

HOUSEBUILDING DEVELOPMENT IN MALAYSIA

research report :

**Kamaruddin Bujang
MARA Institute of Technology
Shah Alam, Selangor .**

November 1981

01.00

ACKNOWLEDGEMENT

I wish to thank all my colleagues for sharing their hands to the completion of this report. I am very much indebted to all officers of Perbadanan Kemajuan Negeri Selangor, Petaling Jaya particularly Encik Muslim bin Dayat, Pegawai Latihan in allowing me to consult one of the officer of Ketua Unit Perancangan dan Penyelidikan Ekonomi. To Encik Halim Mohammad the senior architect, I am also grateful for his time spent and releasing some drawings. This gratitude also goes to Mr. Chow Wai Woh architect of Kompleks P.K.N.S. Shah Alam in giving guidance and releasing of drawings.

Above all I would like to thank Encik Ezrin Arbi as a supervisor of MARA Institute of Technology for his valuable guidance, his handful hands are highly appreciated.

	PAGE.
01.00 Acknowledgement.....	i
02.00 Preface.....	ii
03.00 Contents.....	iii
00.10 Introduction.....	1
02.00 Housing Development in the Past..	2
03.00 Government's Reaction Towards Housing Problems.....	7
04.00 Public Sector in Housing Development.....	28
05.00 Public Housing in Consideration.	35
06.00 Planning for Public Housing.....	43
07.00 Urban Planning of Shah Alam.....	50
08.00 Conclusion.....	59
09.00 Reference.....	60

The increasing need of housing in Malaysia is now hotly felt by the people. Despite of the price they are passionately hunting for one. Among the reasons for such rush come from the following:

- i. Immigrants especially the young generation hunting for job in urbanised towns such as Kuala Lumpur and Johore Bahru.
- ii. The proximity of working areas is the first priority, thus, the demand for this advantage is very high.
- iii. The desire of house brokers. The great demand causes an appreciation of housing sale price, thus, encourage a section of people to buy as an asset(s) in future.

All these factors cause an unproportion situation in housing demand and create price bidding which give rise to the reason of price hike. This great demand encourages housing speculation around the country. The condition is now getting worse as the population of immigration has grew to an alarming stage. As quoted by the Prime Minister Y.A.B. Datuk Sri Dr. Mahathir that the population of Kuala Lumpur city has reached to 38% increase while there is a drop of 62% in the rural areas.¹ The low cost houses can no longer considered low cost and the no-cost can never exist. High material costs are always falsely pictured to the public. But some how there is some groups who realised what is happening behind the curtain. They are of course from the professionals who has no power to act or they just simply wash their hand off.

The pupose of this report is not to expose the speculation in housing development. It rather touches mainly in designing of housing units with regard to Shah Alam new town. To

¹ Mingguan Malaysia, 15th November, 1981.

Owing a house is the most basic need that a person always desired. Without a roof above us live seems incomplete, what more if we have family to care for. A is so important that we are willing to sacrifice any thing just for one house. Regardless to the size we like to own our own house. Before the invasion of inflation to buy a house is very cheap. But at this time of inflation it is difficult to get a house. In 1970 a terrace house in Kuala Lumpur and Petaling Jaya may cost only M\$20,000.00 but now it has rise to M\$90,000.00. And the number of house constructed is very limited, thus, created a high demand for housing. Even to get an application form one has to queue up and has to wait from morning till evening.

With such situation there are developers who take the advantage to raise the costs, and also to produce a low or sub-standard house. Even at such situation people still eagerly to buy a house.

There is no doubt that housing is a serious problem. The backlog in housing alone has reached an alarming figure of half a million and this has promoted the government to intervene in the housing market.

Housebuilding development has now reach maturity stage where tons of problems are realised. In the past this situation was not foreseen due to the negative interpretation and poor background of evidance. It is now the time to take and swallow the problem very carefully. Yet to provide housing facilities for the people has to be continued, or else other alternative to such problem has to be sought.