

## Housing for Disabled Person: A Study of Ability to Own a Home

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**Abstract:** Having a home provides the sense of security which ends up in happiness, productive and fulfilling of everyone's life. Furthermore, home ownership is able to create steadiness and increase the standard of life for everyone especially the disabled communities. As Malaysia is targeting to become a high-income nation by 2020, the construction industry should be extra adaptive to accomplish the demand of the people with special needs. Nonetheless, these special groups are a part of the community that are not fairly concerned and being abandoned within the the circle of regular societies. Everyone should have the identical right to have a higher living standard. In order to achieve this standard, everyone should have access to own a house regardless of their ability. To make that a reality, the construction industry should be more adaptive to fulfill the demand of the people with special needs. The government must also develop appropriate housing policies for all groups of individuals. Thus, this paper intends to debate in terms of the power (price and design) in owning a home among the people of disabled community. It concludes by providing housing strategy planning in terms of housing price and style for the people of disabled community.

**Keywords:** Disabled community, price, design, home ownership

### Introduction

For Malaysians including the disabled population, home ownership or the opportunity to own residential property has been a life dream. According to Coates, Anand and Norris (2015), owning a residential property creates a sense of security that contributes to satisfaction, profitability, and life fulfillment. Malaysia tries to reach the status of a developed nation and achieves high-income economy by 2020. Thus, the housing department needs to adapt to the demands of other groups especially the disabled society. Government needs to provide and prepare effective housing policies for everyone. Everybody has a right to a decent living standard. However, access to adequate housing is the fulfillment of human life beyond simple survival. The Persons with Disabilities Act (Act 685) describes a disabled person (PWD) as those with long-term physical, emotional, cognitive or sensory impairments that may impede their complete and active participation in society in contact with various barriers. Denoting by the Person with Disabilities Act (Act 685) there are seven categories of people with disabilities which are visually impaired, hearing impaired, lack of physical effort, learning issues, speech disabilities, mental disabilities and less effort wide. According to Jabatan Kebajikan Masyarakat (2018), there are 453,254 people with disabilities registered in Malaysia as of 2018. Since the registration was voluntary, however, the data did not fully represent the actual numbers.

Table 1: Person with Disabilities

| Categories of Disabilities | Number of Cases |
|----------------------------|-----------------|
| Visually Impaired          | 40,339          |
| Hearing                    | 34,447          |
| Physical                   | 159,546         |
| Learning Disability        | 157,773         |

|                       |         |
|-----------------------|---------|
| Speech                | 2,266   |
| Mental                | 37,620  |
| Multiple Disabilities | 21,303  |
| Total                 | 453,254 |

Source: Jabatan Kebajikan Masyarakat (2018)

Referring to the Person with Disabilities Act (Act 685), (2008) there are seven classes of disabled people which are:

i. Visually impaired

Four degrees of visual characteristics were everyday vision, reasonable visual impairment, severe visible impairment and blindness (International Classification of Diseases, 2006).

ii. Hearing impaired

The impairment in listening to whether or not everlasting or fluctuating, but no longer integral a deafness (Disabilities Education Act (IDEA), 2003).

iii. Lack of physical effort

Being sedentary or bodily inactive is expending less than 1.5 kcal/kg/day in enjoyment bodily things to do (National Population Health Surveys of Canada, 2016).

iv. Learning problem

Problems in gaining knowledge of and writing, additionally a man or woman that has a trouble in appreciating language and grasping on what they learned.

v. Speech disabilities

Difficulties to pronounce sounds or articulation disorders, and stuttering (American Speech Language-Hearing Association (ASHA), 2016).

vi. Mental disabilities

Ranging from the depression-related illnesses, anxiety-related disorders, and psychotic issues to autism, studying disabilities, and intellectual retardation (intellectual developmental disorder) and low IQ (Disability Secret, 2016).

vii. Less effort wide Person that has more than one type of disability (Universal Design Guidelines, 2011).

## Research Methodology

The methodology used in this paper is library research by gathering the relevant information related to the subject from various sources, particularly presentations and conference papers and analyzing them accordingly.

## Findings and Discussion

### Price of the house

The affordable housing in Malaysia has been visualised in terms of the Affordable Housing Scheme. According to Azizah (2013), public housing scheme is affordable housing provided by the government in an effort to assist the disabled to own their own houses. In Malaysia, there are a few affordable housing schemes provided such as PR1MA, Rumah SelangorKu, RUMAWIP, My First Housing Scheme, MyHome, PPR and others. The concept of affordable house schemes is developed by Syarikat Perumahan Negara Berhad (SPNB) in every state. Indirectly, it shows that the government is committed to ensure that the disabled community will be able to own the residential property with affordable prices,

so that they can meet their basic needs. The houses being built by SPNB are equipped with three bedrooms and two bathrooms. The definition of Low Cost House, Medium-Low Cost House and Medium Cost House based on the interpretation of SPNB are as shown in Table 1. However, the prices of affordable housing developed by SPNB are subjected to approval from the Secretaries of State respectively. SPNB adopted the qualifications required by the State Government and outlined three essential conditions that must be met by the purchasers of Low Cost Housing:-

- a) Citizens of Malaysia.
- b) Age of 21 to 50 years.
- c) Does not have a home or do not have any land that can be built a house in any place in Malaysia.
- d) Household income does not exceed RM2,000.

Table 2: Price for each type of house

| No | Types of House  | Floor Area | Price for Penisular | Price for Sabah & Sarawak |
|----|-----------------|------------|---------------------|---------------------------|
| 1  | Low Cost        | 700 sqf    | From RM 35,000      | From RM 50,000            |
| 2  | Medium-Low Cost | 750 sqf    | From RM 50,000      | From RM 70,000            |
| 3  | Medium Cost     | 800 sqf    | From RM 80,000      | From RM 100,000           |

Source: Public Information Centre's (2012)

As can be viewed from the Table 2 above, the value of purchasing a house is simply a remember for all and sundry regardless of their abilities. The cause of knowing the present-day rate range and desired fee range is to study what is the cutting-edge range of housing rate that disabled people are afford to purchase. From all these housing schemes, in accordance to the listing of packages for the disabled community, government is giving a priority to low-income disabled individuals in obtaining houses with low charges and medium-low of 20 in percentage (%) of price discounts offered. The current housing value assemblies the demand of the favored price variation of housing among disabled people. According to this preferred price range of housing, it can said that the government or non-public housing companies furnish the housing units for disabled people with this range of price. Additionally, price of the residence is related to getting the admission to loans. Credit facilities or finance can encourage and discourage in addition to offering a property land (Wurtzebach and Miles, 1994). Credit amenities refer to the quantity of loan allowed and there are some of them who are no longer qualified to apply for housing loans and are difficult to get housing loans.

### Design of the house

A study by Bachok et. al (2018) found that people with disabilities (PWD) or incapacity humans are part of the community that need to be fairly concerned and not being abandoned in the normal societies. Therefore, they will have equal rights and possibilities to live a life like any other member in society. The rights-based method ought to be used to make certain the safety of the interests as properly as the welfare of the disabled are properly included (Department of Social Welfare Malaysia, 2015). According to New Straits Times (March 2015) has noted that in 2007, Malaysia has installed the National Policy for Persons with Disabilities aimed at increasing their involvement and contribution in the nation's growth. Additionally, this signifies that the government desires to pay attention to the problem of PWDs especially about housing possession to make sure they are given equal remedy and have similar opportunities as the others. People with disability have the negative aspects of interaction in terms of body impairment, obstacle activity and contextual factors. Therefore, human beings with disabilities need perfect housing and dwelling (Azlinor Suffian, 2007) in order to ease their ordinary activities like other human beings without too depending on surrounding people.

Everyone shares the proper to a respectable standard of living. Essential to the fulfillment of this widespread and consequently to the success of human lifestyles past easy survival is to get admission to sufficient housing. According to Lusher (1998), the frequent domestic consists of considerate and well-planned points that make the house extra usable by all family members. Universal residences include frequent plan principles, ensuing in a residing environment that, without a doubt can be tailored to any user's long time comfort, protection and ease with little challenge and expense.

The necessary elements of considerations on the requirements of regularly occurring plan residence are:

- a. Efficient design
- b. Minimal effort
- c. Adaptability
- d. Ease of cleaning
- e. Maneuvering space
- f. Safety

Among the characteristics of barrier-free adaptable housing to make it become extra preferable for disabled humans are:

- a. It allows free access to buildings, housing units and services for humans with mobility, listening or imaginative and prescient limitations.
- b. It provides ample turning and working space for wheelchairs in housing devices and public spaces.
- c. It improves the safety of human beings engaged in daily activities.
- d. It affords facets that extend safety in emergencies.

## **Conclusion**

As a conclusion, this study found out that widespread is to be carried out due to the fact that there are issues on housing for disabled community that have to be more highlighted. Looking at the restricted abilities, we would possibly suppose that the disabled people will not have such high desire or want to owning a personal home, but after carrying out this study, it is validated that most of them have excessive pastime and demand to have their own houses. This study also finds out two essential things or preferences that affect the disabled community to proudly own a residence which are price and design factor. Besides that, this study also discover the issues faced by the disabled community in owning a house. The problem highlighted can assist the government and related corporations or agencies to improve the planning of low-cost housing policy for the disabled people. Significantly, this study contributes to the expertise and awareness about the importance of planning for the disabled people pertaining to owning a house with careful consideration with the hope to ease and enhance their capability to live on their own.

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