

UNIVERSITI TEKNOLOGI MARA

**A FRAMEWORK OF STRATEGIC
BUILDING ADAPTATION ACTION
FOR MANAGING MULTI-STOREY
LOW-COST PUBLIC HOUSING: IN
KUALA LUMPUR, MALAYSIA**

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ABSTRACT

Public housing is one of the importantly affordable homes for all citizens, particularly in the low-income group. The government has implemented various public housing schemes. Pro-active assessment of the low-cost public housing performance is essential to monitor building condition and guide future public housing management. This research aims to identify the practice and procedure and to propose a framework for building adaptation and eventually improve the management of existing multi-storey low-cost public housing in Malaysia. The objectives of this research is to determine the nature and pattern of building adaptation and its relationships between building attribute or characteristics; to identify current condition of low-cost public housing and its potentiality of building adaptation factors in managing multi-story low-cost public housing in Malaysia; and to develop a framework for building adaptation strategy for managing multi-storey low-cost public housing in Malaysia. In this research, data collections are collected from the selected public housing, limited to multi-storey housing, rented, and constructed for more than 10 years. Selected 6 housing areas of rented public housing is acquired from Public Housing Program (PPR) DBKL. This questionnaire survey conducted to obtain the experts' view on the constructive determinants of adaptation factors and potential action for managing existing public housing. 36 respondents participated in this survey. From the result of the survey, semi-structured interviews conducted to selected experts and 11 respondents agreed to participate in semi-structure interview to provide further validity. An observation and inspection of building condition and residents satisfaction was conducted to 6 selected Public Housing Program (PPR). A sample size of residents' satisfaction was 501 respondents. The research findings provide relevant data and issues to enhance physical management requirement and serious consideration to sustainable adaptation, which the entire problems concurrently in public housing facilities can be well treated. The framework in this research is an outline and connection of planning, assessment process, procedures and also building adaptation strategies in managing multi-storey low-cost public housing. The framework's aim is to provide a guideline as a guidance and reference for stakeholders involves in managing building adaptation for multi-storey low-cost public housing.

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CHAPTER ONE

INTRODUCTION

1.1 Research Background

This chapter covers the building adaptation management strategies in managing multi-storey low-cost public housing in Malaysia. Public housing is important as one of the affordable homes for all citizens, particularly the low-income group which needed most. The government has implemented various public housing schemes such as Low-cost and Affordable Public Housing Program (PAKR), Housing Development Program for the Hardcore Poor (PPRT), Integrated Housing Program, Jariah Charity Program, My First Home Scheme, and 1 Malaysia People's Housing Program (PR1MA). Upon completion, the public housing management is responsible towards assets and facilities management. Among significant issues related to public housing that have to be catered by the management are vandalism, building defects, repairs and the high rent arrears. (Jabatan Perumahan Negara, 2007 and Dewan Bandaraya Kuala Lumpur, 2007). Analysis on issues faced by the property management of multi-storey public housing in Selangor by Hashim et al. (2015) listed other than cases of residents abusing the house rules and vandalism, littering, failure of waterproofing and water leakage, cracks, stained, spalling concrete, corrosion of pipe and peeling of paint defect are among the common issues and problems that are identified. The research findings provide relevant data and issues to enhance physical management requirement and initiate serious consideration to sustainable adaptation, whereby the entire problems are currently facing in public housing facilities that should be well treated.

Pro-active assessment of the low-cost public housing performance is essential to monitor the state of the building condition and eventually guides future public housing management. Mohit (2010), in his study on residential satisfaction in future public low-cost housing in Kuala Lumpur, Malaysia, recommended public agencies of low-cost housing must address issues related to residential satisfaction. Thus, this research intends to identify the current condition of public housing, adaptation opportunities and action strategies in managing multi-storey low-cost public housing