

Developing House Continuum Framework for Young Households in Malaysia

Authors:

Izma Syazana Badrudin¹, Zafirah Al Sadat Zyed²,
Peter Aning Tedong³

Email:

izmasyazana@ukm.edu.my¹, zafirahzyed@um.edu.my²,
peteraning@um.edu.my³

Abstract: The concern over housing affordability gained substantial momentum especially among young households (YH) in Klang Valley (KV), despite various incentives and schemes been introduced by government. Hence, through housing pathways approach by David Clapham, this study aimed to develop Housing Continuum Framework (HCF) to mitigate the housing affordability problems among YH in KV. Generally, HCF is a concept that is used to depict the spectrum of housing options available in the housing market, ranging from emergency or homeless shelter to private homeownership. Three main research objectives addressed. Firstly, to identify the components of HCF. Secondly, to investigate the housing affordability problems among YH in KV. Thirdly, to examine the role of stakeholders and lastly, to develop HCF. This study developed insights from mixed methods research by using concurrent triangulation. Drawing upon case study from YH in KV, questionnaire survey was conducted amongst 400 respondents age 20 to 39 through simple random sampling and was analysed using SPSS. By using Spearman correlation analysis, it can be sum up that there is a correlation between housing price and household income, yet there is no correlation between housing price, household income with housing choice. The in-depth interview was conducted with nine housing stakeholders to answer the third research questions and was analysed using thematic analysis. With information from both methods, HCF was developed using the housing pathways approach. All housing types were arranged in the form of linear. The purpose is to address the housing affordability problems in more holistic ways from homeless shelter to private housing market.

Keywords: Housing affordability, housing pathways, young households, continuum framework

Developing
**HOUSING CONTINUUM
FRAMEWORK FOR
YOUNG HOUSEHOLDS**
in Malaysia



Izma Syazana Badrudin
Zafirah Al Sadat Zyed
Peter Aning Tedong



**Penerbit
UTHM**



Developing
**HOUSING CONTINUUM
FRAMEWORK FOR
YOUNG HOUSEHOLDS**
in Malaysia

Developing
**HOUSING CONTINUUM
FRAMEWORK FOR
YOUNG HOUSEHOLDS**
in Malaysia

**Izma Syazana Badrudin
Zafirah Al Sadat Zyed
Peter Aning Tedong**


**Penerbit
UTHM**
2024

© Penerbit UTHM
First Published 2024

Copyright reserved. Reproduction of any articles, illustrations and content of this book in any form be it electronic, mechanical photocopy, recording or any other form without any prior written permission from The Publisher's Office of Universiti Tun Hussein Onn Malaysia, Parit Raja, Batu Pahat, Johor is prohibited. Any negotiations are subjected to calculations of royalty and honorarium.

Perpustakaan Negara Malaysia

Authors: Izma Syazana Badrudin, Zafirah Al Sadat Zyed, Peter Aning Tedong
ISBN: 978-629-490-125-4

Published by:

Penerbit UTHM
Universiti Tun Hussein Onn Malaysia
86400 Parit Raja,
Batu Pahat, Johor
Tel: 07-453 8698 / 8529
Fax: 07-453 6145

Website: <http://penerbit.uthm.edu.my>
E-mail: pemasaran.uthm@gmail.com
<http://e-bookstore.uthm.edu.my>

Penerbit UTHM is a member of
Majlis Penerbitan Ilmiah Malaysia (MAPIM)

Printed by:
Percetakan Ilham Selatan,
No. 10, Jalan Perdagangan 16,
Taman Universiti, 81300 Skudai, Johor.



Cataloguing-in-Publication Data

Perpustakaan Negara Malaysia

A catalogue record for this book is available
from the National Library of Malaysia

ISBN 978-629-490-125-4

Table of Content

<i>List of Tables</i>	ix
<i>List of Figures</i>	xi
<i>List of Abbreviations</i>	xiii
<i>Preface</i>	xv
<i>Acknowledgement</i>	xvii
Chapter 1 Research Background	1
1.1 Introduction	1
1.2 Problem statement	7
1.3 Aim & Intended Contribution	10
1.4 Methodology	11
1.5 Book Structure	13
Chapter 2 Conceptualisation of Housing Continuum	15
2.1 Introduction	15
2.2 Introduction to Housing Continuum	16
2.3 Conceptualising Housing Continuum	17
2.3.1 Housing Affordability	17
2.3.2 Housing Affordability Problems Among Young Households (YH)	22
2.4 Theory of Housing Continuum	34
2.4.1 Housing Pathways Approach	35
2.4.2 Structuration Theory	42
2.5 Summary	51

Chapter 3	Housing Continuum from International Perspectives	53
3.1	Introduction	53
3.2	Housing Continuum in Canada	54
3.3	Housing Continuum in New Zealand (NZ)	59
3.4	Housing Continuum in Australia	66
3.5	Summary	72
Chapter 4	Housing in the Klang Valley	75
4.1	Housing Policy	75
4.2	Housing Provision	82
	4.2.1 Housing Initiatives and Schemes	88
4.3	Housing Affordability Problems among Young Households and Klang Valley	90
	4.3.1 Housing Price	90
	4.3.2 Household Income	94
	4.3.3 Housing Choice	99
4.4	Summary	101
Chapter 5	Methodology	103
5.1	Introduction	103
5.2	Concurrent Triangulation Mixed-Methods	104
5.3	Quantitative Survey Questionnaires	106
5.4	Qualitative In-depth Interview	109
5.5	Triangulation	113
5.6	Summary	115
Chapter 6	Housing Affordability Problems Faced by Young Households in Klang Valley	117
6.1	Introduction	117
6.2	Socio demographic Profile of Respondents	118

6.2.1	Housing Tenure	120
6.3	Housing Affordability Problems: Housing Price, Household Income, Housing Choice	123
6.4	Summary	136
Chapter 7	The Role of Government Housing Stakeholders In Developing the Housing Continuum Framework	141
7.1	Introduction	141
7.2	The Context of Study	141
7.3	Identification of housing affordability problems among young households in Klang Valley	143
7.4	Housing and policy schemes used by the state in addressing the housing affordability problems among young households	148
7.5	The challenges of stakeholder in managing different types of housing that available in the current housing market	154
7.6	Recommendations of stakeholders to address the housing affordability problems in relation to developing of housing continuum	160
7.7	Summary	165
Chapter 8	Housing Continuum Framework To Mitigate The Housing Affordability Problems Among Young Households	171
8.1	Introduction	171
8.2	Components of housing continuum	172
8.3	The role of housing stakeholders	183
8.4	Housing Continuum Framework for Young Households in the Klang Valley	191
8.5	Summary	197

Chapter 9 Conclusion	201
9.1 Introduction	201
9.2 Contribution of Research	202
9.3 Direction of future research	204
 <i>Bibliography</i>	 205

List of Tables

4.1	Average House Price in 2019 and 2020	91
4.2	Housing price index in selected ASEAN countries	92
4.3	Bankruptcy cases in Malaysia, according to age	97
5.1	Sample Size Determination	108
5.2	Profile of Participants	110
6.1	Demographic Profile of Respondents	119
6.2	Mann-Whitney U Test between perception on housing affordability over housing price with current residence	125
6.3	Mann-Whitney U Test between perception on housing affordability over household income with current marital status	127
6.4	Spearman correlation test between house price and household income	129
6.5	Mann-Whitney U Test between perception on housing affordability over housing choice with gender	131
6.6	Spearman correlation test between housing choice and household income	133
6.7	Spearman correlation test between housing choice and housing price	133
6.8	Summary of Quantitative Study	137
7.1	Summary of Qualitative Study	166

List of Figures

1.1	The Housing Continuum in New Zealand	6
2.1	Conceptual model for understanding housing affordability concept	19
2.2	Conceptual framework of measures of housing affordability	20
2.3	Types of Sociological Perspective	35
2.4	Analysis Framework of the Housing Pathways Approach	41
2.5	The Dimensions of the Duality of Structure	48
3.1	Housing Continuum in Canada	55
3.2	Housing Continuum in British Columbia province	56
3.3	Housing Continuum in Vancouver	57
3.4	Housing Continuum City of Richmond	58
3.5	New Zealand Housing Continuum	61
3.6	The Invercargill Housing Continuum	64
3.7	Homes for People Housing Continuum	66
3.8	Australia Housing Continuum	68
3.9	Social Housing Continuum	69
3.10	Western Australia Housing Continuum	70
3.11	The Senior Housing Continuum	71
4.1	The Housing Provision in Malaysia	83
4.2	Housing Provision for Low-Cost Housing	86
4.3	Starting monthly salary of higher education graduating cohort, by degree level and institution type (2018)	95
5.1	The Concurrent Triangulation Mixed Methods Design	104
5.2	Concurrent Triangulation Mixed Methods	114

6.1	Cross-tabulation of marital status and housing tenure	120
6.2	Cross-tabulation of age, current residence, and housing tenure	121
6.3	Perception on Housing Affordability issue in KV	124
8.1	Housing Continuum Framework for Young Households in Klang Valley	193

List of Abbreviations

CMHC	Central Mortgage and Housing Corporation
DBKL	Kuala Lumpur City Hall
DRMM	National Affordable Housing Policy
FELDA	Federal Land Development Authority
HCF	Housing Continuum Framework
JKM	Social Welfare Department
KPKT	Ministry of Urban Wellbeing, Housing and Local Government
KPWKM	The Ministry of Women, Family and Community Development
KL	Kuala Lumpur
KV	Klang Valley
KWP	Ministry of Federal Territories
LPHS	Board of Housing and Real Estate Selangor
MP	Malaysia Plan
MMR	Mixed-Method Research
NEP	New Economic Policy
NHP	National Housing Policy
RUMAWIP	Residensi Wilayah
PR1MA	Malaysia People's Housing Programme
PPA1M	Perumahan Penjawat Awam 1 Malaysia
PPR	Program Perumahan Rakyat
UN	United Nations
YH	Young Household
YKN	Yayasan Kebajikan Negara

Preface

The concern over housing affordability gained substantial momentum especially among young households (YH) in Klang Valley (KV), despite various incentives and schemes been introduced by government. Hence, through housing pathways approach by David Clapham, this study aimed to develop Housing Continuum Framework (HCF) to mitigate the housing affordability problems among YH in KV. Generally, HCF is a concept that is used to depict the spectrum of housing options available in the housing market, ranging from emergency or homeless shelter to private homeownership. Three main research objectives were addressed. Firstly, to identify the components of HCF. Secondly, to investigate the housing affordability problems among YH in KV. Thirdly, to examine the role of stakeholders and lastly, to develop HCF. This study developed insights from mixed methods research by using concurrent triangulation. Drawing upon case study from YH in KV, questionnaire survey was conducted amongst 400 respondents age 20 to 39 through simple random sampling and was analysed using SPSS. By using Spearman correlation analysis, it can be sum up that there is a correlation between housing price and household income, yet there is no correlation between housing price, household income with housing choice. The in-depth interview was conducted with nine housing stakeholders to answer the third research questions and was analysed using thematic analysis. With information from both methods, HCF was developed using the housing pathways approach. All housing types were arranged in the form of linear. The purpose is to address the housing affordability problems in more holistic ways from homeless shelter to private housing market.

Acknowledgement

Writing this book has been a journey of passion, dedication and growth. I am very grateful for the support of many people who made this endeavour possible.

First and foremost, I would like to extend my sincere gratitude to people that involved in making this project possible, especially the expertise for their commitment to elevate the quality of this work and for their unwavering support as well as encouragement. Their belief in me has fuelled my determination and inspired me to push boundaries. I am indebted to many people as their provided the necessary support for the realization of this book.

A heartfelt thank you to all participants that willingly to participate in this project for their willingness in sharing their experience and insight about the issue that has been discussed in the book. I am appreciating their willingness in sacrificing their time and the contributions to this project.

To my family, your patience, understanding and wavering support and encouragement sustained me through challenges of the writing process. Your belief in me has been my greatest motivation. I also want to express my gratitude to the readers who will embark on this literary journey. Your curiosity and engagement give purpose for me to put words within these pages.

This book is a culmination of collective efforts, and I am thankful to each person that contribute in their unique ways. All the support and encouragement has woven into the fabric of these pages.

Chapter 1

Research Background



1.1 Introduction

During the nineteenth century, individuals from rural areas began to migrate to urban areas, particularly young households (YH), in search of work as a result of the Industrial Revolt, which began in Europe and the United States of America (USA) and then spread over to the rest of the globe. This has resulted in the transformation of the city centre into a thriving centre of economic, cultural, and social activity (Doorn et al., 2019). As of 2018, 55% of the world's population resided in cities, compared to 30% of the population in 1950. This proportion is predicted to climb to 60% by 2030, according to the United Nations (UN) (2018).

However, the exceptional surge in urbanisation, resulting in a significant increase in the need for sufficient and affordable housing particularly in the city (Bilal et al., 2019), which lead to multitude of issues occurred, including poverty, the spread of slump areas, and the affordability of housing (UNHABITAT, 2018). Following this, Daud et al. (2017) and Yap & Ng (2018) both concluded that the influx of people into urban areas was a contributing factor to the creation of housing affordability, including in KV, Malaysia which Christy & Tan

Chapter 2

Conceptualisation of Housing Continuum



2.1 Introduction

Having an adequate house is one of the measurements of people are living in a safe and stability which enables them to thrive among the community. However, the combination of rapid urbanization and increasing number of populations has incited a surge of housing price which caused inaccessibility of house particularly among the low-middle income earners. In this century, owning a house can be a boon or a hindrance to people. While buying a real estate get appraisal as an excellent investment for future, reality check, nowadays, owning a house is not for everybody. The astronomical rising number of housing price affected young households (YH) the most, as they just preparing themselves in transition to adult lives and start a new beginning in the city far from their parents.

As a result, the purpose of this chapter is to provide a critical and complete assessment of previous literature works that are relevant to the subject of the research. This chapter contains a substantial amount of literature on the definitions of numerous terms that are pertinent to the study such as housing market, housing provision, housing policy, housing affordability and young households, are all covered in

Chapter 3

Housing Continuum From International Perspectives



3.1 Introduction

As described by Haylen (2015), there is a housing system in the housing market, and each house is related to the next, which is referred to as the “housing continuum.” A well-functioning housing continuum ensures that there are sufficient houses to meet the housing needs of people in the society. Additionally, the disparity between demand and supply for each property along the continuum may have a significant impact on the flow of housing across the entire continuum. Furthermore, the housing continuum has been introduced in a linear form since it suggests that all families should aim to advance along the continuum, and each level of the housing continuum symbolises an improvement in the housing status of the households (Flanagan et al., 2020).

Numerous housing continuums have been described previously in the literature and in the housing policies of other nations, including New Zealand (Auckland Council, 2020), Australia (Flanagan et al., 2020) and Canada (Central Mortgage and Housing Corporation (CMHC), 2018). In summary, the housing continuum has been widely adopted in the majority of Canadian states because each state has developed

Chapter 4

Housing in the Klang Valley



4.1 Housing Policy

Since independence, Malaysia has been seen as a multi-ethnic and multi-religious country, with the Malay, Chinese, and Indian ethnic communities constituting the three largest and most significant racial and religious groups. The pattern of residential was notable in the former time of colonisation due to economic activity, with Malays living in rural areas, Indians predominantly in rubber and palm oil estates, and Chinese living in urban areas. The Chinese dominance in metropolitan areas, notably around Kuala Lumpur (KL), has enraged other races, especially Malays. This rise of tensions and disputes between races culminated in the unfolding tragedy of May 13, 1969, which was a watershed moment in Malaysian history and turning point in Malaysian policy (Tan, 2011).

Therefore, the “New Economic Policy” (NEP) was implemented by the Malaysian government in 1971 in response to the country’s racial unrest. The NEP’s stated goals were to eradicate poverty, increase employment opportunities for people of all races, and ensure that economic interests were not segregated along racial lines (Agus, 1989). As part of the NEP, they encouraged Malays who had settled in rural

Chapter 5

Methodology



5.1 Introduction

In previous chapters, major understandings on housing affordability among YH and further discussion on HCF had been discussed thoroughly by researcher. The main purpose of this study is to develop a suitable HCF framework in relation to the housing affordability that happen among YH. It is utmost to choose Klang Valley (KV) as the main case study since it is the most populous and higher urbanisation rate among other states in Malaysia. Also, it is indeed the capital city of Malaysia, thus, it is rationale to choose the conurbation of KV as the focus area study.

Following this introduction, in this chapter, the research methodologies will be developed and discussed as well as possessing a great outline of methodologies that will generate accurate results and provide remarkable contribution to the study. Concurrent Triangulation Mixed-Methods research design was employed for this study. The mixed-methods approach was used to address the second and third research questions (RQ). The second RQ used the quantitative approach, whereas the third RQ used the qualitative method. Therefore, explanation on research methodology that consists of

Chapter 6

Housing Affordability Problems Faced by Young Households in Klang Valley



6.1 Introduction

The purpose of this chapter is to report and discuss on the finding of the second objectives of this study, which is to investigate housing affordability problems among YH in KV from questionnaire conducted with YH. The data collected includes socio-demographic profiles of respondents. Then, the report further discusses on the perceptions of YH on housing policy as well as housing schemes and incentives. Finally, the next part of this chapter covers the findings on the challenges faced by YH in the pursuit of finding adequate housing specifically in the KV. Lastly, the question on their future housing plan is significant to obtain the information to close the gap of housing that available in the current housing market.

To know the key challenges faced by respondents in their pursuit of finding adequate and affordable housing, the research employed descriptive and inferential statistics by using IBM SPSS software. The descriptive analysis been used by calculated the frequency, mean and standard deviation to describe socio-demographic profile of respondents. The study also used cross-tabulation to identify the relationship between two variables such as the relationship between

Chapter 7

The Role of Government Housing Stakeholders in Developing the housing Continuum Framework



7.1 Introduction


This chapter seeks to answer the third research objective, which is to examine the role of government housing stakeholders in addressing housing affordability problems among YH in the KV in developing the HCF. The methodological framework employed is qualitative approach, and within qualitative research, the case study approach is emphasised. By conducting in-depth interviews with various housing industry government stakeholders, this study aims to gain insight into their perspectives and opinions on the housing affordability problems faced by YH. Moreover, to get information regarding segments of housing available in the market from homeless shelter to private housing market to develop HCF.

7.2 The Context of Study

The problem of housing affordability among YH was determined in the preceding chapter (Chapter 6), which centred on the thoughts and opinions of YH themselves. Nevertheless, through this chapter, a qualitative analysis of the opinions of stakeholders regarding housing affordability issues among young householders in KV and the housing

Chapter 8

Housing Continuum Framework to Mitigate the Housing Affordability Problems among Young Households



8.1 Introduction

The concurrent triangulation mixed methods design was utilised for the conduct of this research. This design integrates qualitative and quantitative strategies for the collection of data. The analysis of quantitative methods is discussed in Chapter 6, whereas qualitative methods are discussed in Chapter 7. Both chapters were employed to meet the second and third objectives of the study, which were to investigate the role of the state in determining the establishment of a housing continuum framework and identify the housing affordability problems that are prevalent among YH. Meanwhile, the first research objective was answered through the literature review. As a result, this chapter aims to achieve the goal of the study and the fourth research objectives, which is to develop a housing continuum framework to mitigate the housing affordability problems among Young Households in the Klang Valley.

Chapter 9

Conclusion



9.1 Introduction

The goal of this chapter is to provide a summary and analysis of the findings of this study. Additionally, this chapter would examine the answers to the four research questions that were presented in the previous chapter (Chapter 1). This chapter focuses on examining and identifying the housing affordability problems faced by YH living in the KV based on their perspectives as revealed by the survey. In addition, this chapter discusses the ways the housing stakeholders solved the issues of housing affordability by investigating the gaps in the housing policy. The data were utilised to construct a framework called the “housing continuum framework.” The purpose of this framework is to address the issues of housing affordability that are prevalent among YH.

The chapter opens with a summary of the important findings, followed by a discussion of the HCF components that can contribute to the development of a framework that can alleviate the housing affordability problems among YH. The following step is to explore the causes that lead to housing affordability problems among YH in KV and how the role of housing stakeholders can be utilised to assist in

Bibliography

- Aarland, K., & Reid, C. K. (2019). Homeownership and residential stability: Does tenure really make a difference? *International Journal of Housing Policy*, 19(2), 165-191.
- Abdullah, Y. A., Kuek, J. N., Hamdan, H., & Zulkifli, F. L. M. (2017). Combating squatters in Malaysia: Do we have adequate policies as instrument? *Planning Malaysia*, 15(2), 25-36.
- Ab Rahim, N., Adzhar, S. M., Basrah, N., Ab Majid, R., & Mustafar, S. (2019). Factors lead to overhang in affordable housing: A content analysis in qualitative approach. In *IOP Conference Series: Earth and Environmental Science* (Vol. 385, No. 1, p. 012073). IOP Publishing.
- Adib, N. A. M., Hussin, Z. H., & Ahmad, Y. (2016). Homeless women in Malaysia: Their choice or victims of situations. *Journal of Education and Social Sciences*, 5(3), 8-15.
- Ahmad, F., Abd Aziz, W. N. A. W., Hanif, N. R., & Ahmad, I. M. (2012). Home owning democracy for the urban poor: A case study of Kuala Lumpur, Malaysia. *Journal of Sustainable Development*, 5(1), 13.
- Ahmad, Z., & Zain, Z. M. (2021). Political Involvement among Youth in Malaysia: Lessons Learnt. *International Journal of Media and Communication Research (IJMCR)*, 2(1), 11-22.
- Afiqah, N., Bahrin, N. E. S. K., & Rozman, A. T. (2020). Housing affordability preferences for “Rumah Selangorku” scheme.

- Journal of Sustainable Technology and Applied Science (JSTAS)*, 1(2), 1-8.
- Allen, M. (Ed.). (2017). *The SAGE encyclopedia of communication research methods*. SAGE publications.
- Alom, S. (2020). An Empirical Exploration of Demand and Supply in Malaysia Housing Market. *South Asian Journal of Social Sciences and Humanities*, 1(1), 123-135.
- Amineh, R. J., & Asl, H. D. (2015). Review of constructivism and social constructivism. *Journal of Social Sciences, Literature and Languages*, 1(1), 9-16.
- Anacker, K. B. (2019). Introduction: Housing affordability and affordable housing. *International Journal of Housing Policy*, 19(1), 1-16.
- Aris, N. A. M., Fathi, M. S., Harun, A. N., & Mohamed, Z. (2020, July). Spatial Pattern of Affordability and Overhang in Selangor. In *IOP Conference Series: Earth and Environmental Science* (Vol. 540, No. 1, p. 012057). IOP Publishing.
- Australian Housing and Urban Research Institute (AHURI). (2014). *AHURI submission to the senate economics references committee's inquiry into affordable housing in Australia* (Report No. 50). Australian Housing and Urban Research Institute. https://treasury.gov.au/sites/default/files/2019-03/C2016_050_Australian_Housing_and_Urban_Research_Institute.pdf
- Ayyash, M., & Sek, S. K. (2020). Decomposing inequality in household consumption expenditure in Malaysia. *Economies*, 8(4), 83.
- Aziz, F., Ismail, H., Wahab, M. A., Jiram, W. R. A., Alias, N., & Abdullah, I. (2020). The determinants of public rental housing choices at Iskandar Puteri, Malaysia. *Malaysian Construction Research Journal (MCRJ)*, 10(2), 136-146.

Developing **HOUSING CONTINUUM FRAMEWORK FOR YOUNG HOUSEHOLDS** *in Malaysia*

The concern over housing affordability gained substantial momentum especially among young households (YH) in Klang Valley (KV), despite various incentives and schemes been introduced by government. Hence, through housing pathways approach by David Clapham, this study aimed to develop Housing Continuum Framework (HCF) to mitigate the housing affordability problems among YH in KV. Generally, HCF is a concept that is used to depict the spectrum of housing options available in the housing market, ranging from emergency or homeless shelter to private homeownership. Three main research objectives addressed. Firstly, to identify the components of HCF. Secondly, to investigate the housing affordability problems among YH in KV. Thirdly, to examine the role of stakeholders and lastly, to develop HCF. This study developed insights from mixed methods research by using concurrent triangulation. Drawing upon case study from YH in KV, questionnaire survey was conducted amongst 400 respondents age 20 to 39 through simple random sampling and was analysed using SPSS. By using Spearman correlation analysis, it can be sum up that there is a correlation between housing price and household income, yet there is no correlation between housing price, household income with housing choice. The in-depth interview was conducted with nine housing stakeholders to answer the third research questions and was analysed using thematic analysis. With information from both methods, HCF was developed using the housing pathways approach. All housing types were arranged in the form of linear. The purpose is to address the housing affordability problems in more holistic ways from homeless shelter to private housing market.



For more information,
please scan the code

