

UNIVERSITI TEKNOLOGI MARA

**ADEQUACY OF LOW-COST
HOUSING: A CASE STUDY OF THE
PEOPLE'S HOUSING PROGRAMME
(PHP) AT KAMPUNG LIMAU,
PANTAI DALAM, KUALA LUMPUR**

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Thesis submitted in fulfilment
of the requirements for the degree of
Master of Science
(Administrative Science)

**Faculty of Administrative Science and Policy
Studies**

December 2017

ABSTRACT

Housing for low income households is a major concern of the government. To address this issue and help raise the living standards of low income Malaysian citizens, housing in Malaysia emphasises on the provision of adequate, affordable, and quality houses to all (Eleventh Malaysian Plan, 2016-2020). As the Malaysian Five Year Plans always emphasise on the aspect of quality and adequate housing thus the objectives of this research are to determine the quality of low-cost housing provided by Kuala Lumpur City Hall (KLCH), to determine the adequacy of low-cost housing standards (public facilities, flat features, and social environment) among People's Housing Programmes (PHP) residents, to evaluate the relationship between housing adequacy of low-cost housing and the quality of housing provided, and lastly to determine whether family size influences low-cost housing adequacy and quality. Consequently, the scope of this study pertains to the residents of PHP Kampung Limau, Pantai Dalam, Kuala Lumpur. The methodology employed for this research was cross-sectional by applying convenience sampling technique for the identification of the units of analysis. Prior to the actual data collection, a pilot study was done to ensure the reliability and validity of the instrument. Subsequently, the study found that public facilities ($r=0.383$, $p<0.05$), flat features ($r=0.434$, $p<0.05$) and social environment ($r=0.376$, $p<0.05$) were significantly correlated with the quality of low-cost housing provided. Flat features were identified as the most significant factor determining low-cost housing ($\beta=0.317$, $p<0.05$). Family size also affects the quality of low-cost housing. Family size has negative correlation with quality and satisfaction. Although the other dimensions are not highly correlated with the quality of low-cost housing provided, but public facilities and social environment are also important in this research as they can be used as a yard stick to adopt new strategies as well as improving new building standards for low-cost housing particularly in Malaysia and developing countries at large.

Keywords: Low-Cost Housing, Housing Adequacy, Housing Quality, Public Facilities, Flat Features, Social Environment

ACKNOWLEDGEMENT

I would like to gratefully thank to Allah SWT for granting me the opportunity, good health, strength, knowledge, and patience to complete this thesis. I am indebted to the following people who greatly contributed towards this thesis in many important ways. The precious help and invaluable support from family, supervisor, lecturers, and friends must be fully appreciated, especially to:

My beloved parent,

Mr. Wan Mohamad bin Hassan & Madam Kamaliah binti Saulan

My soul-mate,

Mohd Faisal bin Sha'ri

My supportive twin,

Wan Sumayyah Asyiqah

My lovely siblings,

Wan Ibrahim, Wan Nurul Iza, Wan Ahmad Zamzami, & Wan Qurratul Ain

My brother and sister-in-law,

Hazila binti Timan, Mohamad Sukeri bin Samad & Mohd Zamrol bin Sidek

My adorable nieces and nephews,

Wan Arissa, Wan Ammar, Adam Iman, Yusra Iman & Izz Iman

My motherly supervisors,

Dr. Hardev Kaur & Late Assoc. Prof. Dr. Shireen Haron

My source of inspiration,

Dr. Mahadir Ladisma & Associate Professor Dr. Yarina binti Ahmad

My supportive grandma, aunts, uncles & cousins

Last but not least, I would like to express my greatest gratitude to whomever that has always kept me in your mind, prayers, and thoughts.

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