

ABSTRACT

The issue of inadequate housing for the poor has been a pressing issue confronting most developing countries. The problem of land acquisition, access to housing finance, high building standards and the limited government action to alleviate the housing shortages, has resulted in many policy changes and implementation from time to time depending on situations. In an attempt to address such housing problems in rural area, a study was conducted on an alternative approach.

The primary aim of the research is to examine pragmatic solutions to the problems through self build housing. The research program is divided into two parts, in which the first part is to gauge the acceptance level on self build housing concept among low-income households. Its first objective is to identify the extent of recognition and establish issues on the concept of self build houses. Secondly, it is important to ascertain the knowledge and skills in housing construction. Thirdly, the study needs to establish factors of housing demands which can affect the types of housing provided in a certain area.

The first analysis concluded that self build housing is still relevant in Malaysian context. It is critical for the younger families to be able to own a house and nearly 50% of the respondents could only afford a house that is below RM30, 000. Hence, the invention of a simplified system that encourages self build housing program to reduce labour cost is necessary.

The second part of the research program formulated a prototype adapting Segal self build principles with considerations to local context. The principles were adapted

closely to meet the low-technology criteria for self build housing particularly in Malaysia. A village was chosen to test the prototype referred to as RTA or Ready-To-Assemble Self Build Housing System to ascertain willingness of participating in self build activity using a simplified construction. The prototype was assembled using illustrated manual as their guideline. A total of 33 participants were involved during that four-day program. The questionnaire opts for Likert-type scale with open-ended questions as the tool in this research. The findings from the second part of the research revealed that the success of self build housing mainly depends on the willingness of the communities involved to participate in the project. However, through a simplified construction system, it strongly supports the self build concept as an alternative housing supply in the rural area, making the communities more positive towards building houses together.

Self build housing sector has the potential of being the third sector in housing development. Conclusions have led to possibilities of developing this sector to address the problem of affordable quality housing for the lower income groups. Nevertheless, to make the contribution of this sector significant, participation from local authorities, establishment of rural studio consultations and involvement of researchers is essential as it gives empowerment through community planning.

ABSTRAK

Isu kekurangan perumahan bagi orang miskin adalah satu isu mendesak dihadapi oleh kebanyakan negara membangun. Pemerolehan masalah tanah, akses pembiayaan perumahan, piawaian bangunan tinggi dan tindakan pentadbiran yang terhad untuk mengurangkan perumahan, telah merubah banyak dasar polisi dan pelaksanaannya dari semasa ke semasa bergantung kepada situasi. Dalam satu percubaan untuk menangani masalah perumahan sedemikian di luar bandar, satu kajian dijalankan melalui pendekatan alternatif.

Tujuan utama penyelidikan ialah untuk meneliti penyelesaian pragmatik terhadap masalah itu melalui perumahan bina sendiri. Program kajian terbahagi kepada dua bahagian, dimana bahagian pertama mengukur tahap penerimaan konsep perumahan bina sendiri antara keluarga berpendapatan rendah. Objektif pertamanya adalah mengenal pasti takat pengiktirafan dan mewujudkan isu konsep rumah bina sendiri. Kedua, adalah penting menentukan pengetahuan dan kemahiran dalam pembinaan rumah. Ketiga, kajian mewujudkan faktor permintaan perumahan yang boleh menjejaskan jenis perumahan disediakan dalam satu kawasan tertentu. Soal selidik dibahagikan kepada 4 bahagian menggunakan skala Likert bersama dengan beberapa soalan terbuka pada 501 responden di dua daerah negeri Kedah.

Dari analisis pertama, penyelidikan ini disimpulkan bahawa perumahan bina sendiri masih relevan di Malaysia. Ianya kritikal untuk keluarga muda mempunyai rumah dan hampir 50% responden hanya mampu rumah berharga kurang dari RM30,000. Adalah penting mereka satu sistem mudah pasang bagi menggalakkan program rumah bina sendiri untuk mengurangkan kos buruh.

Sebuah prototaip direka menggunakan prinsip bina sendiri Segal yang dilaksanakan di United Kingdom dengan pertimbangan konteks tempatan untuk bahagian kedua program kajian, Prinsip diikuti secara ketat bagi memenuhi kriteria teknologi rendah perumahan bina sendiri di Malaysia. Sebuah kampung dipilih untuk menguji prototaip yang dinamakan RTA atau Ready To Assemble Self Build Housing System bagi menentukan kesediaan menyertai aktiviti perumahan bina sendiri melalui sistem binaan mudah. Prototaip dipasang menggunakan buku panduan berilustrasi sebagai rujukan pemasangan. Sejumlah 33 peserta telah terbabit semasa program empat hari itu. Soal selidik adalah jenis skala Likert dengan soalan terbuka sebagai alat penyelidikan ini.

Penemuan dari bahagian kedua penyelidikan mendedahkan bahawa kejayaan perumahan bina sendiri bergantung kepada kesediaan masyarakat untuk menyertai projek. Bagaimanapun, melalui satu sistem pembinaan mudah, ia menyokong konsep bina sendiri sebagai satu alternatif perumahan kawasan luar bandar, mewujudkan masyarakat positif membina rumah bersama.

Sektor perumahan bina sendiri mempunyai potensi sektor ketiga. Kesimpulannya, kemungkinan sektor ini dibangunkan untuk menangani masalah kualiti perumahan mampu-milik bagi golongan berpendapatan rendah. Walau bagaimanapun, untuk menjadikan sumbangan dari sektor ini penting, penyertaan pihak berkuasa tempatan, penubuhan perundingan studio luar bandar dan penglibatan penyelidik adalah kritikal kerana ia memberi pemerksaan melalui perancangan komuniti.

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