are as follows:

- Enlivening public areas or spaces between buildings, with the spaces made to function as areas to socialise, having places to sit in the shade along with some cultural elements.
- Establishing healthier lifestyles through various activities, and through encouraging people to be closer to nature and having elements of air pockets. Vertical landscaping is now becoming popular as well. These initiatives would promote better airflow and absorb heat in urban areas.
- Creating a footpath network which can be cooling in the town areas, especially in-between stops for public transportation, commercial buildings and housing areas.
- Buildings should be built in an alternating manner, of differing heights from the tallest, then medium height, and next the lowest. The aim is to reduce the impression of unbroken concrete and hard surfaces.

A development that follows the demands of 'global community' could change the structure or planning of new towns, which focus more on the concept of living styles such as condominiums, modern apartments, villas and luxury-style houses. Such a phenomenon would have an impact in addressing concerns related to class structure and racism in infrastructure. It would also have an impact on the extent of participation among the different races living in the urban areas. Various different races would be grouped together within the same community. In these areas, the

rich and the underprivileged would share the same environment and space (playground, shop houses and roads). However, differences in status would be evident in terms of the types of vehicles owned, the clothing items worn and the activities of choice favoured by the rich (such as playing tennis and golf). Physical planning can at times be limited by these factors. This can be minimised by creating an equal platform, in terms of the need for security (establishing a community group), sense of togetherness (patriotism), sporting spirit and the guarantee of 'shared' ownership.

# HOUSING FOR ALL IN GEORGE TOWN WORLD HERITAGE SITE

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## BACKGROUND

As the global population gravitates to urban areas, this phenomenon is accompanied by a myriad of outcomes, issues and challenges that differ between cities in the developed, developing and underdeveloped world. Currently, the urbanisation process is unfolding at an unprecedented rate. In 2018, United Nations statistics reported that more than half (i.e. 55%) of the world's population are living in urban areas indicating that the urban citizenry is larger than those in rural areas. The urban population used to be merely 30% in 1950 and this percentage is forecasted to rise to 60.4% by 2030

(UN-Habitat, 2020) and will further escalate to 68% in 2050 (United Nations, 2018). While highly urbanised areas are predicted to reduce their urban growth rate, but every region is expected to be more urbanised in the next decade. An enormous percentage of 96% urban growth is anticipated to happen in less developed regions of East Asia, South Asia and Africa (UN-Habitat, 2020).

As one of the most urbanised countries in Southeast Asia, Malaysia's urban population has risen from 66% in 2004 to 74% in 2014. Malaysia's urban population was 75.5% in 2017 (EPU, 2020) and is expected to reach 80% (equivalent to 27.3 million) of the Malaysian population by 2025 (Omar, 2016). The continual growth of urbanites presents multiple challenges to urban planning, development and public administration for local governments who are responsible for the future of cities. These challenges include providing adequate affordable housing for urban dwellers amidst a strained housing system. Due to contestation of urban spaces, there is a severe housing shortage in cities, including the historic city of George Town, Penang.

This urban plight is also reported by the Central Bank of Malaysia that the housing issue is evidenced in urban states like Penang (BNM, 2016). The issue is rampant in George Town World Heritage Site (GTWHS) (see Figure 1) especially after the repeal of the Rent Control Act 1966 that attracted a boom of investors and subsequently a significant spike in real estate prices. Since the repeal of the act in 1997, housing affordability has become a major hurdle for low-

income residents and traditional traders to continue living in GTWHS. These traditional traders and original residents - as "living heritage" - contributed to George Town's UNESCO inscription and they are also among the prime attractions to tourists and investors. Therefore, providing adequate housing for these original urban dwellers is a way to not only ensure the continuity of the historic city's "living heritage" and economic development; but, also advocate social inclusion in GTWHS. The issue of housing affordability in the heritage site may lead to another intrinsically intertwined urban issue: homelessness.



**Figure 1:** Core Area and Buffer Zone of George Town World Heritage Site.

(Source: PLANMalaysia@Pulau Pinang)



## HOUSING UNAFFORDABILITY AND HOMELESSNESS

Housing unaffordability is doubly pressing for vulnerable groups like the urban poor, migrant workers, refugees and disabled people, and it is interrelated with the issue of homelessness. The George Town World Heritage Site is not exempted from these issues. Since UNESCO inscription in 2008, properties in the form of shophouses in the heritage site have transformed into instant cash cows (Figures 2 – 3). As mentioned above, real estate value and rentals for these properties have increased manifold and rendered housing in the heritage site as unaffordable even for Penang's middle class, let alone the working class and marginalised groups. The urban poor who still opted to remain in George Town were gradually finding it difficult to secure a roof over their heads. Homelessness quickly became an issue that needs to be reckoned with and was picked up as fieldwork assignments for university students. Besides that, increasingly, volunteers from charitable organisations and soup kitchens would appear late at night in downtown George Town to distribute foodstuffs and basic essentials to homeless people (see Figures 4 - 6).



**Figure 2:** Shophouses – the dominant building form in George Town World Heritage Site.

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**Figure 3:** Examples of shophouses in George Town World Heritage Site.

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**Figure 4:** Homeless people in George Town.  
© Amelia Neoh (2020)



**Figure 5:** Volunteers distributing food to a disabled and homeless person in George Town.  
© Amelia Neoh (2020)



**Figure 6:** Volunteers distributing food and essential items to a homeless person in George Town.  
© Amelia Neoh (2020)



The homeless have wittily transformed isolated corridors, five-foot ways (*kaki lima*), alleys or any unused/abandoned spaces in George Town to be their 'homes' (see Figures 7 & 8). These temporary and makeshift 'homes' are rudimentary, rough and exposed to the elements of strong winds, heavy rain, pollution, scorching sun and even at the curious and nosy glares of passers-by.



**Figure 7:** Corridors of abandoned shops in downtown George Town transformed into makeshift 'homes' by homeless people.

© Khoo Suet Leng (2015)

To aggravate the situation, the current and on-going Covid-19 pandemic has exacerbated matters when aspects related to physical distancing, wearing a mask and constantly washing one's hands are difficult to be adhered by the homeless. Worse still, when the Movement Control Order was imposed by the Malaysian government in March 2020 to order all Malaysians to stay at home, the dilemma and ironic question for homeless people would be: **"How to stay at home when you're homeless?"** This predicament highlights the dire need for housing for all, especially for the marginalized groups.



**Figure 8:** Old bedclothes used by homeless people to shield sunlight, rain and wind along unused corridors in George Town.

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## HOUSING FOR ALL IN GEORGE TOWN WORLD HERITAGE SITE

“A Society for All” is a vision outlined by United Nations Research Institute for Social Development (UNRISD) in “The 1995 World Summit for Social Development” as an effort to promote and create an inclusive society which is in line with the 2030 Agenda for Sustainable Development (Dugarova, 2015). Universal social protection is one of the key areas for inclusive development of a society. Democratic governance and the way a government chooses to manage urbanization and address their housing issue in a UNESCO-listed city, such as George Town, will surely have consequences on the inclusiveness or exclusiveness of the city’s marginalized groups.

Public (housing) policies set by governments are interventions which would affect the opportunity for individuals to own or rent houses. In order to ensure sustainable development of the city and the maintenance of a healthy “living heritage” in GTWHS, it requires socially inclusive housing policies which will allow George Town’s low-income residents, traditional traders and also homeless people to continue living in the historic city. Diagram 1 suggests strategies that could promote housing for all in GTWHS.



**Diagram 1:** Strategies Towards Housing for All in George Town World Heritage Site.



A few measures could be taken to alleviate the affordable housing issue in GTWHS. From the very beginning, housing need and housing demand should be differentiated. Subsequently, three (3) strategies have been identified. First, the Penang state government could offer a Shared Ownership Scheme (SOS) for those in need. Through SOS, the marginalized groups will get a certain amount of interest-free loans from the government to own a property. The property will remain in shared ownership until the loan is paid off. Second, the City Council of Penang Island (MBPP) could restore abandoned premises or buildings and rent them out to marginalized groups with a

reasonable rate. Third, addressing the housing issue requires cooperation from the public sector, private sector, non-profit organizations, non-governmental organizations and other civil society groups. The state government should initiate private-public partnership schemes with the private sector (i.e. individual housing developer, Real Estate & Housing Developers' Association (REHDA)), and also engage other key stakeholders such as George Town World Heritage Incorporated, Think City and civil society groups to collectively work towards addressing housing unaffordability and the issue of homelessness in GTWHS.

## THE WAY FORWARD

Such scenarios of housing unaffordability and homelessness in George Town call for transformative commitment and the need to embrace the frameworks of 'right to the city', 'right to housing' and 'housing for all'. As we enter the Decade of Action where national/local governments, the private sector and civil society have to expedite their efforts to deliver on the promise of the Sustainable Development Goals (SDGs), thus, local actions are pivotal to collectively mobilise and steer a global shift for a sustainable future. The 'right to the city' and 'housing for all' frameworks should underscore the social value of urbanisation for George Town World Heritage Site. There is a clarion call for the Penang government and related key stakeholders to embrace these frameworks to generate more equitable and inclusive outcomes that will go towards achieving SDG No. 11 (Inclusive, Safe, Resilient and Sustainable City). Provision of affordable and decent housing should be for all and sundry in George Town World Heritage Site so that no place and no one in the city are left behind as espoused in the New Urban Agenda.

11 SUSTAINABLE CITIES AND COMMUNITIES



Provision of affordable and decent housing should be for all and sundry in George Town so that no place and no one in the city are left behind as espoused in the **New Urban Agenda**.

The '**right to the city**' and '**housing for all**' frameworks should underscore the social value of urbanisation for George Town World Heritage Site.



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# RETHINKING GOOD QUALITY OF LIFE FOR HIGH-DENSITY URBAN HOUSING COMMUNITY

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## INTRODUCTION

The quality of life in a dwelling results from designing both the internal and the external spaces to create a conducive living environment for the residents and how well the residential units fit into the existing neighborhood. The topic focuses on the quality of life of the high-density urban housing community because they are the most affected by the impact of poor quality, irresponsible housing design schemes. Most people spend more than 70% of their indoor time at home (Akadiri et al., 2012). As such, the design of the high-density residential must satisfy the requirements for comfort, health and

safety aspects related to the lifestyle of the residents (Trimingham, 2016). The article emphasises the most neglected one, which the value-driven elements, such as social-cultural-religious needs, are essential for the ultimate fulfilment of the quality of life.

Designing a residence or a house is an act of problem-solving based on the client's requirements, within the parameters set by the regulatory bodies and the technical specifications' parameters. When an architect designs a residential building for a personal client, the client's requirements are usually precise, such as the spaces within the building, the area of each space, the type of building materials. All aspects are communicated directly between the client and the architect. However, the client is usually a developer and not the actual residence for the individual units. The developer provides the architect with the requirements of the project.

In summary, people have no control over their dwelling environment. They are imposed to live in the mass-housing development without first being consulted. As an immediate solution for the high housing supply demands, it is perhaps valid. Still, a home designed without consultation with the end-users is inclined to lack consideration for the essential aspects of meaning and aesthetic values, i.e., the accommodation for cultural, religious, or traditional activities in the living environment. The repercussion has raised the issues of quality of life for the urban community living in high-density residential areas in Kuala Lumpur.

## MALAYSIAN HOUSING SCENARIO

Even though the government heavily regulates the housing industry to control the development of all types of housing in ensuring the quality of housing (Zaid & Graham, 2014), there are still a lot of issues related to the subject, especially for the high-density urban resident population, the B40 as the majority occupants living in this type of residential development.

### Rapid Urban Migration

Poh (2019) indicates that more high-density residential will be built worldwide due to the rapid urbanisation. The phenomenon in Malaysian cities, including in Kuala Lumpur, has increased the demands for affordable housing in the city, especially from the B40 community (Abdul Aziz & Ahmad, 2017). This situation is similar in highly inhabited major cities in China, such as Beijing, Shanghai, Shenzhen and Hangzhou that are seriously experiencing the lack of affordable housing for the middle and the lower-income population (Huang & Du, 2015).

### Built-Up Area Vs Land Value and Affordability

Currently, several agencies or government-owned companies have developed their own interpretations and minimum quality of affordable housing. For example, the National Housing Company Malaysia (SPNB) has defined an affordable house as having a minimum built-up area of 700 square feet, with three bedrooms. The People Housing Program (PPR) has built more high-density residential in bigger cities such as in Kuala Lumpur due to the high land cost. Whether to purchase or rent the house depends on the purchasers' affordability of the houses available in Kuala Lumpur. This trend of high-density residential living will continue due to the high increase of housing prices annually in Kuala Lumpur, as highlighted by Delmendo (2020).



### Inadequate Supply of Quality Housing

According to (Mohit et al., 2010), the two main issues with affordable housing in Malaysia are the inadequate supply and the quality of housing that do not meet the “family housing needs, comfort, social, cultural and religious needs”. So, the government’s effort to improve the quality of life for high-density urban communities has not been fulfilled. The most common problems faced by the residents based on findings by Wahi et al. (2018) and Mohamed et al. (2014) were inadequate and uncomfortable indoor spaces, inadequate community facilities, low quality of materials, poor workmanship, and lack of security. When the residents are not happy with the size and form of the house, and when their privacy within their own house is compromised, the house loses the qualities of the home. There is also the very critical health aspect connected to the small unit size other than the privacy issue. The congestion of people within the small space will encourage the spread of diseases among the residents (Mersal Mahmoud, 2018).

### The need to Redefine Quality of Life for the Urban High-Density Housing Community

According to (Qun, 2018) the quality of urban life for the high urban population is closely related to architecture and urban planning. Architects and urban planners are the professionals responsible for creating happier and healthier cities for the people. Qun (2018) added that the need to design happier and healthier cities would become more critical in the near future as the urban population is expected to be higher than the rural population by 2025 due to the continuous migration of people to the urban areas.

### The Notion of Value-Driven Concept in High-rise Housing Design Approach

The notion of value-driven concept was coined by the IIUM rector, honourable Professor Tan Sri Emeritus Dr Dzulkifli Abdul Razak, against westernised, economic-centric and industrial-led; “reputational-obsessed” that result in dehumanising many people. These value-driven aspects are related to humanity, social, cultural/ religious values & environmental contexts of local communities. They are implicit, but their forces are immensely felt. For the Muslim community, Islamic guidance is necessary to comprehend its effect on the built environment. Islam covers the whole range of human activities, whether spiritual, socio-cultural, economic, political, or environmental, and propagates good virtues such as humility, empathy, kindness, respect, cleanliness, sincerity, and peace. This universal worldview provides guidance for action in accordance with the values and principles revealed by Him. Hence, it becomes a highly significant paradigm for the producers of high-density housing to improve the quality of life.

### CONCLUSION

The rapid urban migration into Kuala Lumpur will continue as people are looking for a better quality of life than rural areas. These urban migrants community is in dire needs for good quality housing for them to raise their families. Due to the scarcity and high land cost in Kuala Lumpur, more high-density residential buildings have been built to cater to affordable housing demand. Therefore, these high-density residences must be appropriately designed to provide urban high-density housing communities with good quality of life. Society’s most intrinsic values, embodied in their dwelling design, are the value-driven aspects to fulfil the quality of life.

# GOVERNMENT EFFORTS TO HELP TARGETED GROUPS OWN AFFORDABLE HOUSING

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In response to the theme of Majalah Habitat 2020, “Housing for all: a better urban future,” this article attempts to provide evidence of the efforts of the Malaysian Government to assist the targeted B40 and M40 groups to own affordable housing. The term B40 refers to those with a monthly income of less than RM2,500 to RM4,849, while the incomes of those in the M40 group range from RM4,850 to RM10,959 per month (Table 1).

**Table 1.** Income classification by household in Malaysia

Household Group		Income Range (RM)
B40 (bottom 40% - low income earners)	B1	Less than 2,500
	B2	2,500 – 3,169
	B3	3,170 – 3,969
	B4	3970 – 4,849
M40 (middle 40% - medium income earners)	M1	4850 – 5,879
	M2	5,880 – 7,099
	M3	7,110 – 8,699
	M4	8,700 – 10,959
T20 (top 20% - high income earners)	T1	10,960 – 15,039
	T2	15,039 or more

Source: Department of Statistics Malaysia (2020)

Acknowledging the economic effects of COVID-19, income is falling among the B40 (the lowest 40 per cent) group, which has now expanded to become the B50 (the lowest 50 per cent) group (MSN News, 2021). Furthermore, the COVID-19 outbreak has disrupted the lives of many, from which the M40 social group has not been spared. Many of them are finding it challenging to sustain their living standards and income (Lim, 2020). Therefore, the government is sensitive to the suffering of these targeted groups and has launched a series of initiatives to help those in need of secure lodging in this unprecedented era of COVID-19.

First, the Scheme RTO (Rent-To-Own), or Sewa-Untuk-Beli, which was tabled in the Malaysian Budget 2021, allows the targeted citizens to occupy a public housing (PPR) unit with a low rental charge before buying it (KPKT, 2021b). This considerate initiative by Jabatan Perumahan Negara (JPN), the Ministry of Housing and Local Government (MHLG), has established rules for a two-year rental testing period before occupiers are eligible to own the PPR unit. The monthly rental can be as low as RM200 to RM250; it is available for first-time homebuyers and applicable to properties priced at RM500,000 and below (Figure 1).



**Figure 1.** Skim Rent-To-Own (RTO)

Source: PropertyGuru (2020)

Currently, the RTO scheme is specifically for the purchase of PPR houses in Gua Musang, Kelantan (1,000 units); PPR Lembah Subang 2, Selangor (1,580 units); PPR Kampung Hassan, Selangor (300 units) and PPR Ladang Siliau, Port Dickson (300 units), as well as any PPR that the Ministry may decide to sell (KPKT, 2021b).

Secondly, the KPKT also launched the Youth Transit Housing Scheme (MyTransit), which aims to help single and married youths in the B40 and lower-M40 range. Unlike the previous Rent-To-Own scheme for PPR housing, the MyTransit scheme focuses on providing affordable studio apartments at lower rental charges, instead of making them available to purchase (Figure 2). Currently, 4,448 studio apartment units are in the process of being built, including 3,000 units in Rawang, Selangor, 1,048 units in Mukim Kepong and 400 units in Mukim Batu, Kuala Lumpur; these are scheduled for completion in 2022 (KPKT, 2021a).



**Figure 2.** Youth Transit Housing Scheme (MyTransit)

Source: PropertyGuru (2020)

Thirdly, besides the PPR and studio units in urban areas, the government is also helping rural targeted groups, such as fishermen, farmers and low-income families, to own suitable land and build affordable homes. This scheme, Rumah Mesra Rakyat (RMR), is aimed at helping those who possess the land and who wish to build affordable housing to replace a house in poor condition. The National Housing Company (SPNB) has set guidelines for the targeted group. They should be aged above 38 (for Sabahans and Sarawakians) and above 42 (for West Malaysians); their monthly household income should be below RM5,000; the applicant and spouse do not own any property; and they should apply the scheme for land over 3,600 square feet in area (SPNB, 2021). Information such as the application procedures and six design types of affordable single storey house (with three bedrooms and two bathrooms and starting from RM75,000) are available from the SPNB official website.

Fourthly, the Youth Housing Scheme, launched by the Bank Simpanan Nasional (BSN) and targeting first-time homebuyers, has been extended to 31<sup>st</sup> December 2021 (RinggitPlus, 2021). Members of this group should have a minimum annual household income of RM24,000 and be Malaysians aged between 21 and 45. Married youths who are first-time home buyers are eligible to apply for this mortgage loan with a low interest rate of 3.2% per annum (Figure 3).



**Figure 3.** BSN Youth Housing Scheme

Source: PropertyGuru (2020)

Lastly, Bank Negara Malaysia (BNM) has provided RM1 billion for its “Fund for Affordable Homes” initiative since 2019 (Lim & Tay, 2019). Due to the recent and ongoing effects of the COVID-19 pandemic, BNM has offered better deals for the targeted groups. Those with monthly incomes of no more than RM4,360 are eligible to purchase property worth no more than RM300,000; they would receive a financing rate of up to 3.5% per annum. This rate is far lower than the average market rate of at least 5% per annum. The details of the five initiatives discussed above are summarised in Table 2 as follows:

**Table 2.** Summary of Government initiatives to provide affordable housing

Department	Name of Initiative	Area	Type of Property Offer	Details	Targeted Group's Qualification
Jabatan Perumahan Negara, KPKT	RTO (Rent-To-Own/ Sewa Untuk Beli) Scheme	Most urban and suburban areas	Government Public Housing (PPR)	Two years rental period before becoming eligible to own the PPR unit.	First-time homebuyers of properties priced at RM500,000 and below.
Jabatan Perumahan Negara, KPKT	Youth Transit Housing Scheme (MyTransit)	Urban	Affordable studio apartments	Studios for low rental charges in the Selangor and Kuala Lumpur area.	Single and married youths in the B40 and lower-M40 groups.
Syarikat Perumahan Negara Berhad (SPNB), KPKT	Rumah Mesra Rakyat (RMR)	Rural	Build affordable house	Help build a new house on the low-income earner's land.	Aged above 38, monthly income below RM5,000, applicant and spouse do not own any property or a run-down house, and application is for a land over 3,600 sq. ft. in size.
Bank Simpanan Nasional (BSN)	Youth Housing Scheme	All areas	All types of affordable housing	Offer of a mortgage loan with a low interest rate of 3.2% p.a.	First-time homebuyers aged between 21 to 45 years old with a minimum annual income of RM24,000.
Bank Negara Malaysia (BNM)	Fund for Affordable Homes	All areas	All types of affordable housing	Offer of a mortgage loan with a low interest rate of 3.5% p.a.	Monthly income, not more than RM4,360, and eligible for purchasing property not more than RM300,000.

Note: KPKT refers to the Ministry of Housing and Local Government, Malaysia

Source: Compilation by the authors.

In short, all the above evidence shows that the current government of Malaysia is moving in a direction aligned with the eleventh Sustainable Development Goals of making cities and human settlements inclusive, safe, resilient and sustainable. To ensure inclusive implementation and considering the burdensome effect of COVID-19, the authors would like to suggest that the government a) give interest-free financial

loans to first-time home owners (3 rooms) who are B40 youths; b) offer initiatives to any bank that provides first-time home ownership loans to married youths in the lower M40 group with a shorter repayment period without interest; and c) encourage developers to build three types of housing - low-cost affordable housing (3 rooms), medium-cost and high-cost housing - in a ratio of 30:40:30.

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# URBANISATION: WHAT IS IT LIKE TO OWN A HOME?

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**U**rbanisation – a term used to describe the population shift from rural to urban areas whilst subsequently decreasing the proportion of people living in rural areas. Major towns and cities undergo reformation processes, equipping them with facilities to attract more people to relocate, live and work in the central areas. People in rural areas move away in search of better job opportunities, career advancement, and for some, it is to “leave the past behind”. As more people move to urban areas, the demand for affordable housing increases. However, the question is, what is it like to own home amidst urbanisation? Whether we like it or not, the general population is in a rat race, where the most time of the day is used to generate income in exchange for basic

needs, security and material wealth. Owning a home is one of the most basic human needs in Maslow's Hierarchy of Needs Pyramid (Figure 1), but with the rapid urbanisation, can the general population afford to own a home? As urbanisation becomes more rapid in major cities, prices of houses continue to increase, thus affecting home affordability among those who are just stepping into adulthood. In 2020, it was reported by IQI Global, an estate agent company in Malaysia, that 70% of millennials have accounted for 70% of purchases at new housing projects, 53% of sub-sale real estate purchases, and 55% of rentals. The statistic holds in the capital metropolitan, Kuala Lumpur. When searching for a home, millennials prioritise price, convenience, home facilities, size of the home, general amenities around the home location such as schools, clinics, and hospitals, malls, transit, entertainment, and employment. In Malaysia, it is a question of the general population's affordability to own a house rather than the availability of houses in the market. Developers continue to build large homes and unsold homes continue to accumulate in the market. Up till recently, the Covid-19 pandemic that started in late

2019 has caused a sluggish economic state where home interest rates fell to as low as 3.10% to boost the property market. During this period, many jumped on the bandwagon thinking that lower interest rates make it easier to own a home. Owning a home is more than just being able to pay for its monthly instalment. Many hidden costs come with owning a home, such as the maintenance fees, sinking funds, insurance for the home, etc. The Malaysian Government has been actively encouraging home ownerships through various campaigns (Figure 2) as well as other initiatives such as the Developer Interest Bearing Scheme, waiver of stamp duties, longer tenure periods and extended financing limits, cutting Real Property Gain Tax (RPGT) especially for Malaysians who fall under the B40 and M40 income categories (Figure 3). With these aggressive encouragement by the Government, home demand and supply by developers continued to increase, which caused property prices to rise and created a speculative bubble. From 2010 to 2015, there was an increase of 74% of the average Malaysian home prices.



**Figure 1:** Maslow's Hierarchy of Needs



### The Malaysian Civil Service Housing Scheme (PPAM)

A program launched in 2013 to enable civil servants from the low- and medium-income groups to own homes in major towns



### PR1MA

A Corporation that is set up under the PR1MA Act 2012 to plan, develop, build and offer modern and high-quality homes to medium-income urban residents

### My First Home Scheme (MFHS)

An initiative to assist first-time homebuyers with an estimated monthly household income of up to RM10,000 (subject to RM5,000 per applicant) to own their first home



### MyHome

An initiative by the Government to encourage the private sector to build more affordable homes. This scheme offers incentives up to RM30,000 per unit which benefits house buyers and private developers

### My Selangor Home

A policy by the State Housing to realise the aim of 'One Family, One Perfect Residence'

Figure 2: Initiatives by the Malaysian Government to Encourage Home Ownerships

Classification		Income Range (per month)	No. of Households as at 2019 <i>(Based on Basic Amenities Survey Report 2019)</i>
B40	B1	< RM2,500	2.91 million households
	B2	RM2,501 – RM3,169	
	B3	RM3,170 – RM3,969	
	B4	RM3,970 – RM4,849	
M40	M1	RM4,850 – RM5,879	2.91 million households
	M2	RM5,880 – RM7,099	
	M3	RM7,110 – RM8,699	
	M4	RM8,700 – RM10,959	
T20	T1	RM10,961 – RM15,039	1.46 million households
	T2	>RM15,040	

Figure 3: Income Threshold for T20, M40 & B40

The major concern in Malaysia is the unaffordability to own a home in urban and developed areas because the rate of increase of home prices is higher than the rate of income growth. It was reported in 2019 that the average Malaysian home price was RM426,155. This means that the average monthly instalment for a home at this price is around RM2,000, with a solid 10% down payment, based on a 4.5% per annum interest rate. In a metropolitan city like Kuala Lumpur, the average home price is recorded at RM785,214 (estimated monthly instalment of RM3,000), compared to the average home price of below RM200,000 in smaller cities like Melaka, Perlis, and Kelantan. While the rat race continues in big cities where the people are running on high income and spending on luxury goods, the urban poor often forgotten. According to the “Families on the Edge” report (Part 2) by United Nation Children’s Fund (UNICEF) and United Nations Population Fund (UNFPA), based on a study conducted in partnership with Malaysia-based public policy research outfit, DM Analytics, absolute poverty in the community remains high, with 50% households and 52% children living below the absolute poverty line in September 2020, up from 44% and 45% in 2019. Due to the extreme unaffordability to own a home in urban areas, many have to resort to renting instead of owning, creating an even bigger gap between the rich and the poor. The rich who can afford to purchase

houses use this as their opportunity to earn rental income from their tenants. There have been recent arguments on the topic of whether renting is better than owning a property and vice versa, but at the end of the day, it all comes down to each individual’s plans and of course, affordability.

There are people out there who believe that property prices may drop in the next few years due to Covid-19, however, it is still too soon to determine the extent of damage Covid-19 has on the property market. To conclude, owning a home may seem like the ideal thing to do for most people, and owning a home especially in an urban area like Kuala Lumpur is a status symbol, but there are many things to consider before one should decide on owning a home. With the current income growth rate, owning a home in a big city means that there are other things in life that have to be foregone, such as personal and health insurance among others, and this is one crucial factor that can be a cause of high indebtedness in a household in the event of a medical condition or even death. On another note, to protect the rest of the society who cannot afford to buy a home in major cities and have to resort to renting from the upper-class society, a major strategic rethink by the Government has to be done to reduce the distinct gap between the rich and the urban poor.



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# PR1MA STEWARDSHIP TOWARDS HOUSING THE NATION

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Everyone dreams of buying a home they can call their own. However, the increasing property prices and cost of living have posed a challenge for us to own property. Despite the increasing number of developments currently available to cater to the demands of the growing population, it is still challenging for the majority of the middle and low-income population to find or own homes.

In addressing this ongoing challenge, PR1MA is established to play a role in providing an affordable housing solution for the Rakyat, particularly the middle-income (M40) group.

## A mandate from the Government

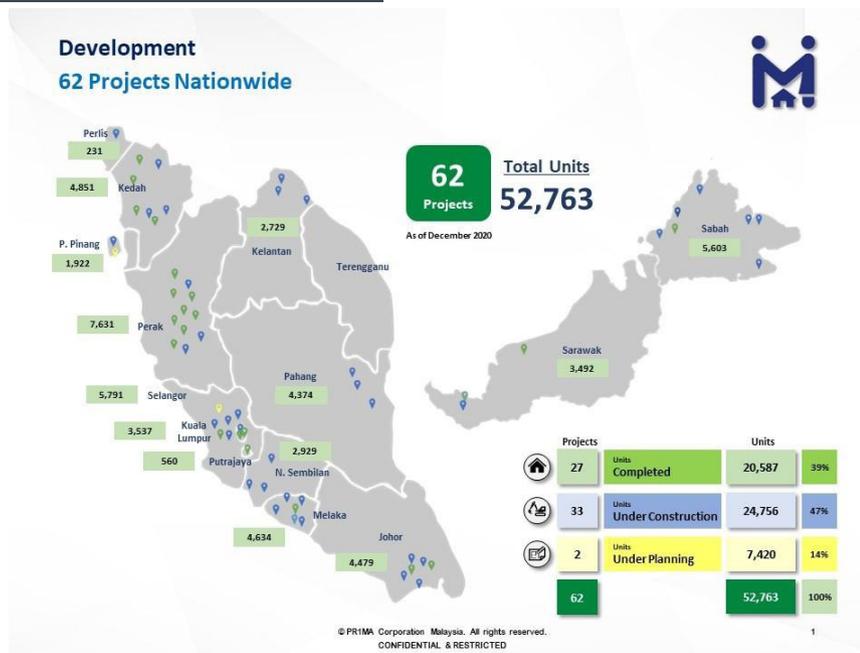
Middle-income Malaysians dream of purchasing a house but suffer from a mismatch contributed by various factors which include expensive property prices and non-strategic locations. As far as the Malaysian residential property market is concerned, there is a general mismatch between affordability with homes built and offered in the market today.

It is a challenging task to provide affordable housing in Malaysia, especially in urban areas. This is due to the prices of the affordable property being unable to meet the high landprices unmatched by an increasing demand focused on the low-income and middle-income groups in the urban areas. In realising the agenda to provide affordable housing for middle-income Malaysians, the Ministry of Housing and Local Government (KPKT) has an essential role in providing policies and frameworks for urban planning which relates to land allocation, population density, layout plans, and overall physical development.

PR1MA Corporation Malaysia (PR1MA) was formed by the government to carry out the mandate of building and managing affordable housing for the Rakyat, specifically the M40group. Formed under the PR1MA Act 2012, it is PR1MA's mission to plan, develop, and provide affordable and high-quality homes inspired by modern living concepts for middle-income Malaysians. Over the years, it is also been the role of PR1MA to ensure that PR1MA homes are well-equipped with the conveniences which cater to the needs of a sustainable community via the provision of community facilities, amenities, and programmes in line with the National Affordable Homes Policy (DRMM).

With housing projects in urban and suburban locations costing between RM100,000 – RM400,000, middle-income Malaysians are now granted the opportunity to own their dream homes. Taking the rising cost of living into consideration, young single adults or those planning to build their own families will be able to choose an array of affordable homes through PR1MA's development project, PR1MA Homes.

## PR1MA's Journey until 2020



PR1MA has a total of **62 projects** and **52,763 units**, signifying PR1MA's continuous commitment to providing quality affordable housing to the middle-income group.

As of 2020, PR1MA has completed a total of 20,587 units. A total of 24,756 units are currently under construction and 7,420 units are currently under planning. PR1MA has also completed a total of 10,880 Key Handover processes for 21 projects, signifying the number of new communities we have helped to build.

With our success over the years, PR1MA has undergone rationalisation processes as part of our efforts to streamline all our housing projects nationwide. PR1MA has also undergone a transformation exercise to review and change our business model. This step is part of our strategy of ensuring that we are aligned with the Government's National Housing Agenda whilst allowing us to effectively improve our operations as well as our financial management.

### Our Achievements Thus Far

Empowering homeownership amongst the M40 group is the evergreen vision that fuelled our dedication over the years. This is significant as we battle the challenges of encouraging homeownership for this group.

Why is there a need to address homeownership challenges for the M40? While expensive property in elite areas has always attracted the high-income (T20) group and focus is always placed on the low-income (B40) group, the middle-income group (M40) is often forgotten.

Based on the report published by the National Property Information Centre (NAPIC), the median house price stands at RM290,000 in Q2 2020. With the median household income standing at RM5,873 for the whole country, the housing price range that is affordable to those with this income level will be RM211,000 and below. This results in houses being unaffordable by many Malaysians as they take into consideration other financial commitments.

In addition to this, urban migration which is continuously occurring in the country is also a factor to be considered. The data collected through the 2020 Malaysia Population & Housing Census shows that there has been an increase in migration trends from rural to the urban area from 1970 to 2020 where an increase from 26.8% in 1970 to 71% in 2010 was recorded. This figure is also expected to increase to 76.6% in 2020 and 88.0% in 2050. This further

amplifies the need for new housing in urban areas to cater to the need of middle-income Malaysians.

In carrying out the mandate of building affordable housing, PR1MA strategically addresses property pricing for middle-income buyers based on affordability and locality in each state. As a general policy, PR1MA's selling price stands at an average of 20% below the market price.

Through the joint effort between KPKT and the Real Estate and Housing Developers' Association (REHDA) Malaysia in encouraging more homeownership among this group, the Home Ownership Campaign (HOC) was unveiled and launched in January 2019.

With a primary focus on assisting homeowners, the HOC initiative has contributed to helping homeowners find their dream homes while also alleviating the ongoing glut of unsold properties in the market. Through the HOC initiative, first-time homeowners were offered stamp duty exemption for home purchases worth from RM300,000 to RM2.5 million. A discount of up to 10% for these houses was also offered to help Malaysians achieve their dream of owning homes.

Through the discount offered by PR1MA, those earning RM2,500 or up to RM15,000 who are eligible to apply for PR1MA homes can now own homes at a higher price. As a result, a total of 27,653 units have been sold as of December 2020.

In supporting the efforts undertaken by the Ministry, PR1MA has also organised various marketing initiatives to encourage homeownership. These marketing initiatives include Stay @ Home Super Deals, iDealfitri Special, Jom Sign Merdeka Bonus, Rileklah PR1MA Flexi Deal, and Perak Move-In Bonus were organised throughout 2020. As a result of the campaigns' success, PR1MA recorded a total of 472 HOC submissions, where 370 homeowners have received their certificate upon a successful registration.

Affordable housing with a competitive price is not all PR1MA has to offer. Staying true to our mission of providing a quality residence with a modern lifestyle concept surrounded by nature, PR1MA offers spacious and comfortable living spaces suitable for single individuals, newly married, or with families.



*Residensi Jalan Jubilee, Kuala Lumpur*



*Residensi Alam Damai, Cheras*



*A family on their day out, enjoying the facilities in the premises @ Residensi Alam Damai, Cheras*



*Residents enjoying the sports facilities in the premises @ Residensi Cyberjaya Lakefront, Cyberjaya*



*A family taking a stroll around PR1MA's gated neighbourhood @ Residensi Sungai Petani 2, Kedah*

Also designed to be part of an integrated community, various facilities and amenities are also available for the convenience of residents' daily life. Furthermore, this development adopts the gated and guarded neighbourhood concept for the residents' safety and well-being. Located in a strategic area of prime locations throughout the country, various conducive amenities are made available to all residents. This includes medical centres, public facilities, shopping malls, mosques, convenience stores, schools, and many more.



*Residensi Jalan Jubilee, Kuala Lumpur*

### **Making Homeownership a Reality for Everyone**

Everyone aspires to own their own home in the future. Hence, more affordable homes would need to be developed to cater to the growing population, especially to those of the younger generation.

PR1MA, together with the Ministry, is trying its best to serve and assist the Rakyat. This may be a long journey, but we are hoping that our efforts will pay off for realising the dreams of the Rakyat.



# KEBUN KOMUNITI MASJID: Ensuring food system resilience for affordable urban housing communities in the post-pandemic era

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## Background

The latest 11th Malaysia Plan strengthened the quest for “housing for all” through an innovative approach to ensure adequate, affordable and quality houses to M-40 and B-40 groups. Though the effort is yet to achieve a balance between the supply and demand for future urban low-cost housing, the existing low-cost housing projects are afflicted with various socio-economic and environmental issues. The CIDB technical publication no. 188 accentuate the need for sustainable design innovation in low-cost urban housing, such as improving biodiversity through incorporating gardens and green areas within

the housing areas.<sup>1</sup> In addition, community gardens in low-cost housing areas also ensure food system resilience. It provides fresh produce from pegaga to bok choy to the vulnerable low-income group in the community. However, due to the land constraints for low-cost housing, it is essential to identify potential space and facilities where the community can implement the idea of *Kebun Komuniti* as a group initiative, especially during the post-pandemic economic instability.

Masjid or *surau* within or adjacent to urban housing communities is a common phenomenon in Malaysia as 61.3% of the population practices Islam. Each urban housing community has its own support facility; for example, the Selangor Housing Policy states that low-cost housing should contain a playground, *surau* or worship hall, multipurpose hall and community centre to ensure a healthy lifestyle. Among these, masjid as a supportive facility has a significant impact on shaping the community as it is part and parcel of its culture and tradition. The impacts are manifold; for example, it can fulfil the community's spiritual needs to uphold moral values, educate the people, and integrate different age groups through communal activities. This article will highlight one particular activity, namely *Kebun Komuniti Masjid*.

### It's already happening!

A garden in a masjid is a century-old concept. It adds to the aesthetics of the masjid premise, creating a serene ambience for the worshippers. But how about having that garden to produce edible plants and vegetables so that it can feed the community. It could be a food bank for the adjacent low-cost housing community, as we can see in the case of *Pangsapuri Mutiara Magna* at

1 CIDB Malaysia. 2019. *Rethinking Affordable Housing in Malaysia - Issues and Challenges*.

*Kepong*.<sup>2</sup> *Kebun komuniti* in *Pangsapuri Mutiara Magna* consists of one-acre land, which was used as an illegal parking spot before 2019. Once it was converted into a *Kebun Komuniti* by the *Kawasan Rukun Tetangga*, it now provides fresh vegetables for the vulnerable low-income community, especially those financially affected by the recent pandemic.

Considering the context of Malaysia, not many low-cost housings have adjacent unused land to create a community garden. Still, most of the housing communities have a nearby mosque or *surau* with additional open spaces. It is not a far-fetched concept to utilize that available land for growing edible plants within the mosque premise. In fact, there are mosques around the world where the idea of '*Kebun Komuniti*' is implemented successfully. Sometimes the initiative comes from the mosque management. Sometimes, it is a collaboration between the mosque and other institutions such as NGOs, universities or housing communities. For example, Masjid As-Siddiq at Taman Seri Iskandar Perdana collaborated with UiTM Perak are growing 50 types of edible plants within the mosque premise. The plants include lemongrass, turmeric, *pandan*, ginger, rice chilli, cabbage, beans etc. The project was implemented to benefit the surrounding housing community.

### Feasibility of utilizing open space in a masjid for low-cost housing community garden

Study suggests that the utilization rate of the mosque premise in Kuala Lumpur is lower than 5%, meaning more than 90% of the mosques' spaces are not utilized.<sup>3</sup> And this data is from the pre-Covid19 era.

2 Khoo, Natalie. 2020. "Community Garden Provides Vulnerable Groups with Fresh Produce during MCO." *Edge Prop*, April 22.

3 Asif, Nayeem. 2018. "A Space Management Model for Optimizing Spatial Performance of Mosques in Kuala Lumpur, Malaysia." Universiti Putra Malaysia.



We can imagine that the movement restriction order and the downsizing of capacity for almost all public amenities to ensure the safety of lives would result in more unutilized space at our mosques. Moreover, due to the pandemic, global food security has become a pressing issue. Organizations like the United Nations, World Economic Forum, and the world's governments are now encouraging people to get involved in urban farming activities. Since land constraint is a genuine concern in metropolitan areas like Kuala Lumpur, innovative farming approaches like vertical farming, hydroponics, and aquaponics seem to have a high potential to ensure food system resilience for low-cost housing in the post-pandemic era.

Let's look at the average land area of urban mosques in Kuala Lumpur. We will see that the average land area is 2.5 acres which are relatively large compared to the average built-up area of 0.7 acres.<sup>4</sup> It indicates that, on average, the urban mosques within Kuala Lumpur have 1.8 acres (7284 sqm) of open space. Even if 1/4<sup>th</sup> of the open area is utilized for community farming, the yield can be highly beneficial to the mosque for income generation and the surrounding low-income community's benefit. For example, the vegetable yield from a 223 sqm block of an aquaponics system can generate around MYR 5,600 per month.<sup>5</sup> If only 1/4<sup>th</sup> of the average available outdoor land (1821 sqm) of a mosque premise is utilized, it can generate up to MYR 45,000 per month for the mosque and the community. This simple calculation shows the massive potential of mosque based community farming in the urban areas of Malaysia. It should be noted that some of the mosques in urban Kuala Lumpur have a land area larger than 10 acres, such as Masjid Usamah Bin Zaid at Wangsa Maju. We can see similar approach in Masjid

Baitul Amin at Taman Wawasan, Puchong under the initiative of *Kebun Komuniti* MPSJ. Establishing an edible community garden on a premise of this size can benefit the nearby low-cost housing communities to ensure food security.

### Potential benefits

An urban low-cost housing community garden can strengthen the bond between the community members through collective works, enhance the sense of belonging for the people, create a beneficial pastime for the elderly members and teach the children the value of social interaction and sharing.

Any community garden in any given housing area requires two key elements: a land where the garden can be started and a community participating in the gardening activities. If we look at the mosque institution, both elements are present with an addition of the mosque management that can easily supervise the whole procedure. Some mosques might have sufficient budget to take up advanced systems like hydroponics or aquaponics. In contrast, other mosques and *surau* can adopt a phased development approach to start with small vegetable plots and eventually turn into a high yield vertical farm. Regardless of the approach, it goes without saying that if one mosque with a tiny open land of 223 sqm can potentially generate MYR 5,600 per month, then the hundreds and thousands of low-cost housing communities can utilize their mosques all over the nation to have a significant impact on the quest of ensuring food security in this post-pandemic time. All it needs is the willingness to participate for each individual's benefit within the community and cater to the nation's need as a whole.

4 Ibid.

5 Roslan, Muhammad Basir. 2020. "Aquaponic Farming Promises Higher Yields for Kundasang Farmers." *The Malaysian Reserve*, September 29.



## Think Big, Start Small, Scale Up

### Identify potential space

A land as small as 10 sqm can be a good start



### Harvest and scale up

After initial success, the garden can adopt more advanced methods.

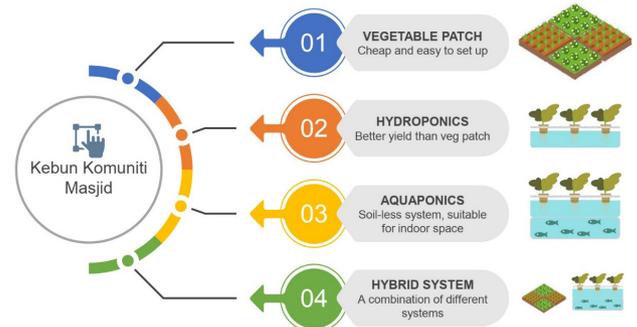
### Build up a team

Any Community member willing to participate can join

### Start small

It depends on the initial budget, available land and team size

## Possible Approaches





# URBAN HOME GARDENING: INSPIRING ENDEAVOURS DURING THE COVID-19 PANDEMIC AT A TERRACE HOUSING AREA

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## Background

The Ministry of Housing and Local Government Malaysia (MHLG) commits to provide enough houses for Malaysian residents (2020). Meanwhile, most Malaysians prefer to have landed property partly because landed houses usually have a portion of vacant land either at the front yard, sideway, or backyard. At least seven (7) types of landed houses are available in the market; Bungalow, Semi-detached house, Zero-lot house, Cluster House, Terraced/link house, Superlink house, and Townhouse (Lee, 2021). Terrace House is the most common type of residential property in Malaysia, which accounts for 44% of

all residential properties in the country (Yoon, 2021). Terrace House is usually favoured over the other types of landed houses due to its moderate price (FMT, 2021) and the availability of small plots of lands, both as a front yard and backyard. Many residents of Terrace Houses use those lands for landscaping and gardening. In fact, the trend of having home gardens in the proximity of terrace houses has been sparked by the recent event of pandemic Covid-19.

In Malaysia, Movement Control Order (MCO) during the Covid-19 Pandemic has left many Malaysians stuck at home, either working from home or lost their jobs. With every member of families at home, there should be activities generated to kill the times or generate income. Some community members have ventured into Home Gardening in urban areas, using many possible methods. Home gardening has been the trend in urban areas even before Covid-19 Pandemic, both in Malaysia and on the global stage. Urban Home Gardening could also be regarded as one of the solutions for the call of the 12<sup>th</sup>. Sustainable Development Goal (SDG 12 - Responsible Consumption and Production) for the promotion of sustainable lifestyles.

Thence, this article intends to demonstrate the propagation of Urban Home Gardening in the urban area, specifically at a terrace housing area, which usually has limited available land that could be planted with gardening plants. This article also depicts a showcase of Community Urban Gardening, an initiative that has been conducted by the members of Mutiara Gombak neighbourhood, Kuala Lumpur, Malaysia.

## **METHODS OF URBAN HOME GARDENING**

Although household gardening is not a new concept, the objective of doing so has seen rapid change during this century. Initially, for aesthetic purposes,

governments worldwide strongly recommend urban inhabitants participate more and more in farming activities. Since land constraint is an issue in urban contexts, innovative ideas on vertical farming take over urban household spaces both inside and outside the house. In Vertical farming, vegetables are grown in layers, with plant containers stacked vertically. Several other methods of embarking on Urban Home Gardening, including Hydroponics, Aquaponics, Shipping Container Farms, Rooftop Farming, Mushrooms Husbandry, Microgreens Planting, and Backyard/Front yard Gardens (Penn State Extension, 2021).

## **ADVANTAGES OF URBAN HOME GARDENING**

Gardening activities can have a positive impact on human psychology. Especially in this post-pandemic era, depression has become a common phenomenon among all age groups due to various reasons. Since getting out of home and socializing is not an option during the Covid-19 Pandemic, home gardening can offer an immediate solution to the negative impact of movement restriction on the community. It also contributes to the effort of ensuring national food security as well as providing fresh and healthy produce for all members. Ensuring food security is about producing more food and minimizing food waste, which can be done through composting for urban home gardens.

## **LIMITATION**

Many houses have tiled up their front yards to occupy their vehicles. Some backyards are piled up with unwanted household items leaving no space for a proper home garden. People are also unaware of the innovations that make home gardening possible, even when only a corner or a narrow lane is available. Another issue is that many communities



take the initiative of urban gardening, but over time, the project halts due to lack of motivation among the participants.

## URBAN HOME AND COMMUNITY GARDENING

Gardening is a stress relief home activity that could be done at the proximity of one's own house and could be further developed for community Urban Gardening. During the Movement Control Order (MCO) of the Covid19 Pandemic, members of the Mutiara Gombak (MG) neighbourhood have ventured into planting vegetables at two (2) locations. First, they do urban gardening in the backyard and front yard of their own terrace houses. Even though they have the constraint of space, but the project goes well with motivation among the members. The community members not

only share knowledge on gardening but also share abundant crops with their neighbours.

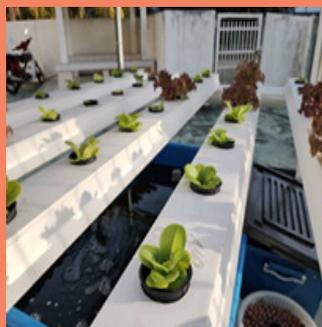
Second, the MG community has also undertaken an initiative to use a small vacant land, at the proximity of the neighbourhood's mosque, as their Community Urban Garden. This collaborative initiative is encouraged by the Malaysian Government, where training is provided by the Ministry of Agriculture and Food Industry to some members of the community. Even though the training is focused on Urban Home Gardening, the MG community has extended their obtained skill into developing their own Community Urban Garden. Despite the enforcement of MCO, the community manages to collaboratively work on the initiative, with a strict standard of procedures (SOP) for social distancing. Figure 1 to 4 show the MG's Community Urban Garden.



**Figure 1:** Vegetables planted on bare soil.



**Figure 2:** Using conventional method of Vegetable planting.



**Figure 3:** Using Hydroponics method of Vegetable planting



**Figure 4:** Video link to the showcase of Community Urban Gardening

## CONCLUSION

Although the provision of vacant land for gardening is minimal at Terrace Housing Area, MHLG strives to provide quality houses in a sustainable environment. The small green areas that have been transformed into home and community garden help to ensure terrace housing neighbourhood have harmonious synergy with nature. Despite giving benefits to the gardeners and the community in a neighbourhood,

Home and Community Gardening could also help create a healthier environment by “balancing the natural biodiversity” GroCycle (2021). This includes supporting the life of native plants, reducing unused lawn area, promoting pollination, replacing lost habitat, and creating an environment that supports the needs of flora and fauna.

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# GREEN CENTRAL PARKS IN MIXED-HOUSING DEVELOPMENT AREAS CREATE A BETTER FUTURE URBAN ENVIRONMENT

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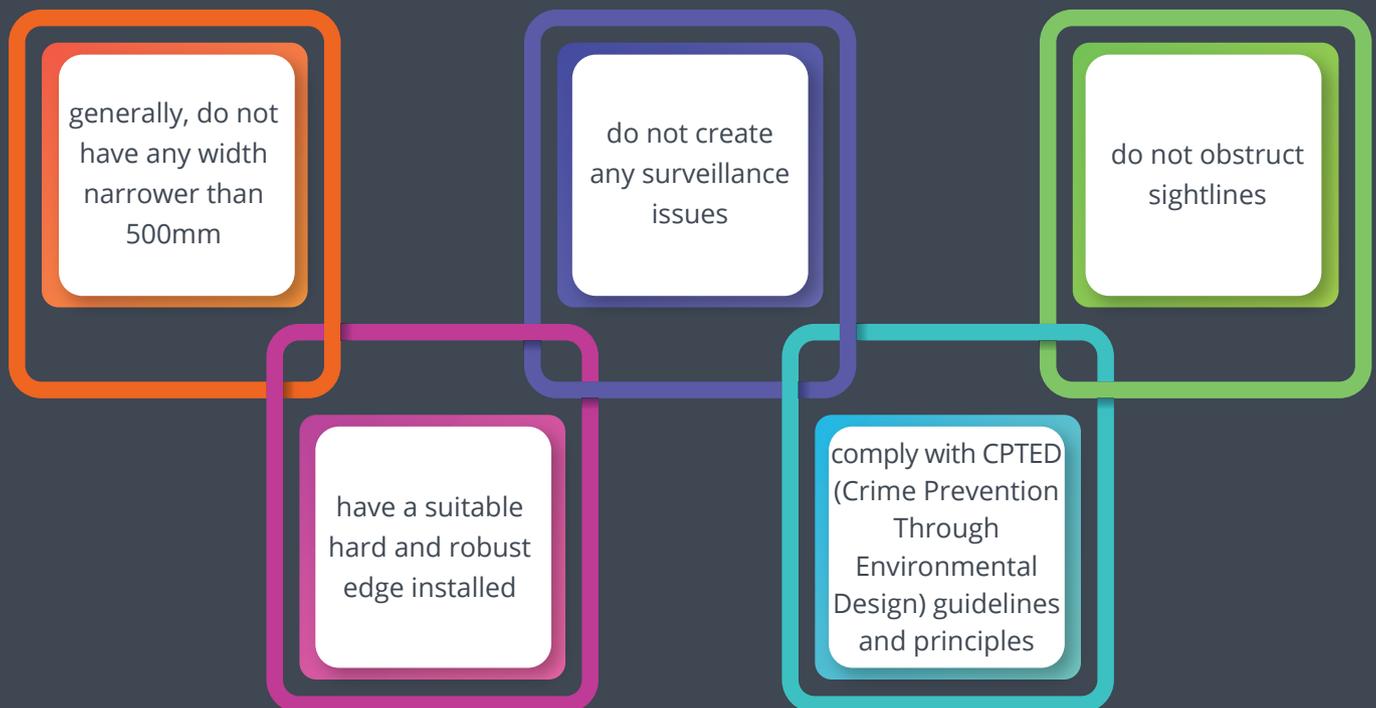


**A** mixed-housing development is a residential property consisting of all types of houses for various people. It is integrated with commercial, retail, entertainment, park, and transport facilities. The mixed-housing facilities should serve in the heart of the housing areas to brighten the livelihood of the communities and ensure sustainability of the development. One of the necessary facilities is the central green/park area. A green central park in a mixed-housing development area is an area of a natural park setting that can improve the future urban environment and surrounding areas. Its location should fill the air with carbon-absorber, produce clean oxygen that acts as a filter for sound and dust, and offer aesthetic value (Rahman et al., 2018). Green

spaces in urban housing development areas also provide a healthy ecosystem for ever-growing cities to effectively function as incredible cities (Landgraf and Moosmüller, 2019). Central parks in housing areas also mean green spaces in the urban areas that can create a better environment and reduce the effects of urban heat islands. In the context of climate change, with the expected increase in temperature and heatwave intensity, cooling by using green areas will become increasingly crucial for the urban housing environment (Aram et al., 2018).

A central park in mixed-housing areas should be centrally located, if possible, within its service area and uninterrupted by non-residential roads or other physical barriers. It should be accessible through interconnecting trails, public transportation, sidewalks, or low-volume residential streets. A successful and sustainable green park can be built in an open area of places that offers many interests and benefits to the surrounding local communities and wildlife habitats.

A green space also helps in enhancing local economic, social, sustainable cultural, and environmental benefits. A growing central park area should provide a green space for active placement. Park, squares, and gardens provide a fundamentally different sense of experience for the community (Cowan and Campbell, 2005). Besides that, a thriving future green area also increases the possibility of connecting people with nature and providing a space for leisure activities towards healthy urban living. Many trees and green spaces improve the areas to become cooler and cleaner, as well as reduce water on the surface. The effect of large-scale green filtering is the best way to enhance air quality in an urban housing area. Dense trees play an essential role in reducing background concentrations even before pollution gets to the surrounding mixed-housing areas. According to Oh et al. (2012), a green space in housing areas is significant as a system for sustainable ecosystem stability in urban areas, with maximum planting areas should be as follows:





Examples of a green/central park around a housing area with various recreational activities and social contexts among residents/communities. <http://www.sfoewd.org/report/team/development/>

The key factors of a green/central park design around a mixed-housing development in the urban areas contribute to the park's success. For example, the park will bring comfort and a pleasing image, good access and linkage towards the housing area, users and activities that attract people to come, and social space to increase the surrounding community's social interaction. The specific characteristics are as follows:

### **Accessibility and continuity**

A central park in a housing area is an environment for a variety of leisure activities that are easily accessible so that the community can enjoy it. According to Perry et al. (2017), access and continuity in the neighbourhood of the housing areas are essential because environmental design and safety can be improved and they provide comfort to the community. The central park should be located in the middle and strategic location of the housing scheme to facilitate everyone in the community. It will not only benefit them, but also ease them to come over and do their activities, as well as encourage them to socially interact in a new, shady, and healthy environment.

### **Promotes human contact and social activities**

According to Omar et al. (2015), open space helps produce clean oxygen, control the surrounding ecosystem, and manage the soil water like water runoff. Besides that, the open space around the urban housing area serves as a buffer against noise, wind, dust, and sunlight. This open space area has several functions that create an active space for human society. As Kostrzewska (2017) mentioned, practising healthy activities in public spaces such as central parks in urban housing is critical to attract people to come and have fun. In fact, the many facilities play a role in promoting physical activities to the community. Strategies to build sports and recreational infrastructure are encouraged to ensure a diversity of activities, and at the same time, change in the way of life of the community. In addition, more interactive and varied activities in this recreational area will also encourage social interaction among communities.

### **Safe, welcoming, and accommodating for all users**

Pedestrian walks from housing clusters close to the park are essential to improve consumers' health. Unsecured and uncomfortable pedestrian walks and open spaces leading to the park's area or elsewhere may be the biggest obstacle for users due to security threats. A recent study by Lee et al. (2016) stresses that among the methods that can change the environment to be safer is Crime Prevention Through Environmental Design (CPTED) method. This method is used to change the community's lifestyle so that its surrounding users feel more secure. This method also helps prevent the occurrence of crimes by changing the surrounding environment that is prone to danger and frequent crimes, such as dark areas and abandoned spaces around the housing areas. Safe urban design finds that a park's surroundings can influence human behaviours, whether it can be used safely or not. For example, the lack of facilities such as fewer pedestrian walks in the park or poor access from the surrounding housing areas, as well as dark open spaces are causing the users' rights being threatened. All plant materials must be durable, fast growing, and non-toxic for the consumers' safety. Thorny plant species should be avoided to ensure child's safety while using the park and playground (Rigolon et al., 2017). The tree species selected should be dense and healthy that require little maintenance and can survive well. Meanwhile, they should also remain evergreen throughout the year, especially in a high urban mixed-housing development. Besides, these tree species can also extract and sink more carbon dioxide while providing more oxygen for the urban housing communities.



## Well-maintained

Improving facilities for all the housing communities can change their future quality of life, such as social, cultural, economic, and psychological. Facilities should be designed to be usable, attract the community's attention, and function well regardless of available resources. Clean and well-maintained facilities will attract many people to use the park. Regular cleaning and maintenance can also overcome the problem of damaged facilities. This will encourage users by showing that the facilities are given attention and therefore, more likely to be safe to use, which will probably encourage users to take care of them (Rabinowitz, 1992).

Central or green parks in mixed-housing development areas will offer social activities and influence the community to visit these places due to the various recreational activities. Making a reasonable and practical park and landscape design can help prevent criminal behaviours among the users. An effective park design and its strategic location in a housing development should be scrutinised and planned to avoid vandalism so that public spaces can be enjoyed and visited by the community (Marcus et al., 1997). The success of central/green parks for all in the housing area relies in their benefits to the surrounding community and sustainability of the urban ecosystem. At the same time, a maintained clean, cool, and healthy atmosphere will achieve a better urban future.

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# COVID-19 URBAN CRISIS: FROM GARDEN TO KITCHEN - EMBRACING NATURE IN RESIDENTIAL ATMOSPHERE

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“ Exposure to nature not only makes you feel better emotionally, but it also contributes to your physical wellbeing, reducing blood pressure, heart rate, muscle tension, and the production of stress hormones...Research done in hospitals, offices, and schools has found that even a simple plant in a room can have a significant impact on stress and anxiety,”

- The University of Minnesota said in the material put up by its Earl A Bakken Center for Spirituality and Healing. ”



“ The emptiness of Bim'bimba Park, Mirvac community, Gainsborough Greens

- Landezine International Landscape Award (LILA) 2021



## INTRODUCTION



Planet earth and the power of one

In the year 2019 - 2020, our planet is shocked by the spread of the Covid-19 pandemic. Cities are home to most of the world population and are centres of economic growth and innovation. However, the high concentration of people and activities in cities make them vulnerable to various stressors such as natural and man-made disasters. Understanding the power of pandemic Covid-19 waves, adaptation measures need to be taken to deal with it, preventing from getting worst. (Sharifi,2020)

Working from home is not a new concept, since March 2020 an increasing number of businesses

around the world have announced their plans to continue granting employees the option of working remotely from home to anyone who wishes to do so (Susan Fourtané, 2020). Working from home is a new norm, a pleasant workstation and healthy ambience are needed to fight not only the unseen enemy but avoiding negative vibes. Disadvantages of working from home may lead to lack of community and teamwork, lack of office equipment, distractions and lack of a good working environment. This may create a sense of isolation, lack of motivation and risk to poor productivity.



The new norm – SOHO

## EMBRACING THE NEW NORM

Healthy homes promote good physical and mental health. Good health depends on having homes that are safe and free from physical hazards. In contrast, poor quality and inadequate housing contributes to health problems such as chronic diseases and injuries and can have harmful effects on childhood development. The atmosphere of the housing area has a close relationship with human's living. It is not only a significant habitation of human activities

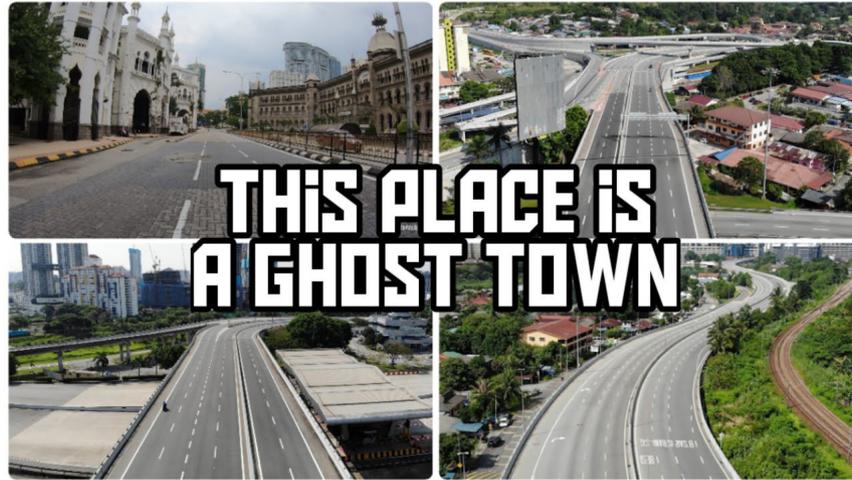
but also an important component in an urban environment. Along with the rapid vast development of society and economy, the residential landscape is also changing and shifting to a new phase. However, Covid-19 has turned the world in turmoil for the early six months. Residents were instructed to stay at home and movement control orders (MCO) were tightened. New norms being practiced, adopt and adapt.



Amid this pandemic wave, public space is decidedly having a moment to hibernate from active and passive activities. Public parks, urban plazas, and other outdoor urban green assets are no longer being seen as compact and crowded areas but instead finally being recognized as a Prohibited Space. Due to minimised public movement, these public areas are closed for a certain period of months as directed by the government and the National Security Council (MKN). Since the start of the pandemic, urban parks, community parks and playgrounds has become one of the few areas cautiously optimistic for city dwellers and community in residential areas as well.



## SURROUNDING IMPACT AFTER COVID-19 WAVE



Working alone and loneliness - unnecessary stress

As a result of “stay at home”, the impact of MCO on human mental health has begun to be seen. Mental Health has a significant impact on the economy (financial well-being) and also the current environment and living conditions. Both conditions are interconnected. Implications from unfriendly, cramped and small space home design make things worse.

As a Malaysian, the culture of community living and interacting among neighbours is something that is considered a normal norm that needs to be changed during this pandemic wave. As stated in

National Community Policy (2019), mentioned that racial harmony is also an important factor. As such, Malaysians need to maintain and strengthen the existing harmonious relations among the races in the country and narrow the gap between the rich and the poor. According to the urbanisation data stated in the policy, 75.6% of the country's population gives priority to live in the cities. Therefore, efforts to develop and empower the housing communities surrounding are necessary and should be given special attention by all parties.



Green spaces in housing estates increase the quality of life

Thrust 3 of the National Landscape Policy (JLN 2011) action plans Strategy 3.2 “Encourage Manageable and Sustainable Landscape Development Programs to Achieve Beautiful Garden Nation”. Good management in maintaining the green areas in housing areas is important to provide a holistic path towards a better quality living environment. It is an important initiative towards an effective quality of life by providing a safe, healthy landscape in residential estates. Green spaces are a valuable asset of their management and maintenance contribute directly to the environment and socio-economic development.

### **GRENIFY SURROUNDING THROUGH COMMUNITY GARDEN FOR FOOD SECURITY IN HOUSING AREAS**

Following the Covid-19 pandemic, job losses in Malaysia increased by 42% for the first quarter of the year 2020 according to Social Security Organization (Berita Harian, 2020). The pandemic Covid-19 wave has abused daily life especially the food system that not only has given a huge impact on the economy but causing social, environmental and political problems worldwide as well. Here, with the guidance from Landscape Department in every Local Authority (PBT) acts as the key player to help to create proper landscape design in residential areas. An edible garden setting planted with edible species has the potential to provide food or related services within parameters to the less fortunate urban dwellers who are unable to access food to meet their daily needs. Encouraging Community Park to develop a small herbaceous edible garden is an alternative way of accessing organic food during MCO. Urban agriculture does play an important role to boost awareness of environmental and residential community benefits as part of food security, health and economic reimbursements. Community farming in housing areas has the potential contribution to sustainability (SDG) towards empowering the local community (KPKT 2020).

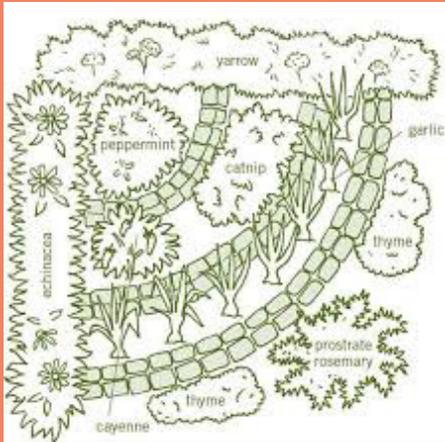




## REDESIGNING RESIDENTIAL GREEN SPACES IN NEW NORMS

Innovative landscape architecture design in housing areas requires landscape designers to have greater understanding and accountability towards sustainability and maintenance of their design. Creating solo active activities through edible gardens poised challenges especially in creating space for an individual to feel surrounded by a homey community. Herbs garden, compost dump sites and nursery plot with practical and well design settings will make residents enjoy the healthy ambience while manicure-pedicuring the edible plants. “Less talking” programs will optimize quality time especially for the elderly and B40 household.

Home Gardening helps combat loneliness, builds strength, promotes sleep, and helps maintain a healthy weight. The Centers for Disease Control and Prevention (CDC, 2020) says gardening at home is exercise. Indeed, the positive association with gardening was observed for a wide range of health outcomes, such as reductions in depression and anxiety symptoms, stress, mood disturbance, and BMI, as well as increases in quality of life, sense of community, physical activity levels, and cognitive function. Exposure to vitamin D increases calcium levels, which benefits bones and the immune system.



Community garden in residential areas

## APPLYING BEST MANAGEMENT PRACTICES (BMP) IN HOUSING ESTATES

Good quality of housing areas demands how landscape architects plan and design the surrounding especially the green spaces. Many issues need to be addressed in the design of sustainable landscape for urban housing areas, such as security, control of access, contaminated land, waste management, recycling and not to forget the governance aspect. Managing landscape areas requires broader knowledge. Stakeholders need to examine how to improve the quality of housing areas which requires local context,

injecting special character as part of the planning, design and management process. Best Management Practice (BMP) means practice or combination of practices, that is determined to be effective and practicable. It's all starts with getting the best possible Residential Association (RA) team in place together. An effective best management practice is an art, followed by a reform journey from policy to implementation, and from home garden to kitchen.



Best Management Practices (BMP)



## CONCLUSION

Social distancing never stops people from moving. Let's start by moving our body and mind to a new healthy wave in the new norm from home. Housing areas are human habitats. Home are places where people live and where they can find all the things they need to survive. Surround our homes with edible greens and start sharing fresh foods with neighbours and friends. Housing for all is the key to a better urban future. Therefore, eat clean, stay safe and stay healthy, let's *fight against covid-19 together starting from our home*. Embrace nature from home. Home is where the heart is (Gaius Plinius Secundus a.d. 23-79, Elvis Presley, 1962).



Embracing the ambience

“ The secret of crisis management is not good vs. bad, it's preventing the bad from getting worse ”

- Ken Matos





KPKT

MINISTRY OF HOUSING AND LOCAL GOVERNMENT MALAYSIA