



WILL THE PPR BECOME AN URBAN POVERTY TRAP?

thinkCITY



THE WORLD BANK

WHICH DIRECTION ARE WE HEADED...?

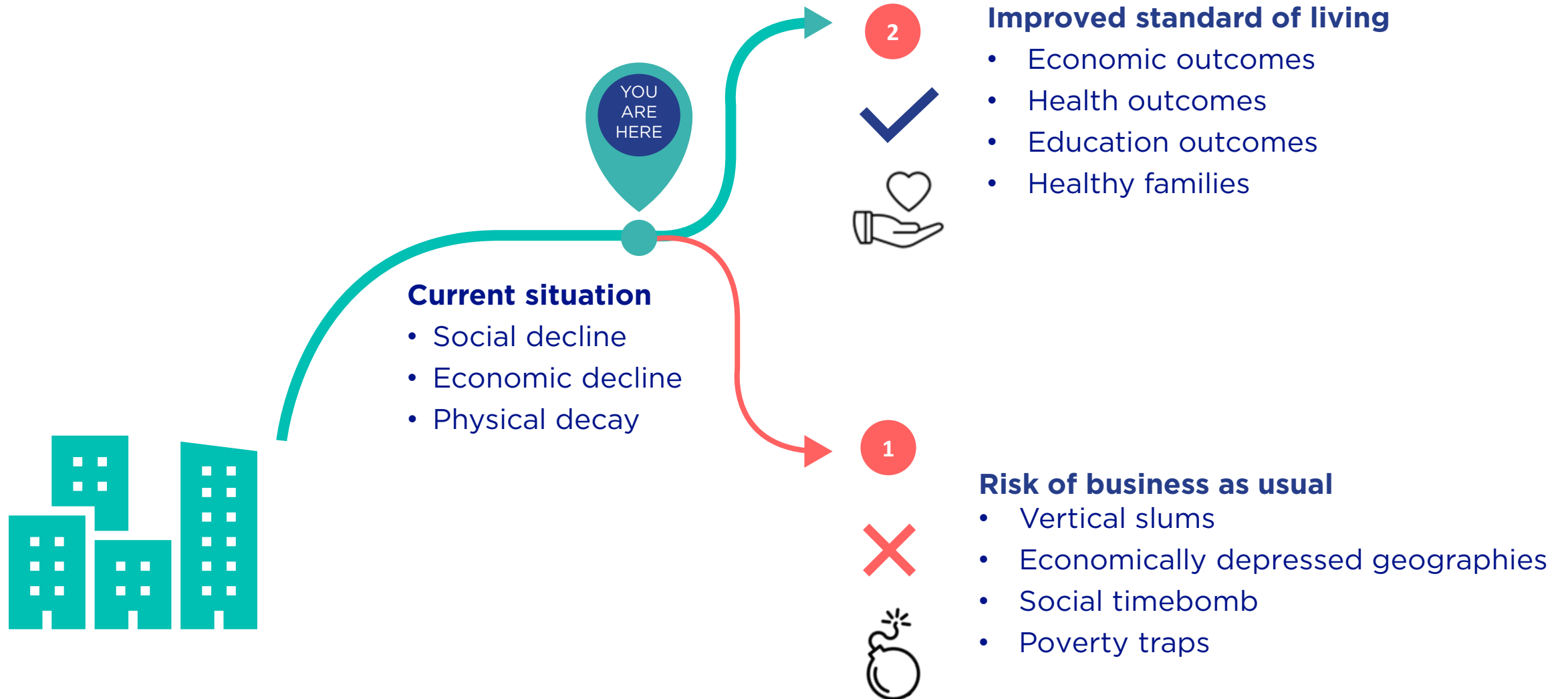
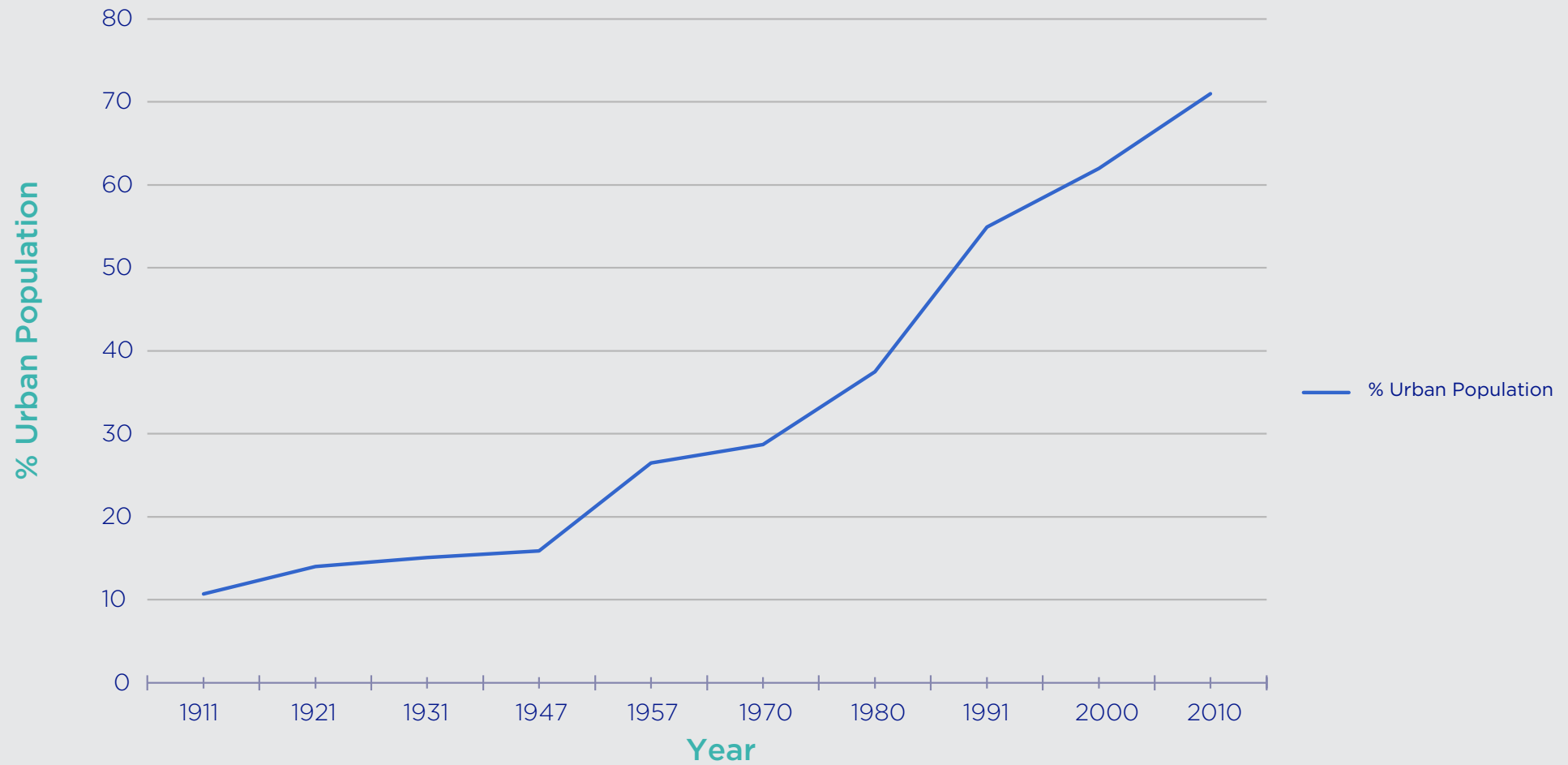
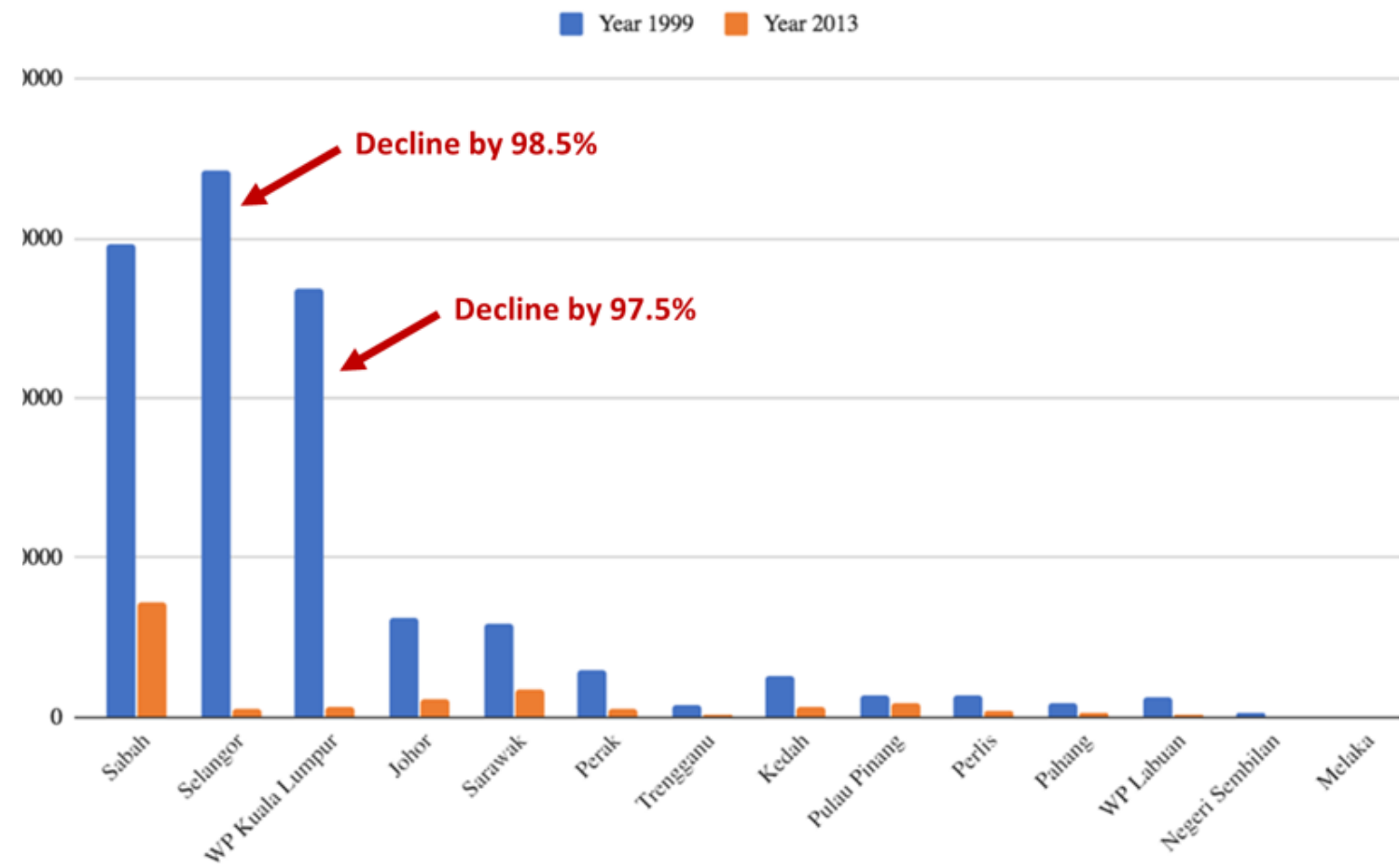


Figure 1: Urbanisation rate in Peninsular Malaysia, 1911 - 2010



DRAMATIC DECLINE IN SQUATTER SETTLEMENT HOUSEHOLDS

Number of Squatters by State, 1999 - 2013

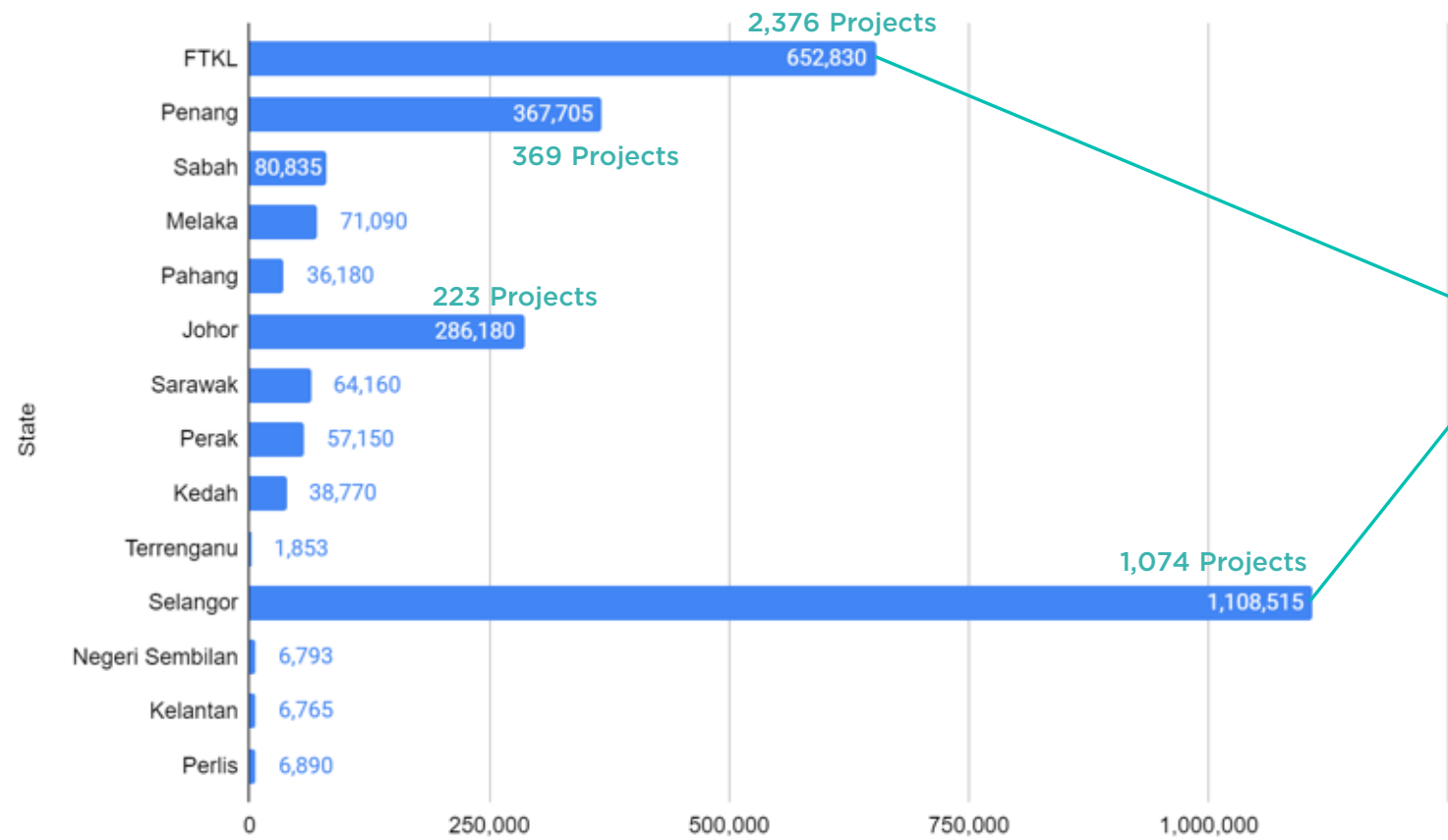


MALAYSIA HAS BEEN A GLOBAL SUCCESS STORY IN HOUSING THE URBAN POOR

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
Malaysia	0.86	0.3
Philippines	38.3	13.0
Thailand	25.0	7.7
Viet Nam	27.2	3.8
Bangladesh	55.1	21.3

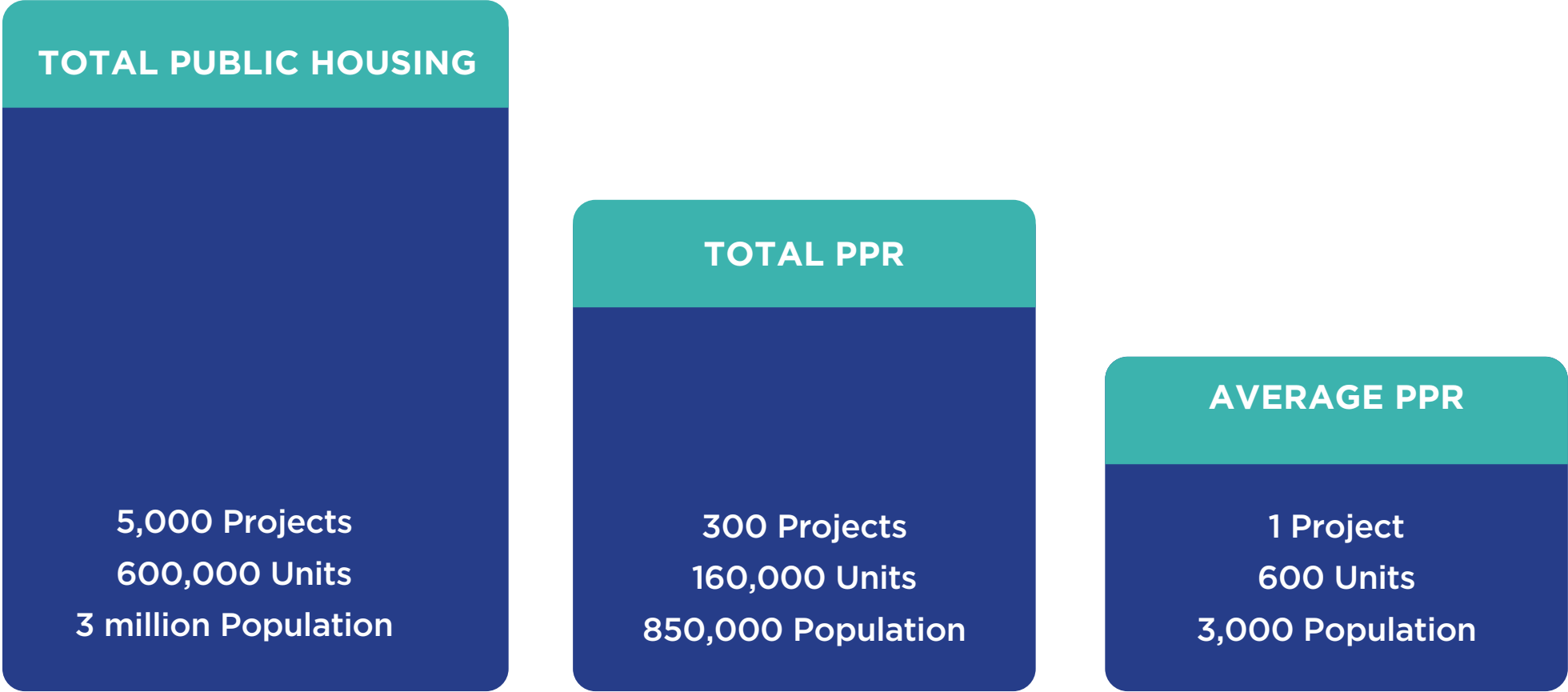
TODAY ABOUT 3 MILLION PEOPLE LIVE IN PUBLIC HOUSING PROJECTS

Estimated number of public housing occupants by state, 2013



25%
of the Klang Valley
population live
in public housing

ECOSYSTEM OF PUBLIC HOUSING



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



The Uda Utama People's Housing Project in Bandar Uda Utama, Johor Bharu.

Tingkat 9 Rumah Pangsa Larkin terbakar

Oleh Mohd Fahmi Mohd Yusoff - 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
Febuari 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 Aul/Astro Awani

Sampah dan jenayah jadi teman hidup penghuni PPR

Harisana Yusoff - August 11, 2018 09:13 AM



Photo: iStockphoto.com/Harry Tan

BERITA

446
SHARES

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

Kemiskinan, jenayah belunggu remaja PPR

Ravin Palarisamy

Dikemaskini 1 hari yang lalu · Ditambahkan pada 16 Jan 2023 11:05AM · 0 komen



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
32.5%	5.5%

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)	18.9	16.0	2.4	0.5
Non-PPR	17.0	13.3	2.9	0.7
PPR flats	22.5	21.1	1.4	0

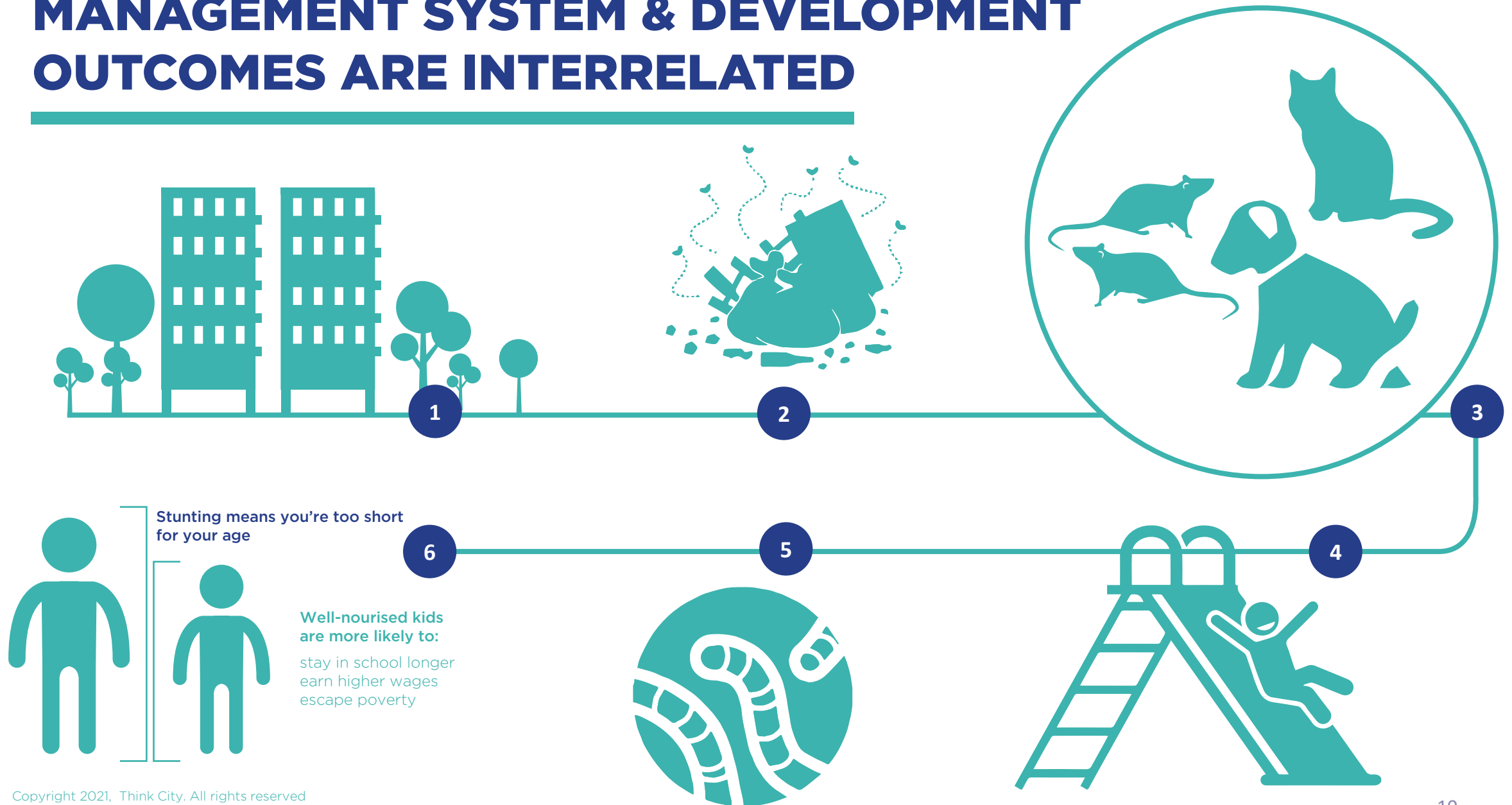


Elevated incidence of IPI

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

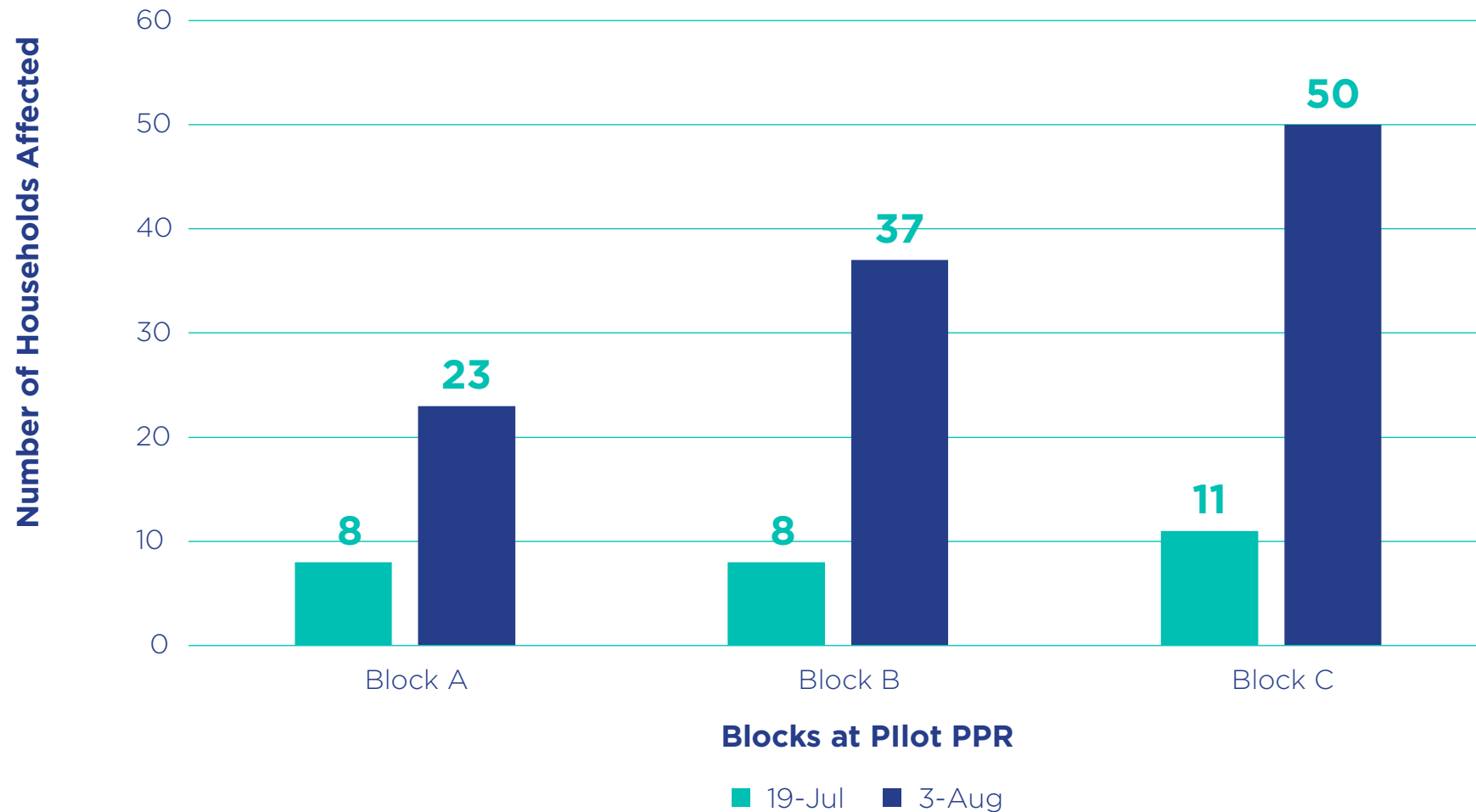
DISRUPTION
- OF LIVELIHOODS

DISPLACEMENT
- OF PEOPLE

DECLINE
- OF INCOME



Rise of COVID-19 cases at Pilot PPR between 19th July 2021 and 3RD 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



Pengenalan **DASAR KOMUNITI NEGARA**

*Membentuk
Komuniti dan Generasi
Mampan*

“Tujuan utama Dasar Komuniti Negara adalah untuk mendayaupayakan (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

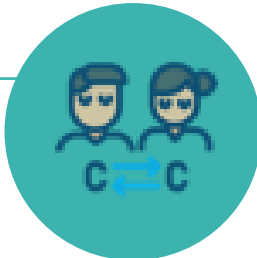
Distribution process



Aid

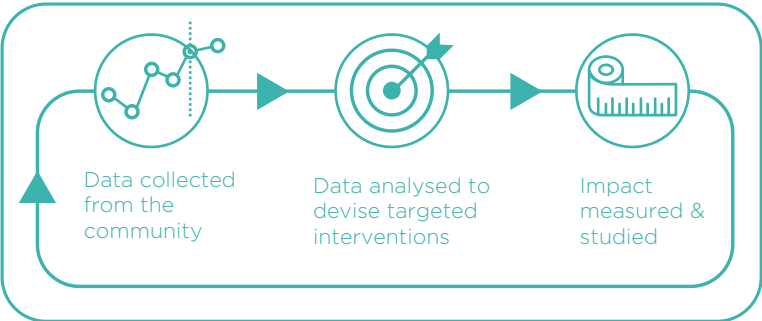
Aid & programmes

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



Programmes & Assistance

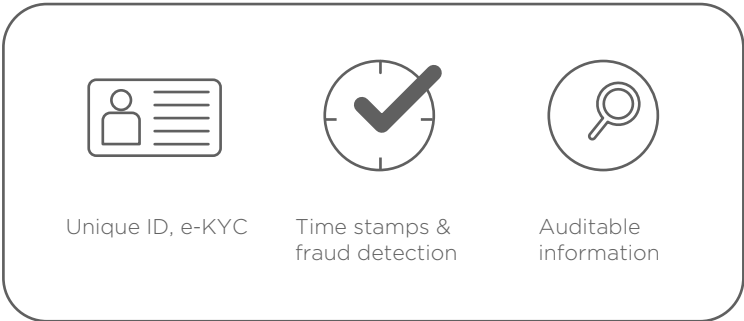
EFFECTIVE



EFFICIENT



TRANSPARENT



HETEROGENEOUS COMMUNITY



OBTAINING RICH INSIGHTS INTO INDIVIDUAL HOUSEHOLDS OF THE PPR

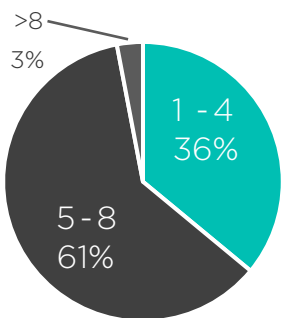


SNAPSHOT OF PPR COMMUNITY AFFECTED BY THE COVID-19 CRISIS

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 (%)

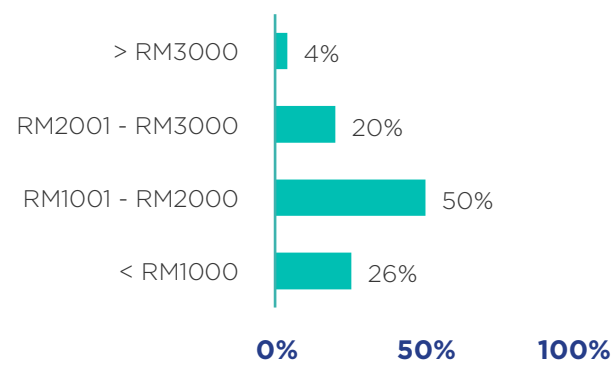


0	1%
1	6%
2	64%
3	18%
>3	11%

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

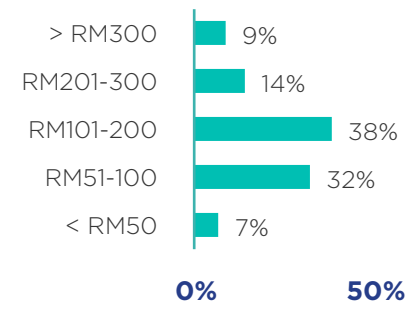
81% receive BSH, 16% Zakat, 14% non

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

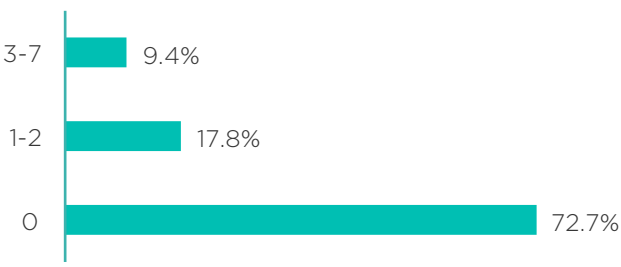
65% of households report buying less or cheaper food during MCO

Only 1% order food online

Meals & Nutrition

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

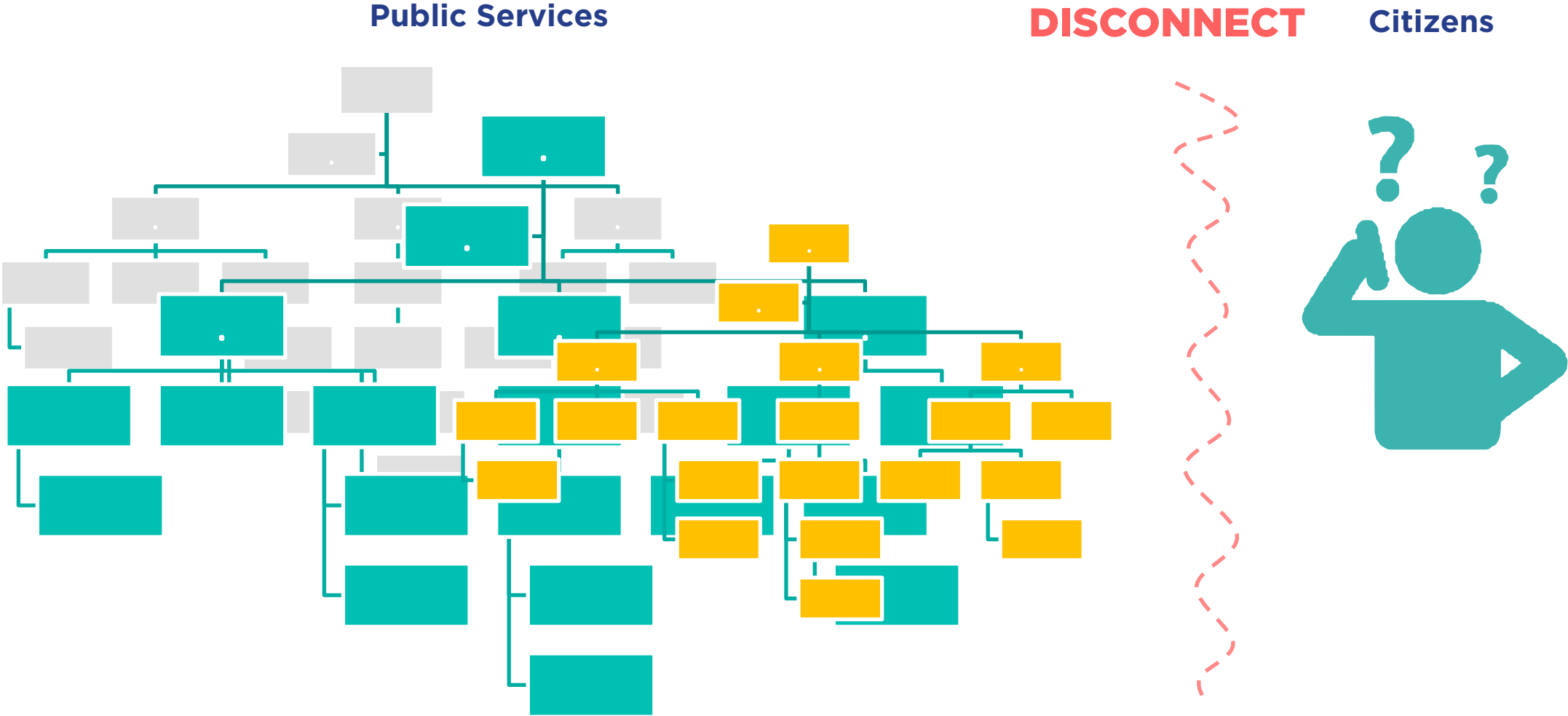
Days/week with not enough food for children



Almost all households prepare meals for children at home

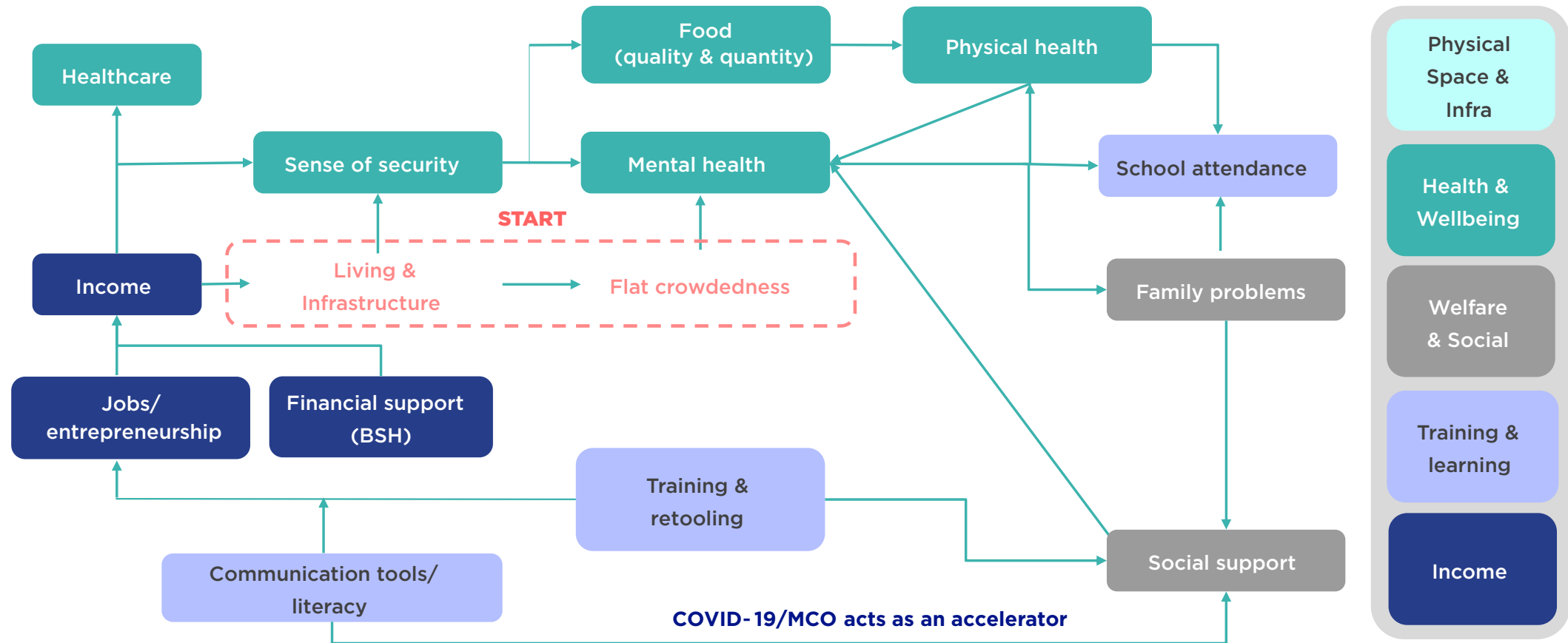
79% have little to no knowledge on nutrition, though 99% are interested in learning more

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.



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



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

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

3-COMPONENTS OF THE GHETTOISATION PROCESS

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



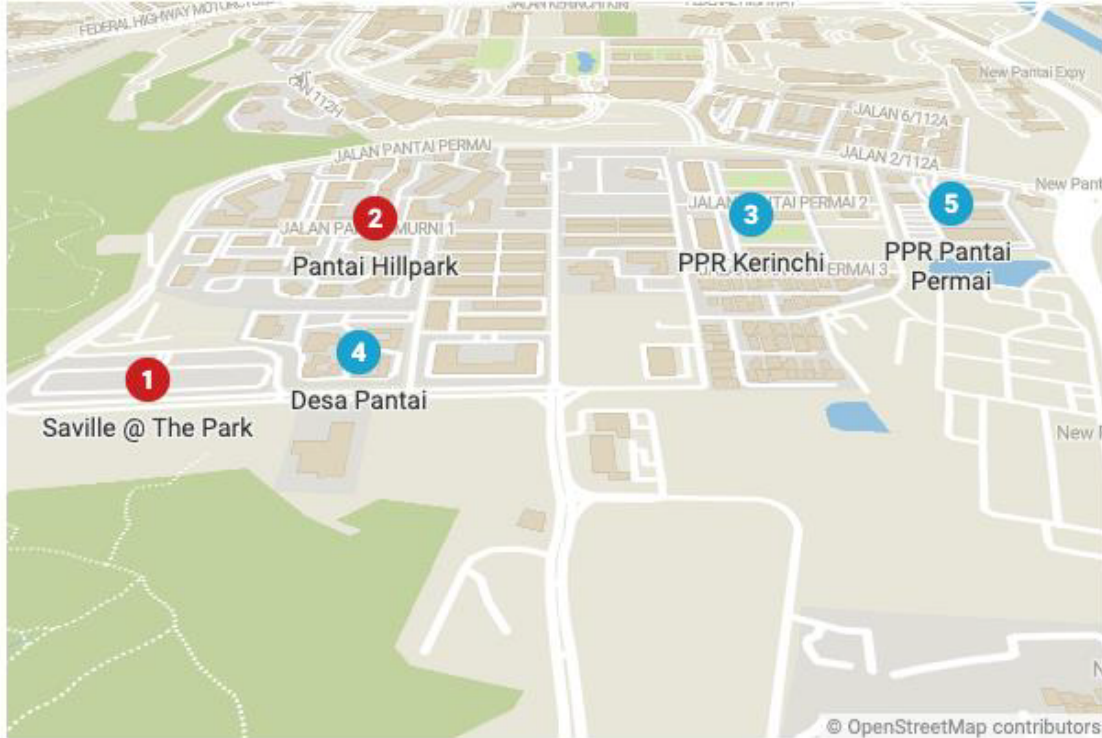
▲ 'Local residents could only watch as their shops, homes and businesses were senselessly turned into ashes.'
Tottenham High Rd in August 2011. Photograph: Steve Burton / Rex Features

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?

Kerinci and Pantai Dalam

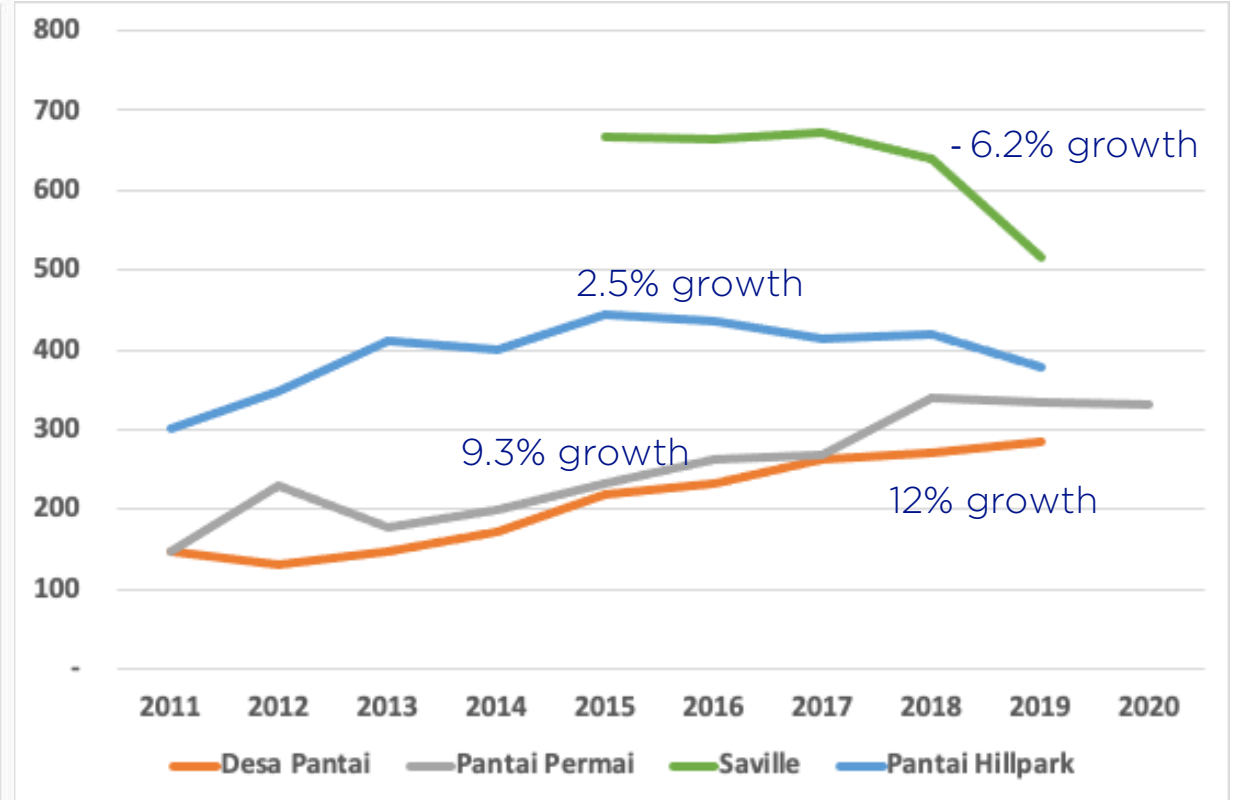


Key Indicators (RM psf in 2019 and CAGR 2010-2019)

- | | | |
|--|---|---|
| 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% | |

The data

Source: JPPH • Created with Datawrapper

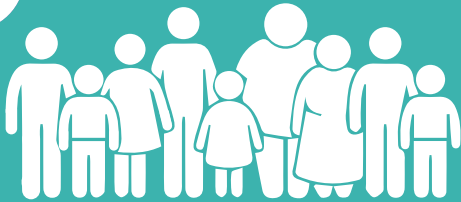


Change in Land value 2010-2019

1



2



4



3



MEDIUM-TERM INTERVENTION TO EXISTING PPRS

1

**Build Community
& Management
Capacity**



2

**PPR Infrastructure
Upgrade &
Maintenance**



3

**Social
Accountability**



4

Policy Reform



IMMEDIATE INTERVENTIONS NEEDED TO EXISTING PPRS

1

Urgent Intervention

- 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

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

3

Priority Infrastructure Fix

- 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

- 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

thinkcity



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