

Liveability of high-density affordable housing in Malaysia

With the development of the economy and rapid urbanization, some issues, such as natural disasters, environmental pollution, heavy traffic, and excessive housing prices, have become increasingly prominent, which seriously affects the living quality of residents. The government of Malaysia through the 10th Malaysia Plan (10MP), has targeted 78,000 units of affordable houses to be built, consisting of 38,950 units under the People's Housing Programme (PHP) and 39,050 units under - the Ministry of Rural and Regional Development to fulfil the needs of low-income residents. Liveability is still no unified definition and has 5 aspects from its concept which are quality of life, accessibility to facilities, neighborhood design, safety and security and satisfaction. For affordable housing, it can be defined as housing that can be provided at a reasonable cost when compared to income, which can be provided at no more than 30% per cent of gross household income for households with very low to moderate incomes. Dimensions of liveability of high-density affordable housing include physical aspects, community and neighbourhood factors, public amenities, economic development, residence wellbeing, safety and security and psychological impact. As conclusion, local authorities can undertake a more active role in providing a liveable and better quality of affordable housing through utilisation of town planning tools such as development plans and planning decision.

Millennials' Generation towards Eco-friendly home: Perceptions and Purchasing Behaviour

Sustainable housing influences by environment degradation and sustainable development, green building concept and eco-friendly home, behavioural theory and consumer purchasing and young housing that related to human, social and economics factors. Global concept of green house is a wise house which is efficient and effective used energy-water, healthy and safe for occupants. For example, in Indonesia, green house is near to important facilities. Research method includes quantitative study, survey with distributes self-questionnaires and cross-sectional survey. For research instrument, it has question form, answer given orally and compile the information. Comfortable environment of residential has lots of open areas and greenery and the gardens are extensive. GBCI system for greenship homes includes Appropriate Site Development (ASD), Energy Efficiency and Conservation (EEC), Water Conservation (WAC), Material Resource and Cycle (MRC), Indoor Health and Comfort (IHC) and Building Environment Management (BEM). For future recommendation, Eco-Friendly Home Policies should be implemented to support the Millennial generation.

Exploring Issues and Problems Perceived by Occupants of Malaysian Affordable Housing

In Malaysia, affordable housing is an important issue in parallel with the process of urbanization of society and the growth rate of urban population with a rate of 4.0 per year is among the highest in East Asia. In the 11th Malaysian Plan, priority was given to the provision of quality affordable housing for the people. Affordable housing is a

house that can be afforded by ordinary citizens who fall within the target group of middle-income households. After that, impact of the global economy has become the main cause to the endless housing issue and the effect has caused some problems like housing quality, financial issues, facilities and accessibilities, site and neighbourhood and policy and management. Based on the listed problems, the surveying instrument has been designed and a pilot study was conducted to verify the validity of the developed questionnaire. The items of the questionnaire have: sought to obtain information on demographics of the respondents; elicited level of respondents' agreement to the relative importance of the problems; and extract general aspects of respondents' satisfaction. The importance index can be calculated by using the following equation:

$$RII = (\sum(W1+W2+W3+W4+W5) / A \times N) \times 100$$

where;

W = weights given to each factor by the respondents

A = highest weight

N = total number of respondents

This study has identified a total of 27 issues and problems associated with affordable housing in Malaysia. The issues and problems have been divided into 5 categories which are housing quality, financial issues, facilities and accessibilities problems, site and neighbourhood problems and policy and management problems. The results of this study suggest that housing-related problems perceived by the Malaysian require comprehensive solutions and the government should also review the policies and management that burdens the buyer. As conclusion, the study identified the issues and problems related to affordable housing and it is expected to contribute in the utilization of research data for affordable housing issues in improving the quality and development of prosperity.