



RISM YQS SUBCOMMITTEE
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SURVEYING AND BUILT ENVIRONMENT



AFFORDABLE HOUSING TOWARDS SUSTAINABLE GOALS: THE PERSPECTIVE OF YOUNG WORKING HOUSEHOLDS IN THE KLANG VALLEY

1) RESEARCH BACKGROUND

In recent years, purchasing a house has become more difficult as access to affordable housing becomes scarcer. The increasing housing cost has impacted the income capacity of new homebuyers, predominantly young households which in the early stages of their careers. In the meantime, the concept of sustainable affordable housing (SAH) is still novel in Malaysia as most stakeholders rarely practise it. Sustainable Affordable Housing (SAH) is important in integrating economic, social and environmental sustainability.

2) PROBLEM STATEMENT

The provision of sustainable affordable housing (SAH) is one of the accomplishments in achieving Sustainable Development Goals (SDGs). The current literature has shown that providing sustainable affordable housing is the key to solving this problem for disadvantaged urban households. However, some stakeholders failed to provide sustainable and affordable housing to cater for low- and middle-income households. As a result, many people live in slums due to the lack of affordable housing options. This dire situation has long been a major problem, especially in urban areas.

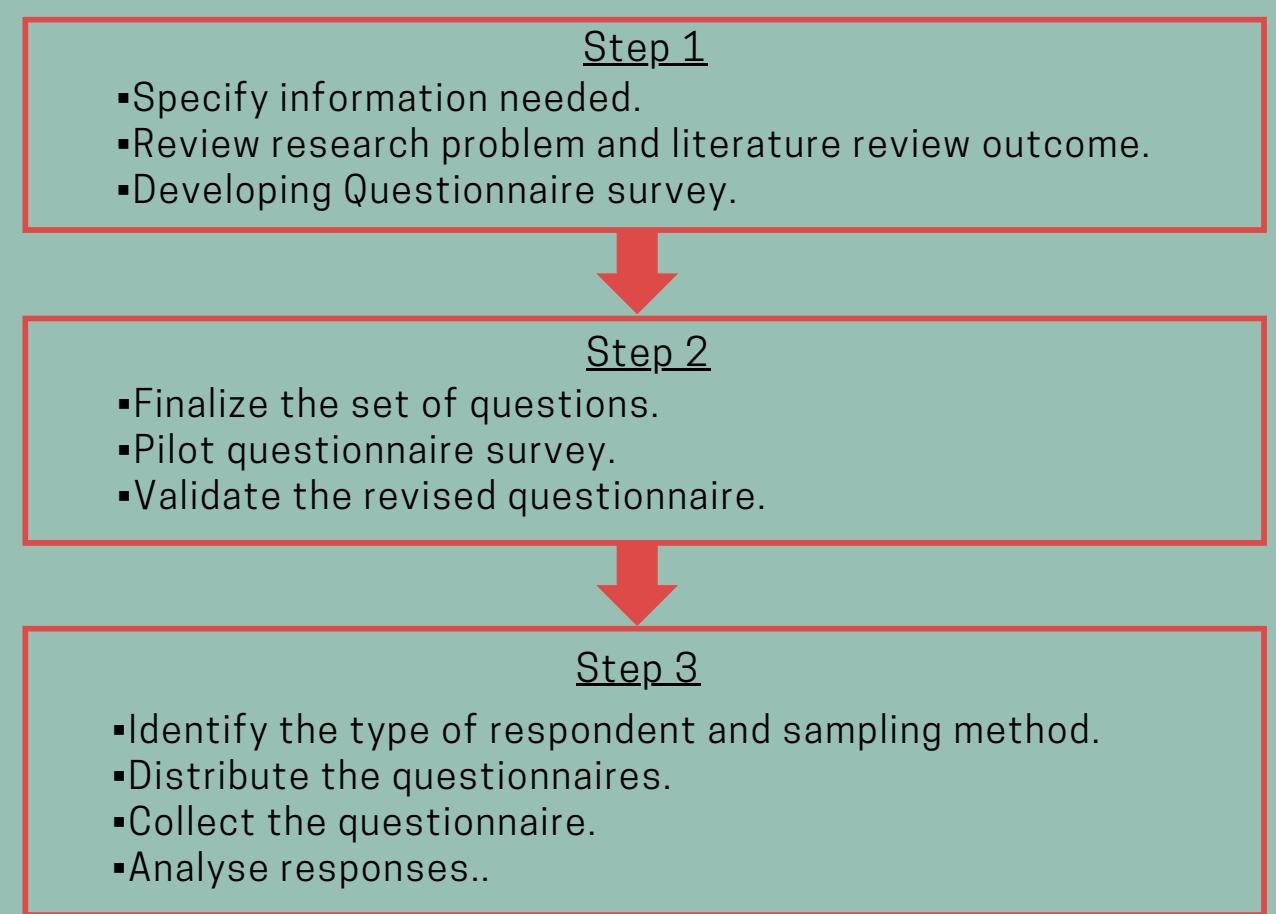
3) AIM

To determine the success factors for the development of sustainable affordable housing (SAH) from the perspective of young working households.

4) OBJECTIVES

1. To review the current practice of affordable housing with specific reference to sustainability in Malaysia.
2. To determine the housing characteristics factors that influenced the young working people to buy Sustainable Affordable Housing (SAH).

5) METHODOLOGY



6) FINDINGS

The questionnaire survey was developed to assess the respondents' level of degree agreement and knowledge regarding the housing characteristics factors in buying sustainable affordable housing (SAH). The findings obtained from the questionnaire survey are tested to ensure their reliability using Cronbach's Alpha. The mean scores are ranked to determine the most significant housing characteristics influencing the younger generation to buy sustainable affordable housing (SAH). The findings consist of three (3) classifications which are economic factors, social factors, and environmental factors.

ECONOMIC FACTORS	MEAN	RANK
Housing and Rental Affordability	4.08	1
Employment Opportunities	4.08	2
Housing Subsidy	4.05	3
Maintenance Cost	4.05	4
Life-cycle cost	4.00	5
Transportation Cost	3.98	6
Interest Rate and Mortgage Availability	3.90	7
Construction Time	3.73	8

Table 1

SOCIAL FACTORS	MEAN	RANK
Safety and Security	4.55	1
Quality of Housing	4.55	2
Accessibility	4.45	3
Infrastructure Provision	4.33	4
Cultural and Lifestyle	4.28	5
Adaptability	4.25	6
Community Participation	4.05	7
Physical Attribute of the House	4.00	8

Table 2

ENVIRONMENTAL FACTORS	MEAN	RANK
Water Efficiency	4.49	1
Appropriate Building Materials	4.31	2
Disaster Resistance	4.31	3
Appropriate Density	4.26	4
Waste Management and Disposal	4.26	5
Energy Efficiency	3.97	6
Availability of Green Public Spaces	3.92	7
Renewable Energy	3.87	8

Table 3

7) CONCLUSION

This research has analysed the housing characteristics factors for SAH from the young working households' perspective. This study's findings would narrow the knowledge gap on the factors leading to the success of SAH projects. Such knowledge will benefit practitioners, architects and designers, town planner, housing developers, and policymakers on how success factors can be used to increase access to SAH. The study offers insight into how housing is now developed to ensure affordability and sustainability. Determining housing characteristics influencing purchases allows for a better understanding of these factors and how they impact the successful implementation of Sustainable Affordable Housing (SAH).



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