



Housing The Nation : DBKL's Experience



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1.0 INTRODUCTION

1. Low Cost Housing in Kuala Lumpur is for the urban poor and for the low income groups.
2. It is also the policy of the government to relocate squatters to DBKL low cost flats.
3. The low cost housing scheme has come under City Hall's management since the early 60's.



2.0 LOW COST HOUSING DEVELOPMENT PROJECT

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Since 1960 to the year 2000, about 31,000 units of low cost flats had been built to cater for the need of the low income group in the urban area.

Under the “Tabung Projek Perumahan Rakyat”, DBKL has spent about RM218 million for 5,273 of low cost flats in 1996.

In addition, the Projek Perumahan Rakyat Termiskin(TPPT) also contribute 865 units of low cost flats.

By the year 2005, approximately 22,348 unit of low cost and medium low cost flats had been sold to those eligible through the DBKL Privatised Project.



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The government under the Majlis Tindakan Ekonomi Negara (MTEN) had allocated RM 1.3 billion to build 34,168 of low cost flats in Kuala Lumpur. All the 34, 168 units of low cost flats had been successfully built and hand over to DBKL. All this units is for the relocation of all squatters in Kuala Lumpur and some for the urban poor.

- Total Build up area 650 sq ft
- 3 rooms
- Rate of rental – RM 124.00 per month



EVOLUTION OF PUBLIC HOUSING

- | YEAR | No. ROOM / SPACE |
|-----------------|--------------------------|
| 1. 1956 – 1981 | : 1 bed room / 400 sqft |
| 2. 1982 – 1996 | : 2 bed rooms / 530 sqft |
| 3. 1997 – 1998 | : 2 bed rooms / 560 sqft |
| 4. 1999 – today | : 3 bed rooms / 650 sqft |



Note:

Beside multi storey houses (max 21 storey), City Hall KL also manage & maintain Long Houses types (1- 2 storey) as a transit for squatters

Total Of Public Housing In City Hall KL

Overall total 71, 031 units of Public Housing manage by our department which can describe as below:-

	<u>Zone I</u> Unit	<u>Zone II</u> Unit	<u>Zone III</u> Unit	<u>Zone IV</u> Unit	TOTAL
Public Housing:	8,307	4,333	3,161	4,813	20,614
P.P.R :	10,676	11,680	8,390	7,313	34,267
Long Houses:	252	98	1,830	-	2,180
Sold House:	3,194	5,041	2,929	2,806	13,970
	22,429	21,152	16,310	14,932	74,823

Public Housing Project (PHP/PPR) MTEN (National Economic Action Bureau)

NO	NAME	BUILT IN	NO OF BLOCK	NO OF STOREY	NO OF UNIT	PARLIAMENTARY
1	PPR DESA PETALING	2002	2	17	632	BDR TUN RAZAK
2	PPR RAYA PERMAI	2001	4	17	1,264	BDR TUN RAZAK
3	PPR SERI MALAYSIA	2007	2	17	632	BDR TUN RAZAK
4	PPR KG MUHIBBAH	1999	9	17	2,844	BDR TUN RAZAK
5	PPR SALAK SELATAN	1999	2	17	632	BDR TUN RAZAK
6	PPR TAMAN BERINGIN	1999	6	17	1,896	BATU
7	PPR WAHYU	1999	3	17	948	BATU
8	PPR PEKAN BATU	1999	2	17	632	BATU
9	BATU MUDA	1999/2007	7	14-17	2,132	BATU
10	PPR INTAN BAIDURI	2000	6	17	1,834	BATU
11	PPR SERI ALAM	2000	5	4-10	660	CHERAS
12	PPR PUDU ULU	2003	3	17	948	CHERAS
13	PPR LAKSAMANA (JALAN PEEL)	2003	4	8-13	180	CHERAS
14	PPR SERI ANGGERIK	2007	1	17	316	LEMBAH PANTAI




NO	NAME	BUILT IN	NO OF BLOCK	NO OF STOREY	NO OF UNIT	PARLIMENTARY
15	PPR PANTAI RIA	2007	6	17	1,896	LEMBAH PANTAI
16	PPR KG LIMAU	1999	2	17	632	LEMBAH PANTAI
17	PPR KERINCHI	1999/2007	6	17	1,896	LEMBAH PANTAI
18	PPR CEMPAKA	2007	2		632	LEMBAH PANTAI
19	PPR SERI SEMARAK	1999	5	17	1,580	SETIAWANGSA
20	PPR AIR PANAS	1999	8	17	2,528	SETIAWANGSA
21	PPR SG BONUS (A&B)	1999	2	17	632	SETIAWANGSA
22	PPR PERKASA	2004	3	14-15	880	TITIWANGSA
23	PPR HILIRAN AMPANG	1999	3	17	948	TITIWANGSA
24	PPR LAKSAMANA	2003	3	17	560	TITIWANGSA
JUMLAH					27,102	

3.0

CURRENT STATUS OF LOW COST HOUSING IN CITY HALL

3.1 STATUS OF PUBLIC HOUSING – CITY HALL KUALA LUMPUR

The Housing Management Department, City Hall Kuala Lumpur manages a total of 74,474 units of public housing that include rented units and Long Houses as well as houses for sale.

Categories	No. of Units	
DBKL Low Cost Flats	25,867	
PPR	32,762	
Long House	1,995	
Total	60,624	
Units already sold (before 11 July 2009)	13,850	
OVERALL TOTAL	74,474	



Core Business

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- a. "Online open Registration System".
- b. Rental collection and enforcement.
- c. Public housing Maintenance
- d. Plan, Prepare & Implement Community Development Program together with local community.

4.0 MANAGEMENT OF LOW COST HOUSING

4.1 BUDGET

A. Allocation and Expenditure Year 2012

Overall total budget RM133 million have been allocated for housing management & maintenance . Detail as follow:-

- | | |
|-----------------------------|-------------------|
| - management | - RM 27.8 million |
| - maintenance | - RM 80 million |
| - Special Community Program | - RM 11 million |
| - Cleanliness works | - RM 15 million |

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4.2 MANAGEMENT

B. APPLICATION PROCESS

Every application is processed upon qualification and depending on the availability of the units.

In other cases like squatters, City Hall reallocate them via “en-bloc” after census had been made by the authority.

Squatters which affected with the government projects will be offered to move in to the units.



Qualification for Rental Units

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1. Applicants must be a Malaysian citizenship (husband & wife)
3. Accumulative Income for husband and wife
< RM2,000.00 a month for Low Cost Units
< RM3,500.00 a month for Intermediate Low Cost Units
4. Registered with our Open Registration System.
5. Live or works in Kuala Lumpur.
6. Applicant with a property such as land or house within Kuala Lumpur (not more than 35km radius from Central City of Kuala Lumpur and Klang Valley) are not eligible.

3.2 RENTAL RATE

PUBLIC HOUSING (1956 – 1998)

LOW COST

- STUDIO UNIT : RM 55.00
- 1 ROOM : RM 55.00
- 2 ROOM : RM 94.00
- 3 ROOM : RM124.00

LONG HOUSES

- 1 STOREY : RM 45.00
- 2 STOREY : RM 55.00

CHKL PHPDBKL / MTEN

- 3 ROOM : RM124.00

LOW MEDIUM

TYPES:

- GOMBAK 2 : RM320.00
- KUANG & KENARI : RM250.00
- SERI PANGKOR : RM250.00
- SERI TIOMAN I : RM300.00

DISCOUNT FOR DISABLED PERSON

- 1 ROOM : RM 80.00
- 2 ROOM : RM100.00
- 3 ROOM : RM115.00

Our Low Cost House Rental average is RM124.00 which is very much lower than market rate: our finding show that 70% of our tenant cannot afford to buy the house when we open for sale.

4.3 SQUATTERS RELOCATION TO PPR

4.3.1 Status Of Relocation Of Squatters

Number of Squatters (based on 1998 census)	28,541
Number of Squatters already moved to PPR	25,425
Number of existing Squatters	3,116
Number of Vacant PPR (include 3,792 units PPR Bukit Jalil received on 1 ST July 2012)	4,523

4.3.2 Status of Open Registration

Existing eligible applicants for low cost as at 1 st July 2012	34,478
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Qualification for Buying Units

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1. Applicants must be a Malaysian citizenship (husband & wife)
3. Accumulative Income for husband and wife
< RM2,500.00 a month for Low Cost Units
< RM4,000.00 a month for Intermediate Low Cost Units
4. Registered with our Open Registration System.
5. Live or works in Kuala Lumpur.
6. Applicants with a property such as land or house within Kuala Lumpur (not more than 35km radius from Central City of Kuala Lumpur and Klang Valley) are not eligible.
7. Entitled to get loans from any financial institution



5.0 MAINTENANCE

A. DBKL has allocate approximately RM80 million a year for maintenance of 71,031 units public housing

- RM 46 million (Rental Units)
- RM 26 million (PPR Units)
- RM 2.3 million (Sold House)
- RM 6.15million (lift maintenance)

B. Works of maintenance being carried out as below:-

- Civil Works
- Mechanical Works
- Electrical Works
- Cleanliness & Sanitary Works



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Civil Works

- *Comprise of fixing vacant units, plumbing system, water pump, children playground, sewerage system and upgrading all common areas work*

Mechanical works

- *Encompass pump system, fire hose reel, lift maintenance, all fire precaution equipment, "Spiral Waste Bin" system and air conditioner system.*

Electrical works

- *Consist of all supplier work and re-continue supply also electricity installation, standby generator set, corridor lamp and others.*



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Cleanliness and Sanitary Works

This involve approximately 90 public housing areas, DBKL have allocated RM15,026,800.00 and engaged 38 contractor .

- *RM 6,483,600.00 public housing*
- *RM 8,543,200.00 PPR*





6.0 COMMUNITY DEVELOPMENT

A. Department have allocate RM11 million mostly each year for community social activity for instance Social Programme (RM6.9 million) , Tuition Programme/Tele counsellor (RM 0.3 million) and special fund for social activity organize by resident in public housing (RM3.8 million).

B. 236 Resident Association - 152 PRA
- 82 PA & PPR





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DBKL will always ensure to give the best service to all residence of low cost housing in Kuala Lumpur. This is in conjunction with City Hall Strategic Planning “CITY FOR PEOPLE”.



Thank you