



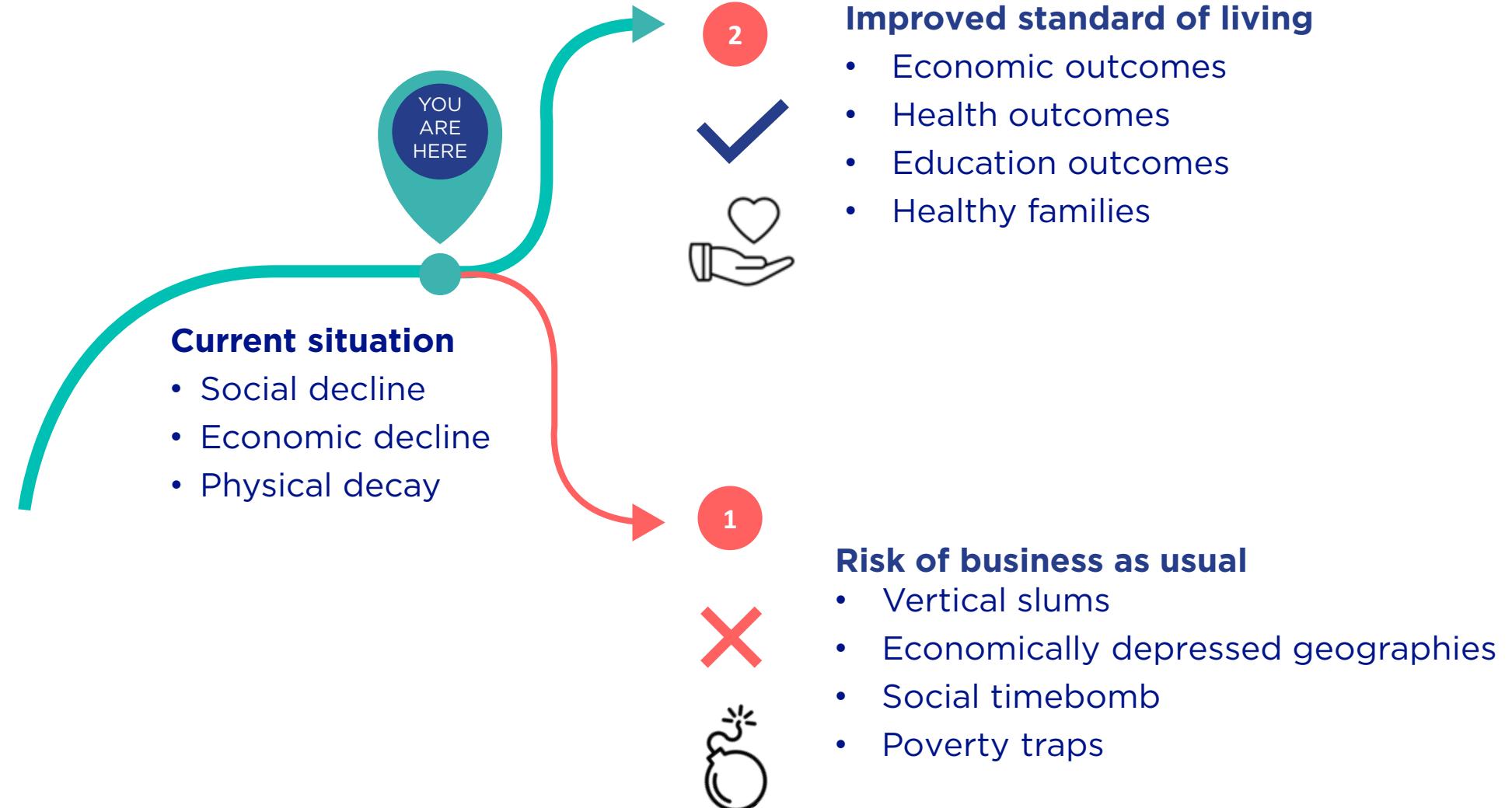
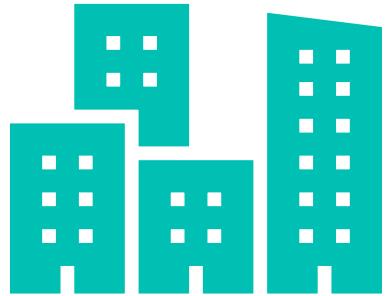
# WILL THE PPR BECOME AN URBAN POVERTY TRAP?

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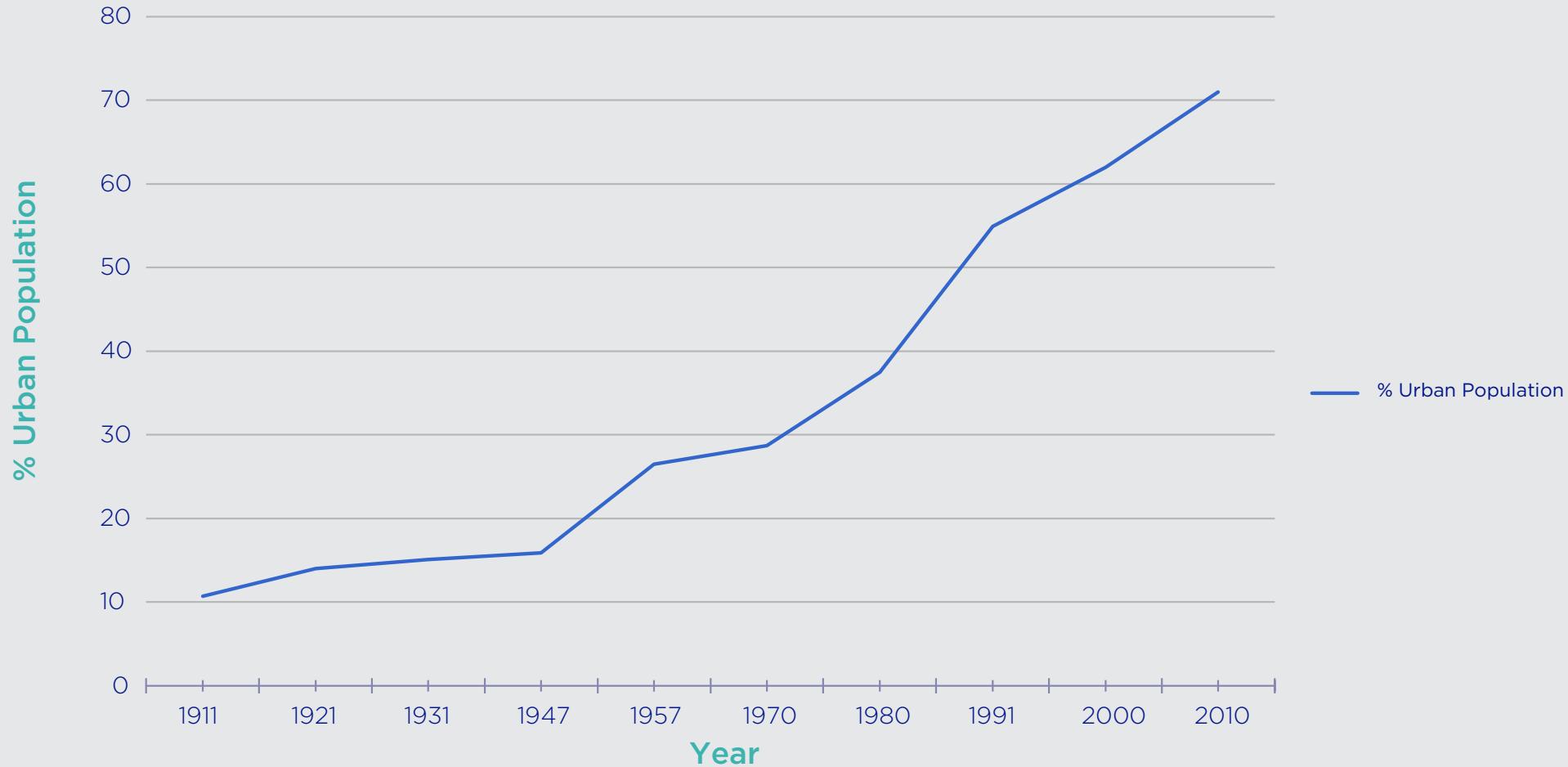
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# WHICH DIRECTION ARE WE HEADED...?

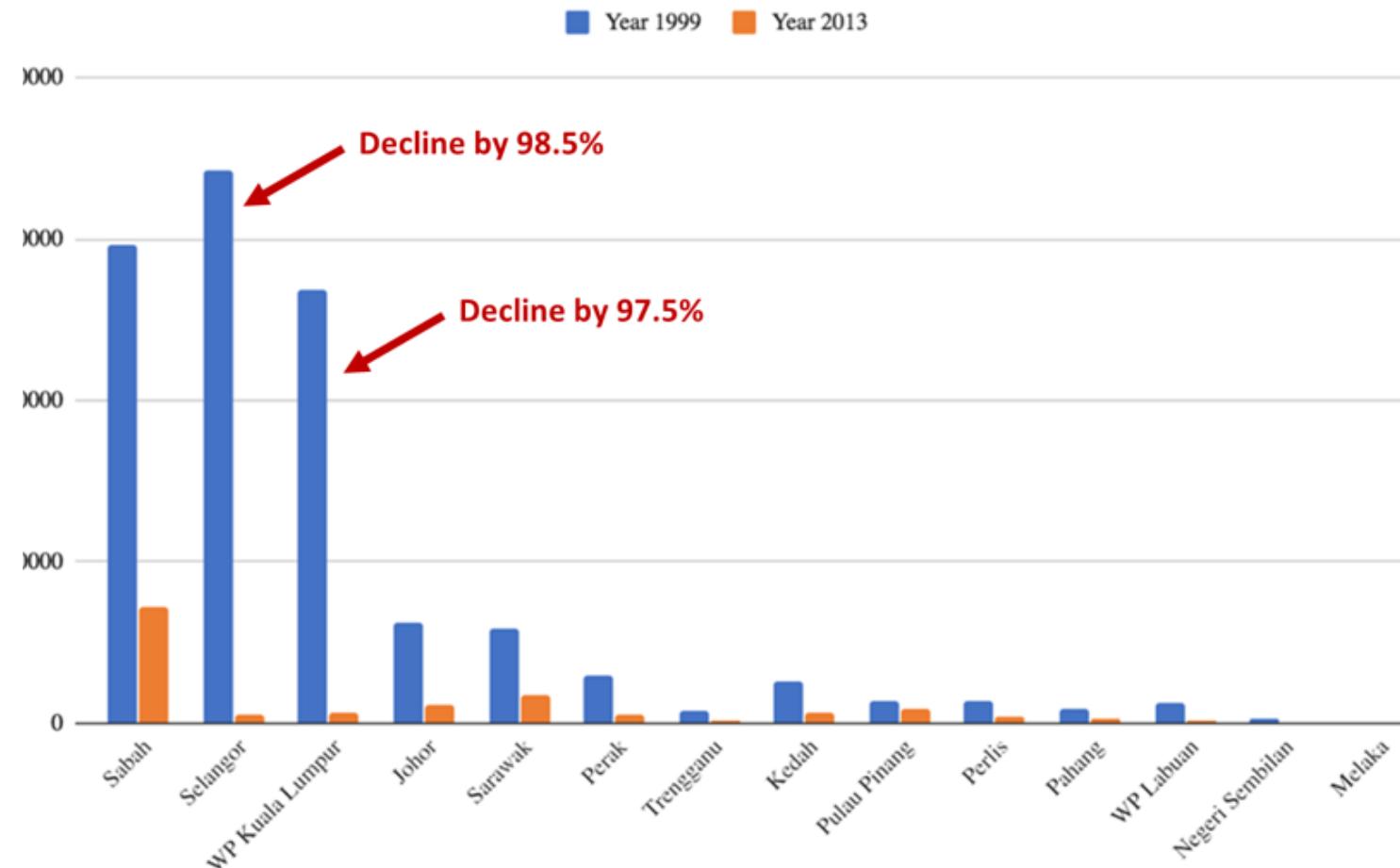


**Figure 1: Urbanisation rate in Peninsular Malaysia, 1911 - 2010**



# DRAMATIC DECLINE IN SQUATTER SETTLEMENT HOUSEHOLDS

Number of Squatters by State, 1999 - 2013

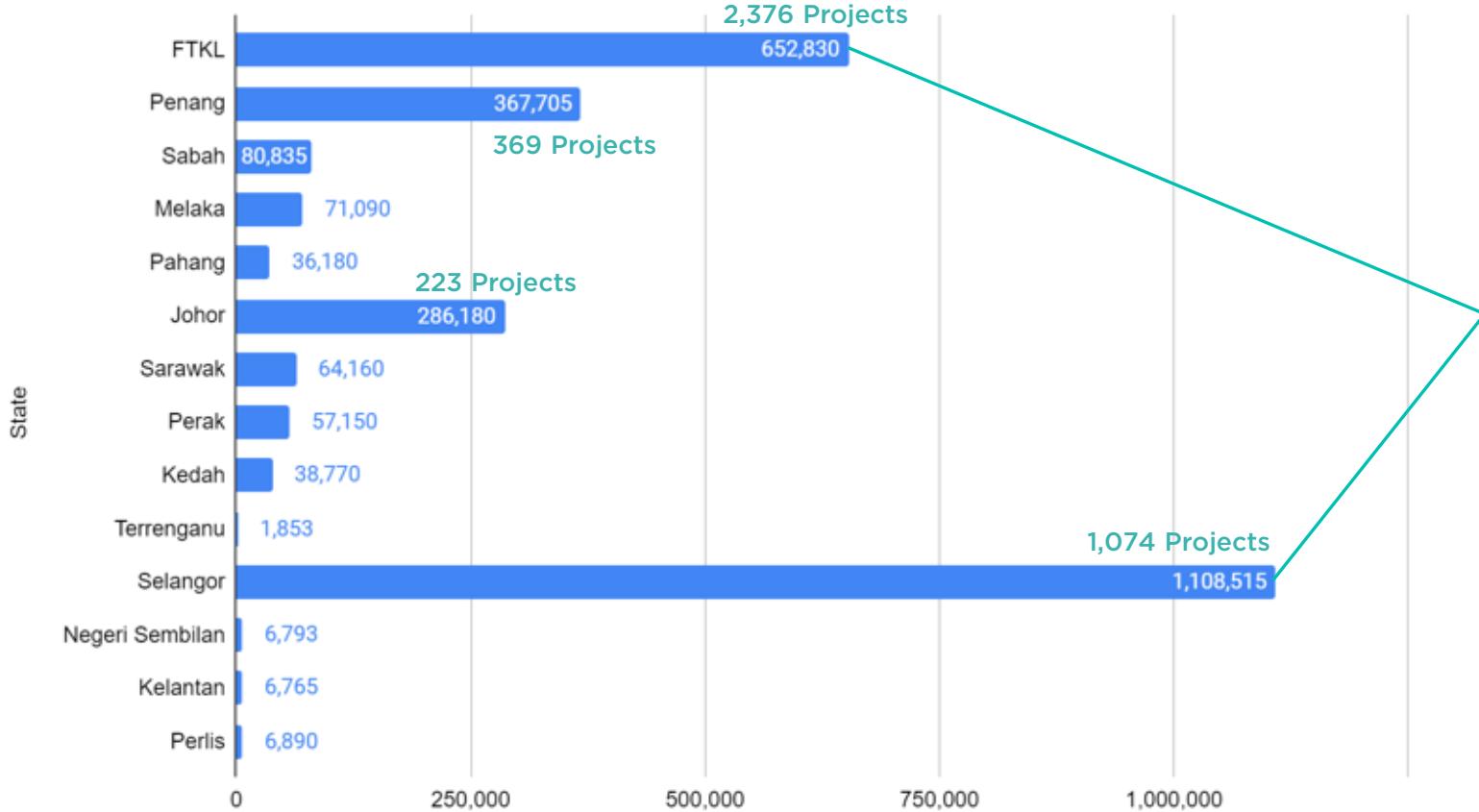


# MALAYSIA HAS BEEN A GLOBAL SUCCESS STORY IN HOUSING THE URBAN POOR

Country	Slum Population, 2014 (%)	Urban Poverty, 2010 (%)
Cambodia	55.1	6.4
Indonesia	21.8	8.3
Lao PDR	31.4	10.0
Myanmar	41.0	9.0
<b>Malaysia</b>	<b>0.86</b>	<b>0.3</b>
Philippines	38.3	13.0
Thailand	25.0	7.7
Viet Nam	27.2	3.8
Bangladesh	55.1	21.3

# TODAY ABOUT 3 MILLION PEOPLE LIVE IN PUBLIC HOUSING PROJECTS

Estimated number of public housing occupants by state, 2013



**25%**  
of the Klang Valley  
population live  
in public housing

# ECOSYSTEM OF PUBLIC HOUSING

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## TOTAL PUBLIC HOUSING

5,000 Projects  
600,000 Units  
3 million Population

## TOTAL PPR

300 Projects  
160,000 Units  
850,000 Population

## AVERAGE PPR

1 Project  
600 Units  
3,000 Population

# PUBLIC HOUSING COMMUNITIES TODAY FACE MULTIPLE ISSUES AFFECTING THEIR STANDARD OF LIVING

## Rubbish woes at PPR Uda Utama

By STORY and PHOTOS ZAZALI MUSA  
Photos By STORY and PHOTOS ZAZALI MUSA

METRO NEWS

Saturday, 30 Mar 2019  
12:00 AM MYT



## Tingkat 9 Rumah Pangsa Larkin terbakar

Oleh Mohd Fahmi Mohd Yusof - Jun 13, 2017 @ 8:58pm  
mohdfahmi@bh.com.my



HOME / MALAYSIA

Poor KL students dropping out of school at an alarming rate amid outbreak, new UN study finds



## Kanak-kanak PPR alami masalah kekurangan zat - UNICEF

Faq Chong  
Februari 28, 2018 07:52 MYT



Sebahagian kanak-kanak di PPR sekitar Kuala Lumpur mengalami masalah kekurangan zat makanan menurut laporan daripada UNICEF. Foto daripada Wafa Aula/Astro Awani

## Sampah dan jenayah jadi teman hidup penghuni PPR

Yanessa Tan - August 11, 2018 09:13am



58% PPR dan PA di KL jadi lokasi paling berisiko tinggi penagihan dadah.

## Kemiskinan, jenayah belenggu remaja PPR

Ravin Palanisamy - Dikemaskini hari yang lalu · Diterjemahkan pada 16 Jan 2020 11:00AM · © Komuniti



# ARE THE DEVELOPMENT DIVIDENDS SLIDING IN OUR PPRS?

Health Dividends of Public Housing  
After squatter relocation to public housing, incidence of IPI dropped dramatically as follows:

1983	2013
<b>32.5%</b>	<b>5.5%</b>

Source:

Sinniah, B. et al (2014) Prevalence of intestinal parasitic infections among communities living in different habitats and its comparison with one hundred and one studies conducted over the past 42 years (1970 to 2013) in Malaysia, *Tropical Biomedicine* 31(2)

## Results of Stool Sample Analysis from PPR and Non - PPR Urban Poor Residents

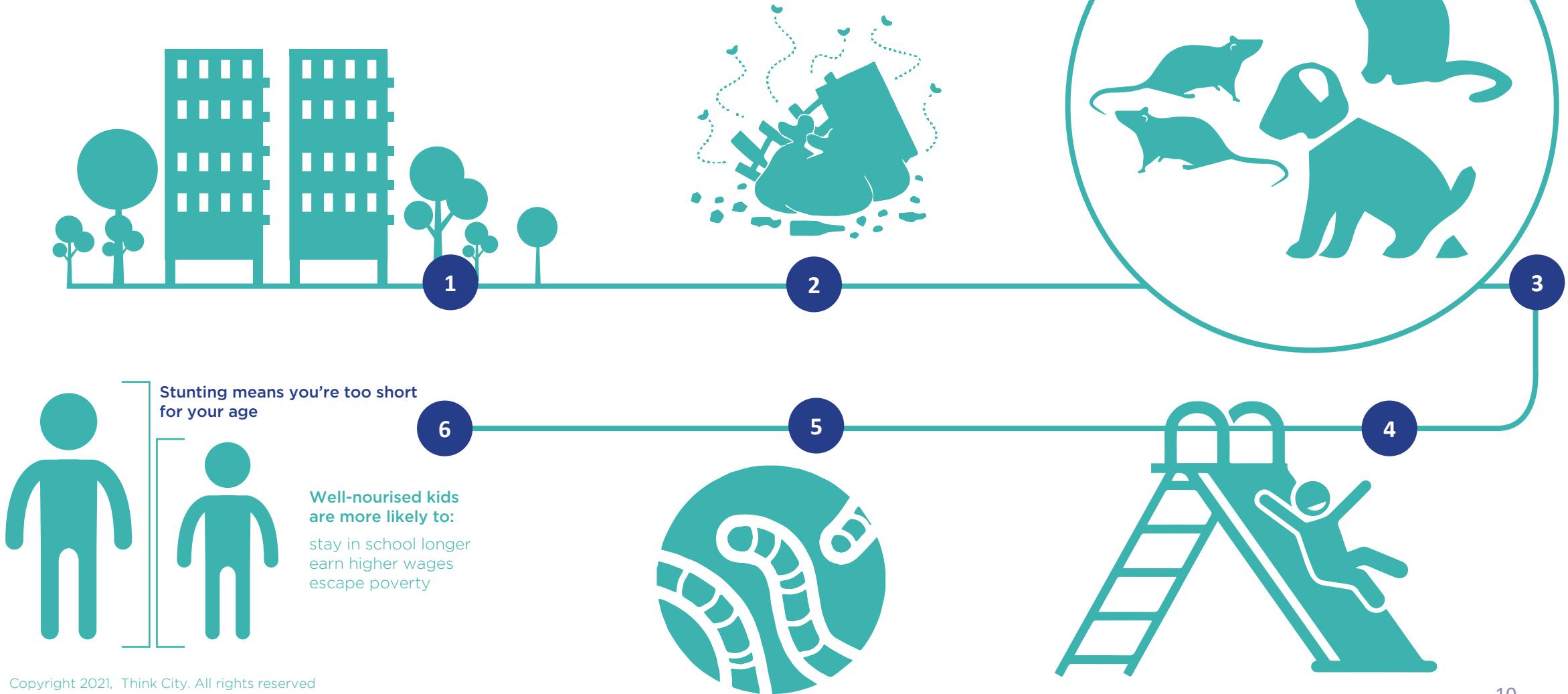
	Overall infection (%)	Ascaris Lumbricoides (%)	Cryptosporidium spp. (%)	Giardia spp. (%)
Overall Urban Poor (Non-PPR + PPR)	<b>18.9</b>	<b>16.0</b>	<b>2.4</b>	<b>0.5</b>
Non-PPR	<b>17.0</b>	<b>13.3</b>	<b>2.9</b>	<b>0.7</b>
PPR flats	<b>22.5</b>	<b>21.1</b>	<b>1.4</b>	<b>0</b>

↑  
**Elevated incidence of IPI**

Source:

Sahimin, N., Abd. Khalil, N. S., Lewis, J., Mohd Zain, S.N. Post-era mass drug administration: An update on intestinal parasitic infections in urban poor communities in Peninsular Malaysia. *Tropical Biomedicine*, 2020, 37(2)

# MANAGEMENT SYSTEM & DEVELOPMENT OUTCOMES ARE INTERRELATED



# COVID'S 3D

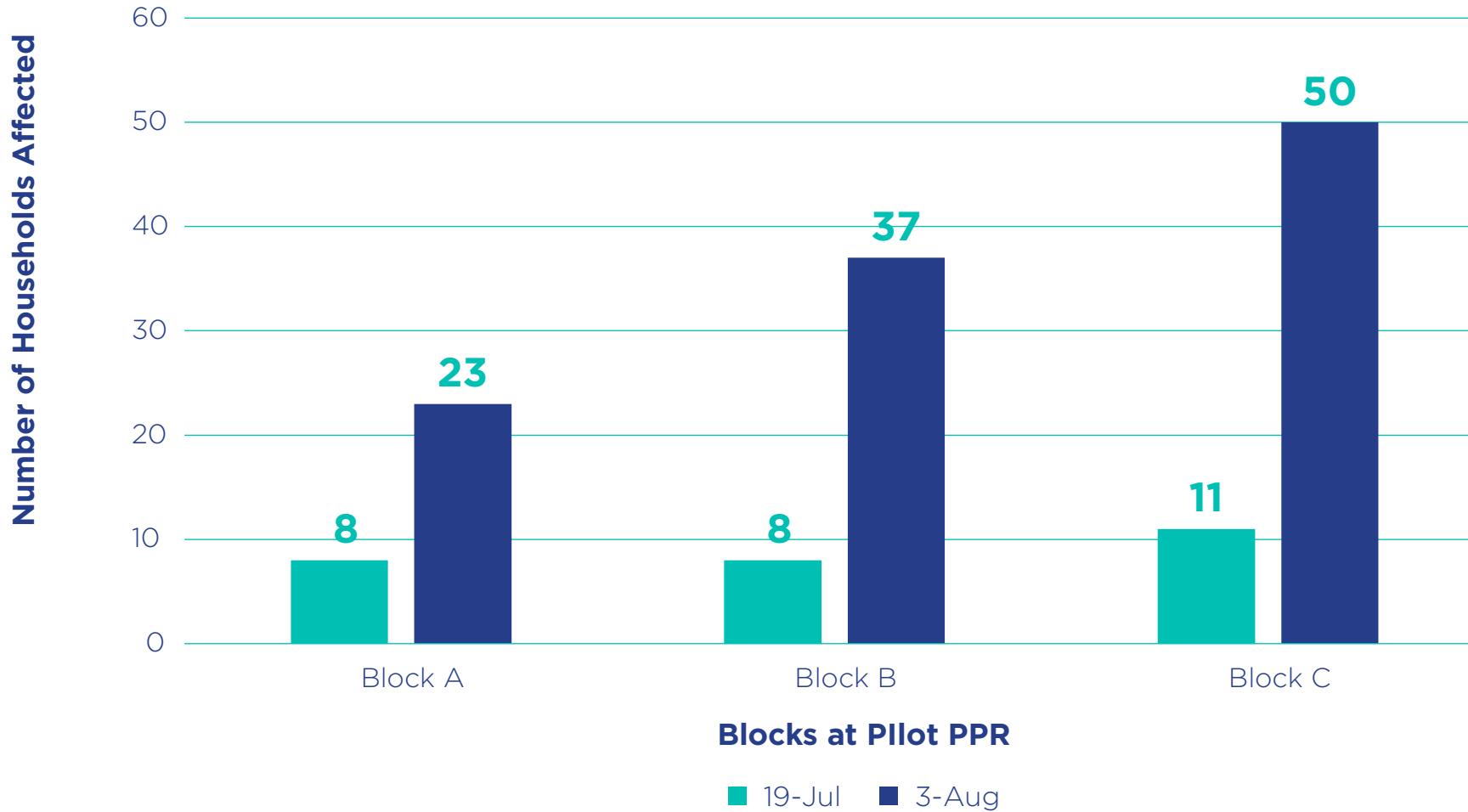
**DISRUPTION**  
- OF LIVELIHOODS

**DISPLACEMENT**  
- OF PEOPLE

**DECLINE**  
- OF INCOME



## Rise of COVID-19 cases at Pilot PPR between 19<sup>th</sup> July 2021 and 3<sup>rd</sup> August 2021



\*Note: This is based on the recorded number of households by a community-based organisation at the Pilot PPR. Actual number of households affected might be higher

# HOW TO OPERATIONALISE THE NATIONAL COMMUNITY POLICY

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Kementerian Perumahan Dan Kerajaan Tempatan

## Pengenalan **DASAR KOMUNITI NEGARA**

Membentuk  
Komuniti dan Generasi  
Mampu

*“Tujuan utama Dasar Komuniti Negara adalah untuk mendaupayakan (empowering) komuniti setempat supaya mereka boleh melibatkan diri secara aktif dalam pengurusan dan penyelenggaraan harta awam dan harta bersama yang merupakan sebahagian daripada tempat tinggal mereka.”*

## 4 OBJECTIVES OF THE POLICY:

- To empower communities to develop a sense of common ownership
- To develop a community that is sensitive to the collective good and works cooperatively with neighbors
- To promote strategic cooperation between the community, the State, NGOs and private sector
- To produce a new breed of leaders and volunteers from within the community

# K2K PROGRAM

The K2K Initiative mobilises communities on the K2K digital platform to provide targeted, effective and efficient delivery.



## Public Housing

Stakeholders gathered and local resident facilitators recruited



## Digital Identity via IC match score

- Eligibility criteria agreed
- Registration
- Application screened and verified
- Download app & ID match score



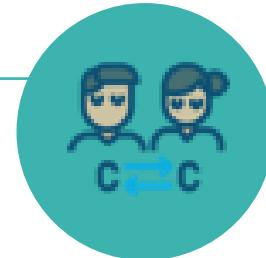
## Digital B40 Community

- Pre-screened & verified
- Continuously updated
- Information collected to devise effective interventions



Aid

## Distribution process

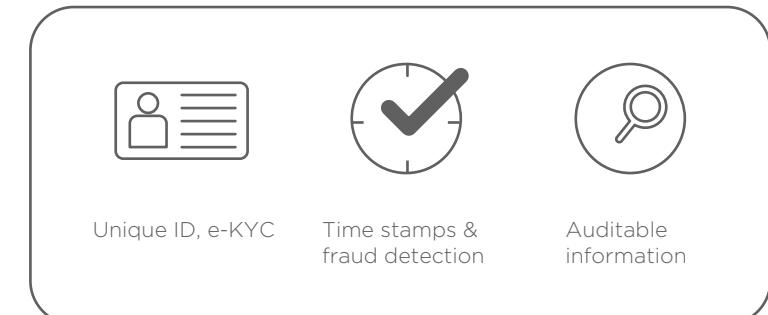


## Programmes & Assistance

## Aid & programmes

- Tailored eligibility
- QR code scanning system for receiving aid & assistance
- Access only to pre qualified & eligible recipients
- Data is collected to measure impact

## EFFECTIVE



## TRANSPARENT

# HETEROGENOUS COMMUNITY



# OBTAINING RICH INSIGHTS INTO INDIVIDUAL HOUSEHOLDS OF THE PPR

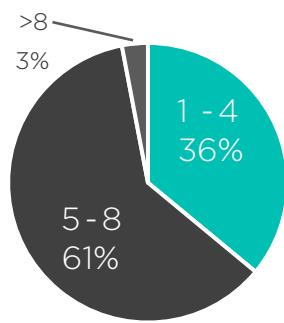


# SNAPSHOT OF PPR COMMUNITY AFFECTED BY THE COVID-19 CRISIS

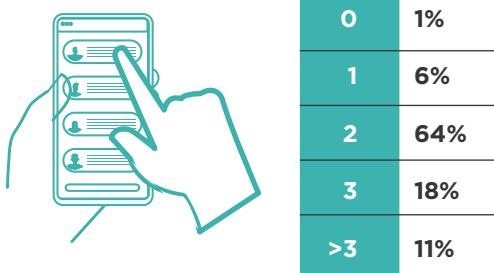
## Households

**Almost 80%**  
of households have an income of less than RM2,208

61% of households have 5 - 8 people at home



## Smartphones per household (%)



## Covid-19 impact and income

**80%**  
of households experienced income loss due to COVID-19

### Household Income this month



26% of households earned less than RM1000 during the survey month

81% receive BSH, 16% Zakat, **14% non**

**78.9%** of households are below the PLI

## Food security

**40%**  
spend less than RM100/wk on food

### Average Spending on Food, weekly



**79.4%** are below food poverty line index

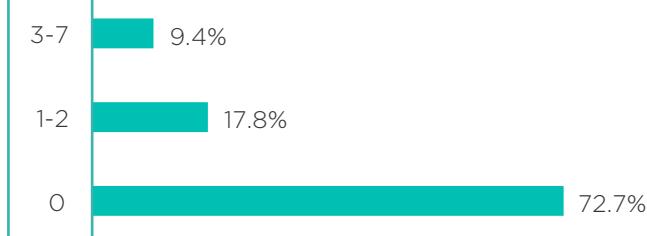
**65%** of households report buying less or cheaper food during MCO

Only 1% order food online

## Meals & Nutrition

**1 IN 3 CHILDREN**  
do not have enough food on at least 1 day/week

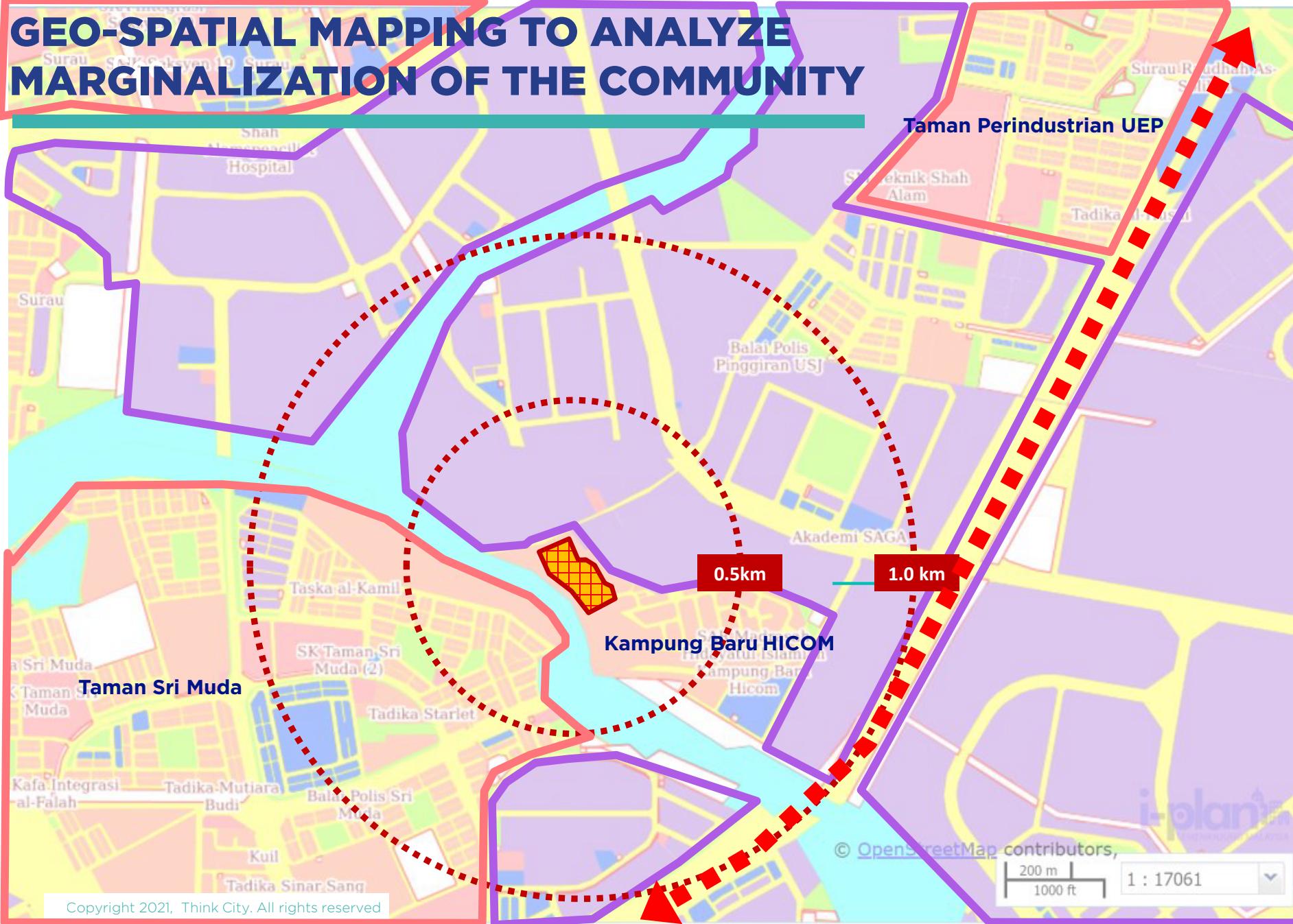
### Days/week with not enough food for children



Almost all households prepare meals for children at home

**79%** have little to no knowledge on nutrition, though **99%** are interested in learning more

# GEO-SPATIAL MAPPING TO ANALYZE MARGINALIZATION OF THE COMMUNITY



## LEGEND

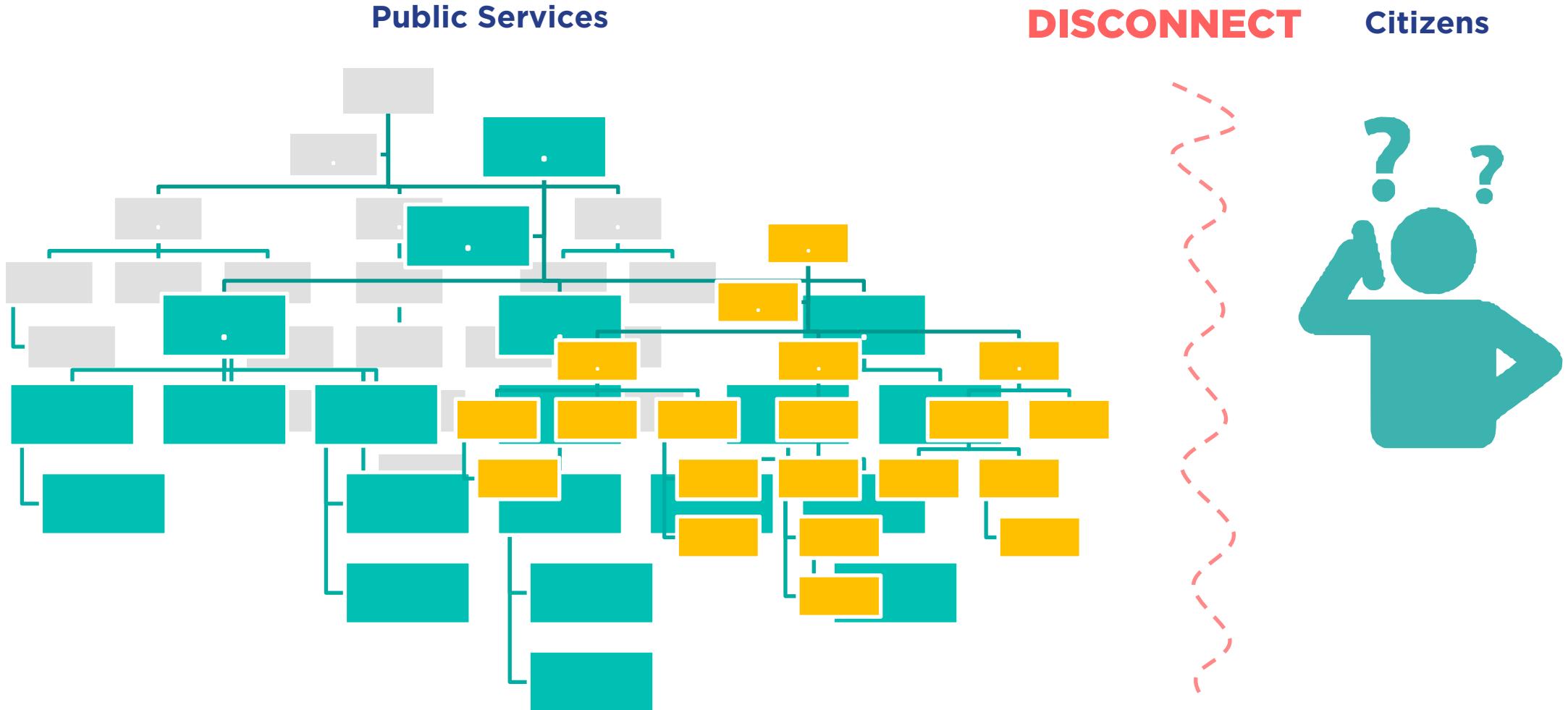
- PPR HICOM
- Industrial Zone
- Housing Zone
- Klang river
- KESAS Highway

## Note:

- PPR HICOM and Kampung Baru HICOM are isolated areas, bounded by extensive Industrial Zone, KESAS Highway and Klang River
- Nearest neighbourhood and housing area with commercials, services and amenities: Taman Perindustrian UEP, Taman Seri Muda

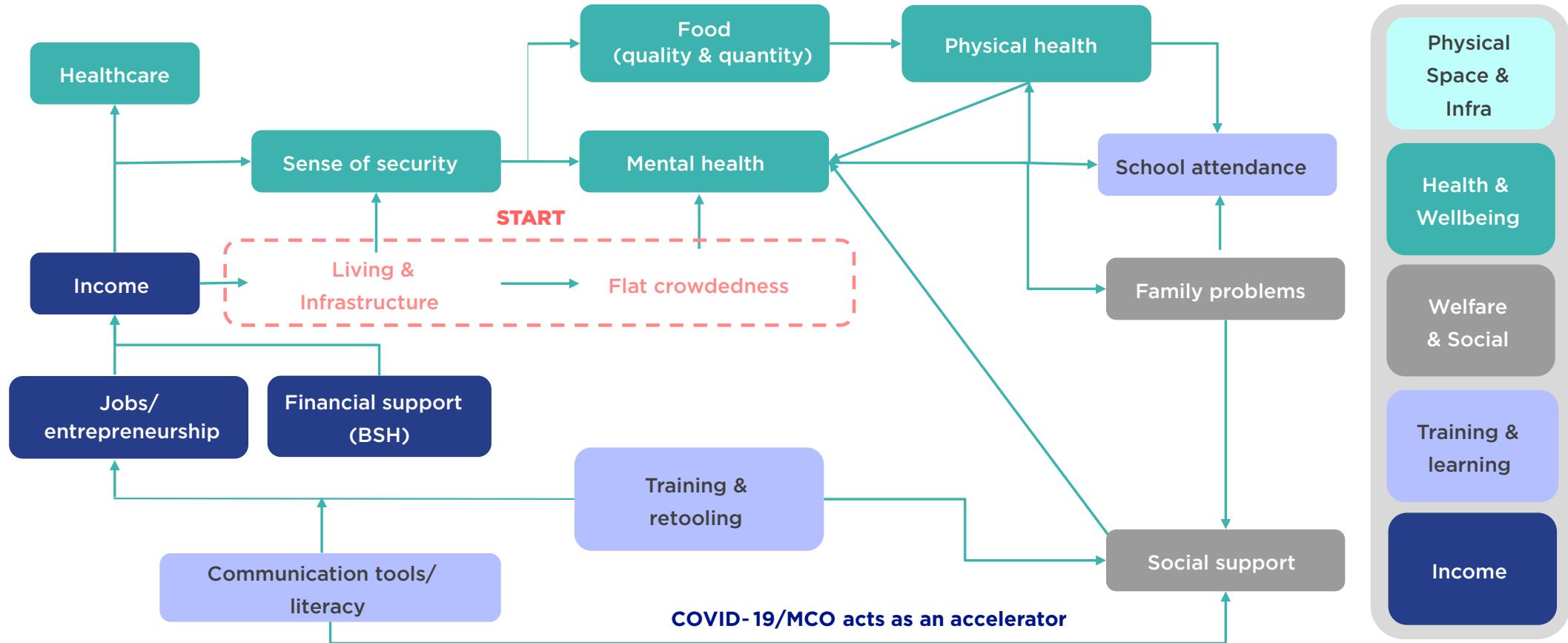
Many support programmes and services are provided by the Government. But they do not adequately reach the communities due to the broken service delivery system.

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# IMPROVING THE STANDARD OF LIVING OF THE PPR REQUIRES A MULTIDIMENSIONAL APPROACH

Public housing is a complex web, with 5 domains of interrelated issues



# CHALLENGES IN THE PPR MANAGEMENT SYSTEM

## Community

- Social cohesion fragmented
- Poor social capital
- Fear/Distrust of PPR management
- Limited capacity for collective action
- Poor understanding of management accountability
- Overall disempowerment
- Elite capture of community based organisations

## PPR MANAGEMENT SYSTEM



## Management

- Command and control method, but ineffectual
- Inadequate communicative & organisational skills to manage complexity of PPR
- Focus on rent collection and maintenance, less on social & community issues
- Opaque service delivery standards
- Not accountable to communities
- Burdened with systemic design & infrastructure issues

## Government

- Sustainability of design & planning of public housing
- No incentive for outcome based management system
- Overlapping jurisdictions and no clarity of accountability in service delivery
- Poor targeting of support programs

# 3-COMPONENTS OF THE GHETTOISATION PROCESS

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## 1 Physical Decay

- Original design and construction deficiencies
- Lack of operation and maintenance funding
- Inept property management

## 2 Economic Decay

- Concentration of disadvantaged people
- Outmigration of talent & working class
- Spatial mismatch & unemployment

## 3 Social Decay

- Spatial isolation from other classes
- Prevalence of vandalism and crime
- Stigmatisation of territorial image

# IT'S NOT ONLY A DEVELOPING COUNTRY PROBLEM...

Originally the word **banlieue** in France meant the ‘suburb of a large city’. ‘suburb of a large city’. Today it is associated with:

- Low income housing projects
- Poverty trap
- Crime and violence
- Riots



A decade after Tottenham burned, social alienation means riots could happen again  
*David Lammy*



Tory governments have ignored years of expert advice on family support, youth unemployment and police relations

■ David Lammy is the Labour MP for Tottenham



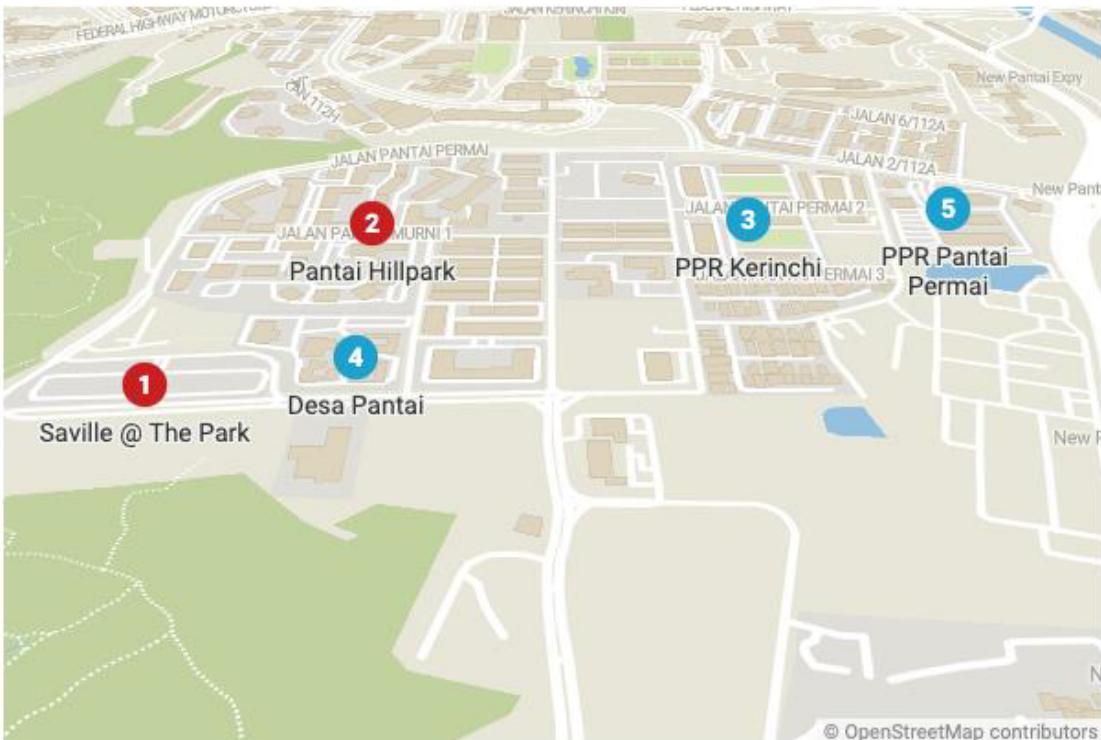
▲ “Local residents could only watch as their shops, homes and businesses were senselessly turned into ashes.”  
Tottenham High Rd in August 2011. Photograph: Steve Burton / Rex Features

## TERRITORIAL STIGMATISATION

- Discrimination in the labour market
- Higher insurance premiums
- Higher cost of services
- Lagging property values
- Fewer visits by friends and colleagues

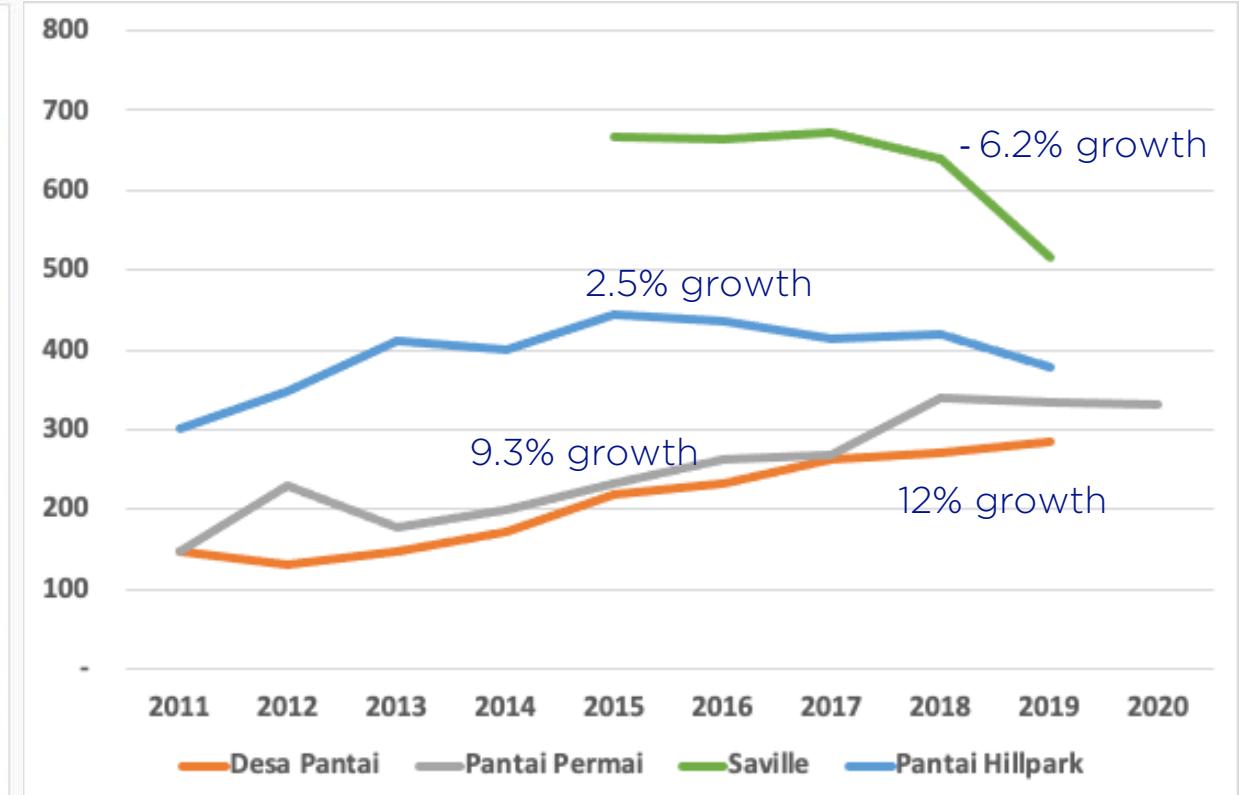
# CASE STUDY: PRELIMINARY SIGNS OF TERRITORIAL STIGMATISATION?

## Kerinch and Pantai Dalam



### Key Indicators (RM psf in 2019 and CAGR 2010-2019)

- |                                   |                                  |                                    |
|-----------------------------------|----------------------------------|------------------------------------|
| ① Condominium: 515 and -6.2%      | ② Condominium: 378 and 2.5%      | ③ Low-cost Housing: No transaction |
| ④ Low-cost Housing: 285 and 12.0% | ⑤ Low-cost Housing: 331 and 9.3% |                                    |

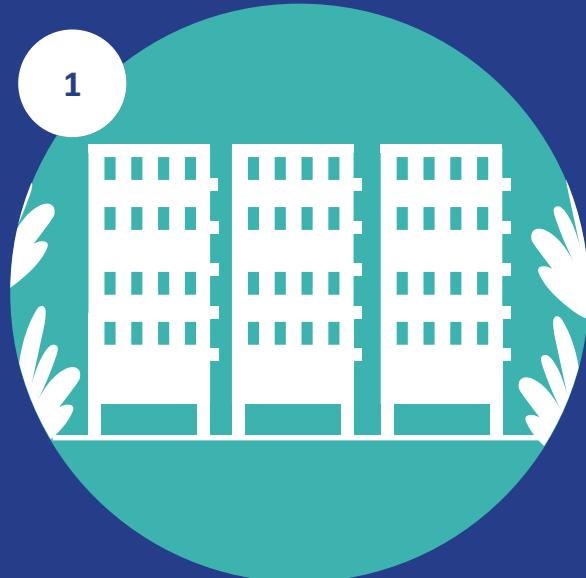


### Change in Land value 2010-2019

The data

Source: JPPH • Created with Datawrapper

1



2



4



3



## SHARED PROSPERITY

# MEDIUM-TERM INTERVENTION TO EXISTING PPRS

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1

**Build Community  
& Management  
Capacity**

---



2

**PPR Infrastructure  
Upgrade &  
Maintenance**

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3

**Social  
Accountability**

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4

**Policy Reform**

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# IMMEDIATE INTERVENTIONS NEEDED TO EXISTING PPRS

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1

## Urgent Intervention

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- System to target households that need help most urgently – health issues, hunger issues, domestic violence issues
- Emergency Hotline, Targeting program, etc

2

## Food Aid Program

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- Implement a food aid program for all PPR residents
- Must be nutritious & essential items
- Must be transparent & efficient

3

## Priority Infrastructure Fix

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- Fixing infrastructure can have a quick impact on HH wellbeing
- Eg. Broken-down lifts, Garbage collection centre, Corridor lighting, Water supply, Playground, etc
- Community -based prioritization can have an impact

3

## Jobs & Income Program

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- Many PPR resident have lost income due to loss of employment
- Many residents willing to look for new sources of income
- Provide training, re - skilling and help in job placement
- Provide training in entrepreneurship development



**THANK YOU**

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