

UNIVERSITI TEKNOLOGI MARA

**A FRAMEWORK OF SUSTAINABLE
AFFORDABLE HOUSING (SAH) IN
KLANG VALLEY AREA,
MALAYSIA**

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ABSTRACT

The intersection of sustainability and housing affordability has become a global concern, highlighted by the United Nations' Agenda 2030 and its 17 Sustainable Development Goals (SDGs). While Malaysia is committed to achieving these goals by 2030, there remains a significant gap in the literature regarding the application of sustainability principles within Affordable Housing Projects (AHPs), particularly in the Klang Valley area. This research aims to address this gap by developing a framework for Sustainable Affordable Housing (SAH) specifically tailored to the Klang Valley area in Malaysia. The objectives of this research are fourfold (1) to identify the dimensions of sustainable development and current sustainability practices within Affordable Housing Projects (AHPs) (2) to assess the level of implementation of sustainable development dimensions that shape the design and development of AHPs in the Klang Valley area, Malaysia (3) to analyse significant sustainable attributes (SA) for application within AHPs in the Klang Valley area to achieve Sustainable Affordable Housing (SAH) and lastly, (4) to develop and validate the Sustainable Affordable Housing (SAH) framework with the identified significant sustainable attributes (SA). Data for the study will be collected through multiple methods, including document analysis, semi-structured interviews with housing industry experts, case study observations of five affordable housing schemes, resident surveys distributed to AHP residents in Klang Valley, and validation sessions with industry experts. The findings will be analyzed using both qualitative and quantitative methods, including descriptive and inferential statistics, as well as qualitative content analysis. The expected outcomes of this research include the development of an assessment checklist tool and a comprehensive SAH framework. These outcomes aim to advance sustainable affordable housing practices and inform current policies in the Klang Valley, while also serving as a foundation for further research and training in urban areas, contributing to the global effort of achieving the SDGs. The resulting framework and tools will provide practical guidance for AHP providers and policymakers, fostering the implementation of sustainable development dimensions in future affordable housing projects.

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CHAPTER 1

INTRODUCTION

1.1 Introduction

This chapter focuses on the research background, the identified research problems, and the study's purpose. It includes a detailed overview of the research and a brief outline of the research methodology, providing clarity on the research aims and objectives. Additionally, the chapter outlines the study's significance and limitations to underscore the importance of exploring sustainable dimensions within affordable housing projects in the Klang Valley area of Malaysia. Thus, this chapter serves to illustrate the overall structure of the thesis.

1.2 Background of Research Study

Every person needs a place to live that provides a necessary foundation for social and physical actions (Byrne and Diamond, 2007). Housing is not only a basic need but also a human right (Currie, 1980). As Olotuah (2005) states, housing is a structure that meets both shelter and social needs. A variety of housing options also contributes to a strong and diverse employment base (Florida Department of Community Affairs, 2003). Furthermore, Burke et al. (2007) note a strong relationship between housing, economic status, and well-being.

According to the United Nations (2018), it is expected that 60% of the global population will be living in cities by 2030, increasing to 68.4% by 2050. Many countries face challenges due to the rising pressure of urbanization. Shuid (2016) emphasizes that the demand for housing properties increases with population growth, a trend observed in Brazil (Acolin and Green, 2017), China (Shi et al., 2016), and India (Gopalam and Venkataraman, 2015). Similarly, Downs (2004), Woods (2007), and Abdullahi et al. (2012) highlight that rapid community growth can lead to increased housing values, creating high demand for affordable housing. In Malaysia, the government encouraged rural-to-urban migration in the 1980s, leading to a growing demand for affordable housing in cities (Sivar & Kasim, 1997). Today, Malaysia is one of the most urbanized countries in East Asia (O'Neill, 2022). Figures 1.1 and Table 1.1 illustrate the urbanization level