

The Impact on the Quality of Life of Residents in Low-cost Housing

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ABSTRACT

Abstract—The objectives of this research were to study the impact on quality of life of residents who lived in the low-cost housing in Bangkok, Thailand. This study employed by quantitative research and the questionnaire was used to collect the data from 350 sampled of the residents in low-cost housing projects in Bangkok, Thailand. The descriptive statistics and multiple regression analysis were used to analyze data. The research results revealed that economic status of residents, government's policy on dwelling places, leadership of community leaders, environmental condition of the community, and the quality of life were rated at the good level, while the participation of residents, and the knowledge and understanding of community members were rated at the high level. Furthermore, the environmental condition, the government's policy on dwelling places, knowledge and understanding of residents, leadership of community leaders, economic status of the residents, and participation of community members had significantly affected the quality of life of residents in the low-cost housing.

Keywords—Community leadership, Community participation, Low-cost housing, Quality of life

INTRODUCTION

The Universal Declaration of human settlements for 21 centuries is "Adequate Housing for all". Housing which is in accordance with good hygienic and capability of all public spending is at the heart of national security. Therefore, the housing development is a key mechanism for stimulating the economic growth of the nation and the development of society as well. Also, the housing development contributes to employment, fund collecting and public spending and being the tool to build a better society. Housing is more than a "house" but being a "settlement" and living together.

Thai government pays attention to the problem solving of housing for the poor. The development of residential housing policies is regard to the affordable pay fit, the cost reduction of housing, management with transparency and moral, nice environment in view of the residents themselves and the view of the spectators, cozy atmosphere and appropriate central area. The government sets the national strategy with the purposes of housing development for low income people, accessing to public utilities, development of social welfare system for quality and efficiency, providing citizens with adequate standards housing continually. Policy of housing developments are intended for the residents' improved quality of life. The residential development will result not only in a better quality of life of the individual, but also a positive impact on the social and economic development of the country. Then, it is essential to study the quality of life of the residents which led to the development of dwelling places, society and environment as a whole to be social peace is everlasting (National Economic and Social Development Board, 2020).

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Shelter is the foundation of human life and vital to overall economic and social development. The residential development is the important strategy of countries development, particularly developing quality of Life of residents in a housing development for low-income earners. Improving the quality of life has to improve both the physical and the mental factors that will lead to the development of society as a whole to be. "Social peace is everlasting". In particular, low-cost housing project construction plans were completed in 2014, the National

Housing Authority would close the formal low-cost housing projects (National Economic and Social Development Board, 2020). However, even if the national housing project is planned to be closed but the well-being of those living in low-cost houses would still be continue.

The overview of the housing problems showed the problem of quality of life in the housing projects for the low income, such as housing shortages of 728,639 households, representing 44.69 of low incomes community (National Housing Authority, 2019). Such problems are intensified even more due to the increase of population and the limited resources. These will cause the congestion problem, environmental degradation, the dirty sidewalk, air pollution, no efficient sewage system, the overflow waste that reflect the quality of life of residents. These problems correspond to the news and complaints which sent to the Office of Consumer Protection. Many projects, including low-cost housing project number two have similar issues. It was found that the community and the property have a dilapidated condition and unorganized layout. The buildings are located in areas where infrastructure is inadequate, invasion of the public land, inadequate parking, increasing of the registered population and the expansion of a community without planning control life security issues. The physical environment of the shelters of residential buildings and community environment affect the state of mind and quality of life of residents (National Housing Authority, 2019).

Problems with the participation of residents were such as the health service and various utilities including water supply, community transportation, safety and security and cognitive problems of the community such as the lack of transparency in its operations, the perception of the issues involved, etc. Those issues show community leadership problems such as to set up community councils, to set up community activities, lack of community management even though there is a private management community model as the guidelines, as well as the policy issues including errors in construction purposes, incapability of leading policy implementation, taking very long time in construction, construction problems, leaving construction work of contractors, etc., Partly, from the economic and social conditions of residents in communities such as foreclosure of houses from Government Housing Bank due to no payment of the customers, no credit granting from the bank, incapability of the residents to pay monthly payment, high prices of utilities that the residents cannot afford, crime and drug problems.

In order to improve the quality of life of residents in low-cost housing projects, the researchers are interested to study the factors that affect the quality of life of residents in low-cost housing projects. This study will help to understand the issues involved thoroughly including recommendations on enhancing the quality of life for the residents within the project effectively to the agencies involved, such as the National Housing Authority, communities living in low-cost housing projects and so on.

The purposes of this research were as follows.

1. To study the current condition on leadership of community leader, economic status of residents in the low-cost housing projects, the government's policy on low-cost housing projects, the participation of community members, knowledge and understanding of community people, the environmental condition of the community, and quality of life of low-cost housing residents in project number two.
2. To study the factors affecting life quality of residents in low-cost housing Project number two.

LITERATURE REVIEWS

This research has adopted the concept of life quality theory of Shama (1975) which explained that the important factors affecting the quality of life of people in urban areas, especially those with low income comes from getting adequate physical response, participation in the development of their own communities, as well as getting the psychological pleasure. Also, reviewing literature on the quality of life of many scholars (Labonne, 2009; Yung-Jaan, 2008; Pungnirund, 2016; Suwunniponth, 2020) and research works related to variable factors studied together with the pilot study in low-cost housing projects number two. The researchers have analyzed the variable factors that affect the quality of life include economic status of the residents, government policy on housing, Leadership of a community leader, the participation of community members, knowledge and understanding of residents in the housing project, and the project environment.

METHODS

This research is a quantitative research, samples used in the study were those stay in the low-cost housing project number two. Simple random sampling was used to select one sample from each room including a total of 350 people. The methodologies are as follows.

Data collection. Questionnaire was used for data collection with each question was the application of measures of related research. The content validity test with the IOC and reliability test of the questionnaire was conducted before doing the field survey. The questionnaire was pre-tested with 40 samples for reliability by using Cronbach's Alpha coefficient. Reliability values was between .768-.924. which Cronbach's alpha coefficient value is more than 0.7. According to established criteria, it showed that the questions have sufficient quality to collect data. Data analysis has been processed with statistical software, data analysis, results interpretation and logical connections to the conclusion have been conducted to complete the research. Data were analyzed using Descriptive statistics using percentage, mean and standard deviation to enumerate the attributes of the study population including all variables and all measurements. Statistical analysis to test hypotheses included multiple regression analysis with equation aimed to investigate the relationship of the variables in the research framework.

RESULTS

The quality of life of residents in low-cost housing projects was at a good level. Considering in each aspect, it was found that the quality of life in physical aspect and psychological aspect were at a good level. For variables, it showed that the leadership of the head of community has the highest value at a good level, followed by government housing policy on low-cost housing projects, economic status of residents in low-cost housing projects, and low-cost housing project's environment were at a good level. While the participation of the residents in low-cost housing projects and knowledge and understanding of the residents in low-cost housing projects were at the high level.

The hypothesis testing found that the project environment, government policy on low-cost housing projects, knowledge and understanding of the residents in the projects, leadership of a community leader, economic status of the residents, and the participation of the residents in low-cost housing projects affect the quality of life of residents in the project. The six variables were also predictors of quality of life for residents in low-cost housing projects at 76 percent as shown in Table 1.

Table 1
The Results of the Impact on the Quality of Life of Residents in Low-cost Housing by Using Multiple Regression Analysis

Variables	B	SE	t	Sig.
Constant	.249	.107	2.329*	.020
Low-cost housing Project's environment	.434	.039	11.017**	.000
Government policy on Low-cost housing projects	.162	.048	3.366**	.001
Participation of the residents	.091	.032	2.883**	.004
Knowledge and understanding of the residents	.148	.046	3.220**	.001
Head of Community's Leadership	.124	.044	2.790**	.006
Economic status of the residents	.094	.043	2.161*	.031
R=.874, Adjusted R ² =.760, R ² =.764, SE=.273				

*Statistical significant at .05 level, **Statistical significant at .01 level

CONCLUSION AND FUTURE WORK

Conclusion and discussion

Discussion on the first research objective, the results of quantitative data analysis found that the overall quality of life was rated at the good level. When consider in details, the quality of life in the physical aspect has more average value than psychological aspect which was consistent with the results of the data analysis. In terms

of low-cost housing projects have been established by the policy of the government to resolve the issues regarding the housing of low incomes people. It showed that the implementation of such projects had been conducted successfully through the well planning process. Beginning with feasibility study at the policy level and plan the construction of low-cost house and management of low-cost housing projects. Such processes aimed to solve the problems of housing for the poor. Thus, the number of low incomes people receives this welfare from the government which helps increase their quality of life. It can be said that the planned management of the project from government agencies has resulted in good infrastructure design as mentioned in research results that there was enough clean water for household consumption throughout the year and household undisturbed by the toxins were rated at the highest value. The survey also found that residents in low-cost housing projects have been informed about the government policy on accommodation and shelter at a good level. Since, Low-income housing Project for low-income earners was an important mission of every government because the low incomes earners were the majority of the country citizen. The poor people of Thailand were the leading cause of every government to focus on low income housing policies since the poor was the large group of the election voters of all political parties to take over the government. As a result, he found that the publicity about low-cost housing projects or projects in the same manner to all sectors of society had been informed especially the low-cost housing Projects in the year 2002 - 2006 had been promoted through various media. It was consistent with the findings of Suwunniponth (2020) that has described that when developing digital projects for real estate organizations, it is advisable to create an information base of characteristics and indicators of the comprehensive utility of public administration, which allows creating digital models of manageable situations taking into account the subject-object composition, the relationship of processes in the real estate organizations sector, goals, quality indicators and general government results as a whole.

Discussions on the second research objective 2, data analysis showed the nature of the influence of factors that affect the quality of life of residents in low-cost housing Projects which has several sharing social qualifications including education, careers, economic status. Discussion of the compliances and the differences among the theoretical concepts versus the research findings were the environment of low-cost housing project had direct positive impact towards quality of life of residents in the project. Low-cost housing project was a proactive policy of the Government to resolve the housing issue for people with low income but have the potential to accumulate sufficient savings money to purchase housing at a reasonable price with their own personal circumstances (National Economic and Social Development Board, 2020). Before building low-cost homes nationwide, a study of the various impact and the balanced needs of the right quality of the residences and affordable payment of low incomes group to become the owner of the house. The construction could be responsive to the needs of citizens was observed from the quick home subscription of the project nationwide. Then, the people had a better understanding about the nature of their community and would contribute to the suitable exploitation of the benefits which was consistent with the concept of Mandzuk & McMillan (2005) which was presented in the article that the basis of better quality of life of the people, were accessing to society resources. Based on the theory of human needs (Maslow, 1970) found that the residents in low-cost housing projects will have to own and live in this community. Based on the theory of human needs (Maslow, 1970), it was found that most of the residents in low-cost housing projects lived in inappropriate environment including unsafety and low quality of dwellings before living in the low-cost ho appropriate using projects. When they came to live in the project and found out that there was more quality environment, it would cause satisfaction. The key indicator that would indicate the good quality of life of people in the big city like Bangkok was having an adequate monthly income to buy things. So, the government agencies had conducted several vocational training people with low incomes in order to resolve such problems. As shown in the research results of Pungnirund, (2016) which found that person with a higher education would have high-income occupation. A career that has been accepted by the others created a sense of pride in their own abilities which was the main cause that led to better quality of life because the person who had the higher revenue would inevitably receiving the good service. Meanwhile, it was found that people with lower incomes tended to have over-risk occupations, earn less resulting to less ability to access to the resources and social services and the quality of life was not as good as those with higher incomes.

Moreover, the analysis of the data revealed that the head of the community leadership affected the quality of life for residents in low-cost housing project. It was found that the residents had assessed the work plan, management and monitor projects were rated at the highest level which was very important to be able to push for the participation of the residents to achieve their development. However, the researcher also suggested that the

management guidelines of the community committee expressed their clear leadership aligned with the real life of people in the cities that spend most of the time in doing the career. If the community leaders would have high leadership that can negotiate well with the government and external agencies, the development on the quality of lives of community people could be operated at full potential.

Recommendations and future work

Implication of this research suggested as follows.

1. The agencies involved in promoting the quality of life of residents in low-cost housing projects should focus on the promotion of vocational training in order to increase knowledge in doing stable occupation to the residents so they can bring such knowledge in creating a stable income which would contribute to improving the quality of life of themselves in the long run.

2. Persuading the people who live in low-cost housing projects which have different careers to get involved in community development activities continually. Then, the community committee and the related staff can do the development that meets the needs of all target groups. In addition, There should encourage people who live in lower cost housing projects in sharing social activities continuously. Religious activity could be used as a link for people to interact more with each other because the activity will cause love and unity in the community which is the beginning in promoting better quality of life.

3. The policy of the government to solve the problems of housing for low income people received good response from the target groups and various sectors of society as well. Because it is a better approach to solve the problem of slums which is the cause of the quality of life issues such as crime problem and drug abuse. The government agencies should conduct such a policy in order to enhance the quality of life for those with low incomes and to solve social problems in the long run. Including taking appropriate public relations measures such as set up community radio for news dissemination about the rights and interests of the residents from the low-cost housing projects thoroughly to prepare adequate information for those with less income who wish to own a house or stay in low-cost housing projects.

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