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Socio-Economic Impact of Program Perumahan Rakyat (PPR) Padang Hiliran, Terengganu, Malaysia

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Abstract

Residence or habitat is the most important necessities of life to the people living in a systematic and orderly. The Government with financial ability aims to provide affordable housing and other infrastructure to people who are qualified. But nowadays, cost of housing and infrastructure is very expensive and it must have to have a well plan development to provide both assets. Therefore, this article aims to review the socio-economic impact by making the People's Housing Programme (PPR) Padang Hiliran, Kuala Terengganu, Terengganu as a case study. In order to achieve targets, this study used face to face interviews in depth study of the population in the scheme of PPR which involved maintenance workers and officials. Besides, secondary reference such as printed materials, online resources and other resources has been used for this study. Finding shows that there are positive effects and negative effects after their stay in the residential area of the PPR. The positive effect of showing life and their home more comfortable and composed and systematically compared with the previous place of residence, namely in slums scattered, dirty and no basic amenities. The negative impact is also part of their squatter mentality has not changed, that is not clean, like mischief or vandalism, does not comply with the regulations. Thus the authorities should ensure the troubleshooting steps either attitude or infrastructure or residents of their home state can be resolved with good and beneficial to all parties whether the occupants of the house itself and the authorities.

Keywords: *Comfortable, Government, Housing, Infrastructure, Socio-Economic*

Introduction

Housing is one of the most important elements in ensuring that a person's life and family are in a comfortable, safe and secure environment. Living wellness requires a comfortable, conducive and safe living condition with a home that fits into the socio-economic status of an individual or a family. A good quality of life will improve the achievement of one's life better with the home that will be one of the most important assets in a life other than regular employment, marriage, lifestyle and spiritual needs according to their respective beliefs. Having a dream home cannot be easily achieved with socioeconomic conditions and the cost of living that is increasing today. Thus, the government has taken the responsibility to provide affordable housing for its people through various schemes such as the People's Housing Program (PPR), Rumah Mesra Rakyat (RMR), Skim Rumah Pertamaku (SRP), 1 Malaysia Housing Project (PR1MA) and so on. The home provided is in the form of two statuses, either as a permanent rent, nor a hire purchase according to the socioeconomic status of the city as well as the number of units and blocks in a particular area. Qualified people should apply in accordance with the established procedures and in the end they will be able to live in the house being asked whether rent or hire only. Then the question arises after they occupy the house especially the impact of the house and also their impression towards the house. In general, do they satisfy with the physical and maintenance services of various aspects of the home-occupied area? Then, what are the issues and issues they face as long as they live in the area? What are the solutions to the issues or problems they face? Hence the questions will be answered in this article as well.

Method and Area Study

This study uses face-to-face in-depth interview methods for residents in the PPR scheme, the maintenance workers and officers involved with the PPR scheme and a secondary reference to the printed materials and related online resources. The area of this study is in the scheme of the People's Housing Program (PPR) Padang Hiliran, Kuala Terengganu, Terengganu. This Padang Hiliran PPR project, Kuala Terengganu was launched with a ground breaking ceremony officiated by YAB Dato' Sri Mohd Najib Tun Abdul Razak, Deputy Prime Minister of Malaysia (then) on 16 January 2009. The project was started on 16 February 2011 and expectations are completed on 15 August 2013 (for 30 months) by conventional method of consultation. The main component of the construction is three (3) blocks, 1002 units of 17-storey flats and facilities of a surau, hall, sewage treatment plant and support buildings with 3 lifts per block.

Literature Review

For housing and socio-economic impact studies, the study of improving social welfare through housing found that housing development was dominated by the government i.e. the government formed policies, the implementation of a private sector assisted in supplying low-cost houses (Muhd Fadhil 2002).

The study of PPR implementation in Peninsular Malaysia found that the poor and the lower income group were satisfied with the condition of the home and the social environment in the PPR housing area and they planned to buy the PPR housing they occupied (Baharuddin 2007). Urban poverty is a result of squatter problems due to the high cost of living in the city that hinder their efforts to own their own comfortable homes and cause serious social problems among the squatters

(Hassan 2012). The study of social change, health and quality of life in the Klang Valley found religious and moral values despite being still intact but among young people moderated through the rise in social phenomena, free relationships between men and women, baby dismissal, preference entertainment and less interest in religious matters (Aishah 2013).

The geographical distribution of the population in Malaysia is still in groups of races and regions. This situation is manifested through the development of settlements in rural areas, small towns and cities (Junaidi, Rosmadi & Amer Saifude 2012a). Based on field observations and bibliography studies and primary data from the housing authorities, it is evident that housing development has created a further increase in ballot or geopolitical power in areas in Kuala Lumpur (Junaidi, Rosmadi & Amer Saifude 2014). The National Housing Policy which promotes the rapid development of the housing sector has caused geopolitical power through the right to vote (politics) higher through registration as voters in the area thus affecting support for political parties and decisions election by locality (Junaidi, Rosmadi & Amer Saifude 2012b).

For studies related to the impact of housing development on politics and elections, polling outposts in urban areas in Boston were low due to public housing maintenance services in their area unsatisfactory (Davenport 2010). The 2009 local authorities' election in the Republic of Ireland showed issues of local governments such as planning, housing and roads are the main issues debated by contesting political parties and thus affecting the outcome of elections in the area of the local authority (Quinlivan & Weeks 2010). The US housing policy after the 2012 Presidential election has weaknesses in the design of administrative programs, and administrative inability to take additional measures to tackle the problem of state housing (Schwartz 2012).

The geopolitical situation in a region will affect the public policy of a country. For example, during Nazi rule in Germany, politics has influenced the education system, policy of nutrition planning and natural resources, and used as propaganda and psychological warfare (Glassner 1993). In India, the Congress Party's government builds homes in low-income party supporters and implements housing programs taking into account the political and socio-economic factors of the population (Geoffrey 1977).

For domestic studies, the study of the form and structure of housing and geopolitics in Kuala Lumpur and Selangor found the selection of housing estates in the 60's was influenced by ethnic or racial (Mc Gee 1967). The imbalance of housing development plans in Bagan Ajam and Sungai Acheh, Penang, in the national context, it has implications for the Malays. Areas formerly politically dominated by the Malays are likely to be affected (Wan Azmi 1982).

Housing politics is important in determining the support of a political party. The involvement and support of a political party based on the chances of owning a home and the support of a political party or leader will be affected if party supporters are set aside (Mohd Razali 2001). Next, the National Housing Policy which promotes the rapid development of the housing sector has caused geopolitical power through the right to vote (politics) higher through registration as voters or voters of an area to subsequently influence support for political parties and election results by locality (Junaidi, Rosmadi & Amer Saifude 2012a). The preparation of PPR houses by the Central Government/BN has influenced them to support BN in the 2013 General Election (Junaidi, Rosmadi & Amer Saifude 2014).

The study on the quality of housing in Belgium found that poor people live in low-quality housing in densely populated neighborhoods and households with environmental degradation burden out of the house (Lejeune et al. 2016). The restructuring policy of Orchard Park in Boston has led to significant deterioration in crime and increase in home satisfaction caused by changes in the composition of tenants (Shamsuddin & Vale 2017). The study of housing equity dynamics and home improvement explained that the probability of house improvement depends on the recent changes in housing equities and the reasons for the change (Xun 2017).

Housing prioritization study for affordable social housing projects in Guayaquil, Ecuador concluded with discovery on the identification of most properties preferably housing users and alternative method proposals to incorporate quality into simulated model to estimate the market price of housing (Delgado & Troyer 2017). In terms of its history, the development of public housing in the state of Selangor began with the construction of residences for government servants during British occupation in Malaya, including in Selangor. Around year 2000, modern and more comfortable housing was built in Kota Damansara, Kelana Jaya, Ampang and Sungai Buloh areas. In 2013, the Selangor Government through the Selangor Housing and Property Board introduced affordable housing known as 'Rumah Selangorku' for the people of Selangor. Up to 2018, PKNS still offers medium-cost and high-cost commercial property in Shah Alam, Bernam Jaya, Antara Gapi, Setia Alam, Kota Puteri and Kuala Selangor in line with the state's status as one of the most advanced states in Malaysia (Junaidi 2018). During the period 2005-2010, Klang Valley had experienced a dramatic run-up in housing prices. However, once the housing price deviates too much from its fundamental value, it may give rise to problems and even generates subprime crisis (Hussain 2012). The house owner is the major source of the variation orders in construction of building projects and suggested that owner should have adequate planning and recourses before initiating a project in order to avoid variation order during the construction stage (Mohammad, Che Ani & Rakmat 2017).

Findings and Discussions

Positive impact from social side

The development of the people's housing program is a government move to reduce poverty in society. This demonstrates the administration's concern in realizing the government's desire to improve the standard of living of the people as this factor is a priority for the government in advancing the country. The government, which took the initiative in implementing the program of public housing, was able to provide comfort to the people who lived in the least. Furthermore, the objective of the program is to ensure that the basic needs of the people are met. Low-income Malaysians with total household income below RM2,500.00 per month will be provided with housing welfare. This public housing program also strengthens social support systems and develops social services. Therefore, community poverty can be eradicated.

Hence, urban development will cause migration to occur indirectly. The rural population will begin to move into the city as the demand for basic amenities increases. The project is also a goal of the government in helping the people to meet the basic needs, while also enjoying a more perfect living comfort. If the government does not implement this project, the possibility of people's lives will not change and remain at the same level and this will be a constraint in achieving developed countries. With the existence of this housing project, the government can achieve the goal and bridge

the socio-economic gap between urban and rural residents. In addition, this housing program can also improve the well-being and quality of life of the people. The government has provided many provisions to improve the lives of the people by launching this people's housing program. The government's efforts are to ensure the welfare of the people is always maintained. The relationship between neighboring neighbors will be established on the understanding of the population. The people's standard of living can also be improved through this program.

The positive impact of the economy

Economics is a driving force for the function of a particular area, especially in areas of racial diversity like Malaysia. The development of the people's housing program (PPR) has had a positive impact on the economy. Among them are boosting the development of the industrial sector, the development of infrastructure and the people's facilities as well as the development of transport and communication networks. Construction of a residential area in an area will attract the owners of industrial companies either domestically or globally. This is because the development of low-cost housing as conducted in the People's Housing Program (PPR) can help solve housing problems for industrial workers such as manufacturing, processing and heavy industries.

The development of the People's Housing Program (PPR) will also create housing demand among the people, especially rural communities. The village environment which is more of a domestic and traditional production causes young people to migrate to urban areas because of their habitual rural outdated jobs such as agricultural activities. Therefore, the needs of the workforce in industrial activities can be met.

Next is the development of the infrastructure. As a result of housing development in an area, infrastructure facilities such as schools, hospitals, police stations, supermarkets and etc. will be indirectly developed by both government and private parties to meet the needs of the people. The welfare of the people is the people's right to be fulfilled by the government to create peace and prosperity in a country. Transportation and communication networks are the most important of the effects of developing a people's housing program. Prior to the development of housing, transport and communication networks existed but only at the start. The opening of residential areas has led to changes in the area. Developed housing within a wide area requires systematic transport activities to facilitate community daily activities.

In addition, transportation and communication networks also exist as a result of the development of industrial sectors near the residential area. The food processing sector requiring the main material that is usually only available in the rural areas can indirectly connect the rural and urban areas to meet their needs. Connectivity networks also expand through the export of industrial goods.

Negative impact

Interviews with informants in the field (Padang Hiliran PPR house, Kuala Terengganu, Terengganu) show that there are some negative impacts since the occupants occupy the affordable housing/low cost scheme. The first issue is regarding lifts. There are 3 things or problems related lifts ie vandalism, elevator cleanliness and physical / physical damage. In terms of vandalism, there is damage to the place of holding on the inner wall as a result of being driven by irresponsible occupants. The elevator

level number button is also damaged as it is occupied by mischievous boys. The lights in the lifts were also found to be lost with the frequency of 3 seeds per day and were changed daily. The stolen light is believed to be for sale. Suiz fire in lift is also lifted and exchanged with ordinary elevator suiz. There are also residents carrying motorcycles into the lifts to be parked around their own home grounds.

In terms of cleanliness of the elevator, there are residents dumping garbage in lifts, urinating and drinking water in lifts. There is also a peculiar behavior of the occupants-placing the raw fish in plastic on the roof of the elevator which causes the stench of the carcass which pierces the nose of other occupants using the elevator. It is said that the result was from dissatisfaction as it was transferred from the original settlement (squatter) to the home for them to be small and uncomfortable. In terms of physical damage, there is a damaged elevator in the wiring and elevator operation itself because when it comes to the rainy season, rainwater has flooded through the floor of the elevator thus flooding the floor and wiring of the elevator resulting in an electrical short circuit and causes the rust to occur on the cable transport lifts up the elevator.

For garbage/hygiene issues, there are residents who throw garbage everywhere especially outdoors, by the steps of the stairs, mains and water pipes and electrical switches outside their homes. This is because they are lazy to throw trash through the elevator and throw it in the garbage dump on the ground floor. There are also residents who dump the garbage from their home level (through the kitchen /back) and fall on the ground floor in the car's drive area. There is also garbage that falls on the car and there are cases of falling on the car. Although residents pay a maintenance fee of RM50.00 but the payment is only for security, upgrading of landscaping and collection/garbage bunkers on the ground floor only.

On the issue of security/theft, this issue was raised by some of its own residents who had bad attitude problems. This thief knows the house is said to be uninhabited because they know and monitor the house since the beginning of the in-flight check-in schedule in a particular home. The thief enters through the front door and they steal small carry items. There are also occupants who lost their cars. In addition, stealing oil and motorcycle tires also apply here. In terms of number of security guards, there are 6 people in charge of 3 persons on shift duty and 3 on duty shifts but they still have not been able to arrest thieves. In the evenings, there are teams of 'Rambo' Block A and B formed by their own residents/occupations that guard between 10 pm and 4 am. There is no CCTV surveillance here despite the fact that the post office has applied for the SUK Terengganu housing section for the past 7 years but there has been no action by the authorities.

The issue of physical infrastructure damage also haunted the residents here. This problem arises from technical planning errors in the early stages of construction. For example, the construction of a lift that overlooks the wind and the rain direction causes the water to enter the lower floor and the elevator door slit. The water entering this space will cause damage to the canals and can cause electrical problems such as short circuit and electric shock.

The solution of issue

As a result of socioeconomic negative impact discussions based on the 11 issues discussed earlier, there are four steps of problem solving that need to be done by the parties for the sake of mutual benefit. The first step is the attitude change or the mentality of the occupants. The residents of this PPR scheme need to be smart in adapting to the new situation and can accept the fact that they need

to get along with the dynamics of development which demands a more orderly, systematic and acceptable life of space changes that require a shared sacrifice. Residents also need to change their way of life as 'unmanageable, unsystematic, abandoned and excluded' from local development flows to an orderly, disciplined way of life, according to rules and current modernization. In addition, residents should also have a sense of responsibility for public facilities, tolerance, courtesy, good deeds, facilitating the conduct of others and working together in activities that require mutual cooperation.

The second step is in terms of monitoring. CCTVs should be set up and placed in strategic places as soon as possible to monitor the activities of residents who are keen to do vandalism. The CCTV should be durable, hidden, clear and can record negative actions as best they can. Monitoring by manpower from escorting should also be intensified from time to time and get the cooperation of all parties in order that negative activities can be quickly and efficiently eradicated to prevent more damage that is inconvenient to good residents.

The third step is the maintenance activity. All damage caused by negligence and human-induced factors and also due to natural factors such as weather, rain, gravity, wind, etc. are to be maintained and handled by the authorities at a rapid rate and quality. This is important so that the daily activities of the residents are not affected to ensure the harmonious life of the residents is guaranteed.

Conclusion

The People's Housing Programme (PPR) is a very useful program in helping the poor and the lower income group to occupy a comfortable home. However, there are some issues or problems faced by PPR scheme residents who need the attention of the relevant parties as well as the need to change the attitude of a handful of problematic residents. People who are poor or needy need help to make their lives more secure and perfect. Stakeholders such as the government and the private sector should play a role in helping reduce the burden of the poor to have their own homes. The eradication of hardcore poverty is the main agenda of the government, especially to ensure the subordinates are as capable as owning their own homes. In line with the government's desire to achieve the next developed state status, it is hoped that poverty rates will be reduced and the people will need to work to improve their lives better from time to time.

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