



The Public Perception of People's Housing Program (PPR) for Slum Settlement Handling in Malaysia

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Abstract

The purpose of this study was to describe public perceptions of people's housing programs for handling slums in Malaysia. Malaysia has begun organizing and fostering communities that have lived in slums since 1998 in the 'slum-free Malaysia vision 2005' program, and today Malaysia can be said to have successfully resolved slums, through public housing programs. The type of research used in this research is descriptive qualitative, using accidental sampling as a sampling technique. Data collection methods used are interview and documentation methods, with research instruments in the form of interview guidelines. The results showed that the community strongly agreed with the existence of The People's Housing Program (PPR), especially for the lower middle class and poor people in Malaysia. This program is able to realize the dream of the poor to be able to have a place to live that is suitable for living with family. Furthermore, the program itself is acknowledged by the community as being able to deal with slum settlements in Malaysia, and the poor who are biased in occupying slum areas voluntarily move to the houses provided by this PPR. So, people's perception of the Public Housing Program is very supportive especially to deal with slums in Malaysia.

Keywords: Perception, People's Housing Program, Slum Settlement, Malaysia.

Introduction

Increasing the number of population growth in an area has an impact on increasing the need for land for residential areas (Hermon, 2001; Hermon, 2009). While land that can be used for residential areas is very limited (Hermon, 2014; Iswandi, 2017; Oktorie, 2017). Housing is the main agenda for every country in the world, including in Malaysia. This is because housing is not only a physical structure that provides protection to its inhabitants but is also closely related to socio-economic, political. The basis of state housing is to provide adequate, quality and accessible housing for all levels of society, especially for those with low income. The kingdom in Malaysia has formed certain bases and programs to achieve housing related objectives. Solid settlements located in the middle of the city surrounded by various city facilities is one of the interesting contexts to be discussed (Aslim, 2014; Hermon, 2010; Hermon, 2012; Hermon, 2015), because a settlement will improve the welfare and enjoyment of the people who live in it (Roberts in Emmanuel, 2012).

In spite of the Malaysian government's commitment and effort in "providing adequate, affordable and quality houses for all income groups with emphasis on the development of low-and low medium cost houses" (EPU, 2001), two main problems have developed in the housing sector. First, quantitatively the number of housing provided do not meet the demands for the low-income group (Razali, 1993) and second,



qualitatively the type of housing has not been satisfactory to the family housing needs, comfort, social, cultural and religious needs (Sulong, 1984; Tan, 1980). The second problem is very important as it influences the quality of life and affects the psychosocial aspects of the inhabitants.

In Malaysia, the principle that is always held in the provision of housing is affordability, the kingdom says that the concept of affordable housing means the availability of quality homes and can improve the quality of life of its inhabitants for every class of society. In order to be affordable for all Malaysians, the Malaysian royal government also provides housing subsidies for its people. Housing subsidies from the supply aspect are made in two ways, the first is lowering prices and risks for private lenders in giving Samada housing loans to low-income and simple housing. For example tax withdrawals that are not profit-motivated, loan allocations below market prices, and credit. And the second is through direct lending of the Kingdom, namely those relating to financing, infrastructure provision, land provision and guidance and management of subsidized housing for rental and ownership purposes.

Housing and settlement issues are endless problems (Hermon, 2016a; Hermon, 2016b; Hermon, 2016c; Hermon, 2016d). How not, the problem of the board for humans is always an endless conversation (Hermon, 2017; Hermon *et al.*, 2017). Housing and settlement issues are related to the development process and are often a reflection of the impact of general development backwardness (Hermon *et al.*, 2018a; Hermon *et al.*, 2018b). Housing and settlement development that is less integrated, directed, planned, and does not pay attention to the completeness of basic infrastructure and facilities such as clean water, sanitation (Kristian and Oktorie, 2018; Oktorie, 2018), waste management systems, and rainwater drainage systems, will tend to experience environmental quality degradation or later termed "Slum Area " Slums, although not desirable but must be recognized that their existence in the development of regions and cities cannot be avoided. Therefore, in order to minimize the emergence of slum areas, it is necessary to carry out comprehensive efforts concerning various aspects that are able to inhibit the emergence of these slums (Hariyanto, 2010). The problem of slum settlements is a problem that must be addressed with a comprehensive solution, considering that it relates to many aspects such as the physical, economic, social, cultural and psychological aspects of society (Pradika, 2014). According to (UN-HABITAT, 2005) that there are 5 approaches that can be done in handling slums, namely on-site upgrading, resettlement, public housing, site and services and city-wide housing strategies. From the source above shows that the Flat Rental Housing is still an alternative for handling slums. Trend of Flat Rental Housing development as one of the strategies for handling slums according to (Mohit *et al.*, 2009) that from the results of research for the level of satisfaction with Sungai Bonus flats in Kuala Lumpur Malaysia which shows a high percentage rate of environmental facilities followed by support for public services and facilities compared to the unit's own residential features. Flat Rental Housing is considered to have more value than other approaches including that Flat Rental Housing will be very effective in using existing land.

Malays are mostly 'underclass' in cities in Malaysia. The questions about their ability to live in the city and own housing and business units have become heated debates among social scientists, politicians and academics today. The house or business room that was built was the most expensive and resulted in many Malay residents of the city unable to afford it. This phenomenon will certainly influence the distribution of population placement and participation in economic activities in the city as a result of the process of globalization (Besar *et al.*, 2014). The solution that Malaysia has issued to overcome slums is the construction of flats. The development of these flats was carried out to overcome the problem of slums in Malaysia through the People's Housing Program. Malaysia is arguably a successful solution to the problem of slums. Malaysia has begun organizing and fostering people who have lived in slums since 1998 under the 'the vision is Malaysia bebas kumuh 2005' program. With their own awareness, the community is willing to occupy a property and rental apartment that has been prepared carefully by the government. Although some of the people were opposed, Malaysia also managed to realize its vision in just seven years.

Malaysia's success in overcoming slums, especially in big cities is a very extraordinary thing, the People's Housing Program can be said to be successful in dealing with slum housing problems, then what is the view of the people themselves related to the People's Housing Program, especially in eradicating slums. To know the residents satisfied and agree that this program has been able to handle slums, especially those in the city. Based on the background above, the purpose of this study was to describe public perceptions through people's housing programs for handling slums in Malaysia.



Method

The type of research that is used in this research is descriptive qualitative (Hermon *et al.*, 2008) that describes the public perception towards the people's housing program as one of the efforts to handling slum settlement problems in Malaysia. The subject of the study is the chosen problem community using accidental sampling technique. Data collection methods used are interview and documentation. The interview method used is a guided free interview that is a depth interview but guided by the main questions in order to get the expected information. Research instrument in the form of interview guidelines. The data that has been collected is then analyzed according to the research objectives.

Results and Discussion

Rapid population growth will encourage land use change, among others, for housing and development facilities (Umar *et al.*, 2017). Housing becomes an important part of daily life, not only because of its cost but also because of the access that housing can afford other attributes of a viable urban life. Specifically, the housing can help residents address the struggle to maintain economic livelihood, the threats of a changing climate, the challenges of urban violence, and the inequities of governance (Vale, L.J. *et al.*, 2014). Housing and settlements are also part of the commitment of the Malaysian government that needs to be continually improved and developed in an integrated, directed, planned and sustainable manner. The basis of state housing is to provide adequate, quality and accessible housing for all levels of society, especially for those with low income. The kingdom in Malaysia has formed certain bases and programs to achieve housing related objectives. The party responsible for the housing construction in Malaysia is called the Ministry of Housing and the Local Kingdom. The ministry plays a major role in implementing the foundations of the Kingdom, especially the construction of low-cost boarding houses and low-cost boarding houses for low-income and low-income residents in order to be able to own a house. Low-cost boarding houses in Malaysia are also often recognized as royal houses, cheap houses, lighthouses and so on.

The settlement in Malaysia began with the construction of a port in the Malayan peninsula and then along with the rapid development of the port, a settlement was built in this port area. Then gradually these settlements became a city that was quite magnificent at that time. The construction of a Malaysian population settlement increasingly developed after the country won independence on August 31, 1957, with the architecture of a residential building quite modern, although residential areas were still dominated by private homes at that time. Post-Malaysia gained independence development of settlements in Malaysia rapidly developed so rapidly especially entering the 1980s under the government of PM Mahathir Muhammad the construction of residential areas in this country entered a new phase through various residential settlement megaprojects such as housing, real estate, apartments, villas and megaproject of the Petronas twin towers, the luxurious and innovative Putrajaya government palace. The construction of settlements in Mahathir Muhammad's time is arguably fantastic and innovative with various residential developments that are quite luxurious, majestic and with a model of residential buildings towering like skyscrapers like apartments, flats, housing, real estate for example not inferior to other countries. The construction of population settlements entering the 2002s or the last 10 years in the Malaysian region continues to experience significant progress with the growth of a relatively high property project with luxurious, grand and innovative architecture covering almost all parts of Malaysia.

In Malaysia, housing requirement between the years of 2006 to 2010 is 709,400 houses. From that solid figure, twenty thousand units are allocated for hardcore poor, people living under the poverty line, their need for housing, too urgent. 165,400 units belong to low-income earner as low-cost housing and 85,505 units are for low-medium-cost Housing (Bakhtyar *et al.*, 2013).

The housing supply system in Malaysia is managed by MHSG (Ministry of Housing and Local Government). This MHSG has the aim to create a comfortable residential environment and serve the community as well as possible to create quality and socially-balanced settlements. In Malaysia, the direction of the construction of the house is already in the flat even though there are still many landed houses. The flats usually tend to be for middle-lower income people. Whereas for ordinary houses (landed houses) are usually reserved for middle and upper-income people. In the implementation of housing programs, the government not only involves the public sector but also the private sector. The public sector plays a role in implementing



housing programs, especially for low-income groups. While the private sector is more to housing development, especially for simple groups and high income. With the division of work between the government sector and the private sector, every Malaysian citizen can own a house according to his ability. This makes Malaysia does not have illegal or slum housing.

The government has decided that the house to be built by the MHLG is the Housing Program (PPR). In addition, MHLG must ensure that 40% of households with an income of less than 2500 RM per month and residents of illegal housing can have permanent homes that are more comfortable, relaxed and a healthy environment. This is one of Malaysia's plans that the government not only has provided housing for the people since the country's independence in 1957 but also to maintain the value chain. The solution that Malaysia has issued to overcome slums is the construction of flats. The development of these flats was carried out to overcome the problem of slums in Malaysia. Slums are an area with a high population density in a city that is generally inhabited by the poor. Slum areas are generally associated with high levels of poverty and unemployment. Slums can also be a source of social problems such as crime, drugs and alcohol. In various regions, slum areas are also the centre of health problems because of their unhygienic conditions (Hariyanto, 2010).

PPR housing introduced by the government in the Ninth Malaysia Plan (9MP) is aimed at ensuring that people get enough housing facilities to be bought or leased, especially to the lower income group. The program continues in RMK10 and RMK11. In 2012, it was allocated RM443 million to build 8,000 PPR units for rent and 7,000 PPR for sale. In Kuala Lumpur since 1998, there were 25 People Housing Projects (PPRs) involving 32,762 units built in Bandar Tun Razak, Pudu, Cheras, Lembah Pantai and Kepong. The housing was built to replace the squatter housing that was demolished all over Kuala Lumpur and also housing the people earning less than RM2500 at present. The rental rate per month for PPR houses is RM 124.00 (DBKL 2010). In April 2010, the government offered a sale of 21,611 units of PPR in Kuala Lumpur to existing residents. Of these, only 10,159 qualified to buy the PPR, while the balance is problematic for purchase approval for a variety of reasons.

The results of the study related to the level of the community's ability to the People's Housing Program (PPR) especially to address the problem of slum settlements showed very good results. Most of the residents were generally satisfied with their units might be influenced by the total units of residence and in terms of the total member in one family stayed in dwelling units. Most residents of PPR unsatisfied with clothesline, natural lighting and also space in the kitchen provided by PPR Selangor. PPR residents generally satisfied with the electrical and sanitary fitting provided and also garbage line system. Except for the pipes repairs in their dwelling units and safety which needed improvement in their housing areas, most of the residents satisfied with the service provider.

Furthermore, based on interviews conducted on the Malaysian community regarding public opinion about the People's Housing Program to reduce or overcome slum dwelling especially in the cities shows a very positive result, where the community that interviews stated that the program could indeed address the problem of slum settlements in Malaysia and they also added that communities, especially the poor, with or voluntarily occupy homes that the government has provided through the program without any coercion from the government. And some citizens also say that through this program people with low economics can have or live in a proper shelter for the family and themselves. Although the development of this program also has a wide range of pros and cons in the community, as there is a community complaining about the existing facilities in the housing provided by this government. However, overall the residents are very supportive and satisfied with the People's Housing Program (PPR) especially to tackle the slum settlements in Malaysia.

Conclusion

The PPR housing introduced by the government in the Ninth Plan of Malaysia aims to ensure that people get enough housing facilities for purchase or rent, especially for low-income groups. Through this program, Malaysia started organizing and building a community living in slum areas since 1998 under the 'vision: Malaysia bebas kumuh 2005" program. With the consciousness of the public, it is also willing to occupy a rented property and rent that has been carefully prepared by the government. Despite the pros and cons of the implementation of this program, Malaysia can be said to have succeeded in handling slum settlement cases especially in major cities, such as Kuala Lumpur. And based on research findings, people



are quite satisfied with this PPR and continue to support the implementation of this PPR especially for the poor who want to have a decent living. Although there are some residents who still complain about the existing facilities in the PPR building, however, the Malaysian community strongly agrees that the People's Housing Program can indeed address the problem of slum housing in Malaysia, and continues to support this program to continue to work and address settlements in Malaysia especially for the poor.

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