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**LOW COST FLAT:
A STUDY ON COMFORT LEVEL IN RELATION ON DESIGN AND
PLANNING**

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ABSTRACT

Comfortable is the important thing for occupant lives in their house. Living in high density more exposed to comfortable problem due to occupant's complaint especially living in low cost flat. Comfortable living can be related to design development for the house.

In Malaysia, the Malaysian Government has targeted to built 235,000 units of low cost houses. There is no research in Malaysia has been done on the design comfort of low cost flat especially for three major ethnic groups namely Malay, Chinese and Indian with each groups' own culture and lifestyle.

This study present on design comfort for low cost flat developed by government and private sector. It included correct orientation of the building, layout of units according to prevalent wind direction, cross ventilation, temperature, lighting and noise.

For the purpose of this study, low cost flat at Section 16, Shah Alam was choose as developed by government (SELANGOR STATE DEVELOPMENT CORPORATION) and low cost flat at Bandar Baru Kubang Kerian as developed by private (KASJARIA KIM HUAT SDN. BHD.)

From these 2 case studies, it can be stated that both of government and private are used minimum standard of requirement, as stated in Uniform Building by Law. These minimum requirements are not sufficient to fulfill comfortable for dwellers of low cost flat.

Therefore, researcher have prepared a recommendations based on the study done as a guide for future design.

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1.0 INTRODUCTION

Housing is a basic human need. Secure shelter therefore represents a basic human right. Low cost housing is clearly a high-priority programmed for all countries in the world. Population growth, urbanization, and the attended growth of slums squatter colonies all contribute to the urgency of the problem.

Therefore, The Ministry of Housing and Environment was fixed a guideline to consultant to provide 30% from their developed area as low cost housing.

From the above fact, it is showing that the numbers of dwellers that live in low cost housing in Malaysia are high.

Today, low cost housing represents a serious national problem in both developing and developed countries. The issue such as high temperature in house ¹, low ventilation, small and compact space ² always becomes as a problems to the dwellers.

¹ Internat-Suhu Dalam Rumah Lebih Tinggi

<http://www.aero.fkm.utm.my/suhurumah.htm>

² Perumahan Awam Kos Rendah Di Terengganu-Isu, Masalah & Penerimaan Rakyat