

THE ALLOCATION OF LOW-COST HOUSING UNITS
AND THE CHANGES ON THE SOCIO-ECONOMIC LIFE
OF THE RESIDENTS

A Report submitted in fulfillment of the Course
HGX 412: Academic Exercise

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Abstrak

Kajian ini memandang kepada kriteria-kriteria dalam peruntukan unit-unit rumah murah bagi mengkaji betapa tepat kriteria-kriteria itu telah dipenuhi oleh penduduk-penduduk di dalam Rancangan Rumah Murah di Bandar Bayan Baru. Maka, disamping "memandang ke dalam dari luar", bahagian kedua dalam kajian ini juga cuba "memandang ke luar dari dalam" khasnya dengan mengkaji keadaan sosio-ekonomi penduduk-penduduk yang telah wujud sejak pemindahan mereka ke unit-unit rumah murah di Bandar Bayan Baru.

Memandangkan bahawa Bayan Baru adalah sebuah bandar yang masih dalam peringkat perkembangan yang awal, maka kajian atas bandar itu merupakan satu kes kajian yang amat sesuai. Satu sampel sebanyak 125 buah rumah telah dipilih dari 825 buah rumah dalam rancangan rumah murah itu. Hasil daripada kajian ini menunjukkan bahawa kriteria-kriteria peruntukan bagi pemohon rumah murah telah banyak dipenuhi tetapi masih juga terdapat ramai penyewa-penyewa di Bandar Bayan Baru.

Pada amnya, penduduk-penduduk di unit rumah murah itu telah menikmati satu status sosio-ekonomi yang

lebih baik iaitu bilangan penduduk yang berpendapatan tinggi and memiliki kenderaan dan perkakas-perkakas rumah telah bertambah sejak pemindahan ke Bayan Baru walaupun terdapat juga ketidakpuasan di dalam beberapa aspek seperti peredaran udara yang kurang memuaskan dan plug letrik yang kurang. Satu ringkasan hasil daripada kajian dan cadangan-cadangan telah dikemukakan supaya kajian ini dapat memberi faedah kepada perancangan polisi dalam perkembangan Bayan Baru pada masa depan.

Abstract

This study looks into the criteria for the allocation of the low cost housing units to see how closely the criteria correspond to the ground situation in the case of the low cost housing scheme in Bayan Baru New Town. Besides "looking in from the outside", the second part of this study also attempts to "look out from the inside", namely by examining the changes in the socio-economic life of the residents that have been brought about since moving into the low cost housing scheme in the new township.

Recognising the fact that Bayan Baru is a new township in its initial stages of development, it seems opportune to carry out the study there. A sample of 125 households have been selected out of 825 households in the housing scheme. From the survey it was found that although the criteria for the allocation of a low cost housing unit have been met to a considerable extent, there has also been quite a high degree of tenancy in the region.

Generally, the residents have shown an improvement in their socio-economic status such as higher income and possession of a greater number of household durables and vehicles since moving into Bayan Baru although some areas of dissatisfaction namely poor ventilation and inadequate electrical outlets have been brought up in this study. A summary of the findings and recommendations have been put forward in the hope that the study will be of some relevance in the formulation of policy guidelines to shape the future development of the new township.