



FOUNDED IN 1877

**YANG DI-PERTUA : PRESIDENT**  
Tengku Mohamed Fauzi Bin Tengku Abdul Hamid

**PERSATUAN ASIA DIRAJA BAHAGIAN MALAYSIA**  
**THE MALAYSIAN BRANCH OF THE ROYAL ASIATIC SOCIETY**

**PENAUNG : PATRONS**

Duli Yang Maha Mulia Sultan Sharafuddin Idris Shah  
Ibni Almarhum Sultan Salahuddin Abdul Aziz Shah Alhaj, Sultan Selangor  
Duli Yang Teramat Mulia Paduka Seri Pengiran Perdana  
Wazir Sahibul Himmah Wal-Waqar Pengiran Muda Mohamed Bolkihah  
Chan Sek Keong, Esq.

1<sup>st</sup> MBRAS Lecture 2019

**Rethinking Housing:  
Between State, Market and Society**

by Dr Suraya Ismail

Badan Warisan Malaysia,  
2, Jalan Stonor  
Kuala Lumpur  
Saturday, 29 June 2019, 5.30 p.m.

**Abstract**

A comprehensive housing agenda needs to move towards guiding and managing the housing sector as a whole, recognising housing as a basic need and a base for asset accumulation. A narrow focus on either the welfare aspects of housing or the asset accumulation aspects is inadequate, possibly resulting in imbalances and mismanagement of the housing sector. Instead, the sector must be approached as a productive sector, contributing to the nation's overall economic performance and not just as a drain on productive resources.

In order to design specific policy options to increase the responsiveness of the housing sector, the conditions of demand and supply at the housing market area must also be understood and measured. On the demand side, analysis of demand is decomposed into effective demand and housing needs. On the supply side, a stock-flow model is used to analyse existing and incoming supply. Amalgamation of the supply and demand analysis will help to identify mismatches in the housing market and determine the needs and intervention measures required.

The in-depth analysis on the supply and demand must be contextualised within the spatial dynamics of households. The spatial dynamics of housing refers to the analysis of households within an ecosystem of home (first place), workplace (second place) and social places (third place). It considers housing as a place of habitat and the inter-connectivity of these three places forms the functional boundary of the households. Therefore, as opposed to the conventional practice of analysing and planning housing within state administrative boundaries, a more meaningful analysis will be to follow the functional boundary of households that may surpass state administrative boundaries. This presentation further articulates housing as a critical component of city-making initiatives within the larger conurbation context.

Key themes explored will include the measurement of affordability and the role of finance, examining the current supply of housing strategy by both the public and private sectors, the state and federal institutional arrangements and the provision of affordable and good quality housing as a moral consideration in society.

**Dr Suraya Ismail** is Director of Research at Khazanah Research Institute, a think tank in Malaysia. She leads the Inclusive Cities Programme with specific projects on affordable housing, social housing, urban renewals, job creation and living wage in cities. She has advised the Government of Malaysia in the areas of housing, community development funds and households' living costs.

Before joining the Institute, she was Program Director at Think City (a city-making initiative of Khazanah Nasional Berhad), where her role involved developing urban regeneration initiatives through a public grants program. Prior to that, Dr Suraya was the Deputy Dean of the Faculty of the Built Environment at University Malaya as well as the Head of the Department of Quantity Surveying. She has served on a number of national committees, which included among others, the National Graduate Placement Programme, the Malaysian Quality Framework (MQF) Professional Education Committee, the National Accreditation Panel, and the Institute of Value Managers Malaysia, which she helped establish.

Internationally, she provided consultancies in areas such as urban development and socio-economic studies for both public and private sectors. Her clients include academic institutions, venture capitalists, as well as the governments of the Netherlands, Australia, Kingdom of Saudi Arabia and Malaysia.

Dr Suraya was educated in the University of Malaya; the University of Reading, UK and the Bartlett School, UCL. Her research interests include new institutional economics and the theory of the firm; cities and regional development, local economic development and the history of economic growth.



FOUNDED IN 1877

# PERSATUAN ASIA DIRAJA BAHAGIAN MALAYSIA THE MALAYSIAN BRANCH OF THE ROYAL ASIATIC SOCIETY

## PENAUNG : PATRONS

Duli Yang Maha Mulia Sultan Sharafuddin Idris Shah  
Ibni Almarhum Sultan Salahuddin Abdul Aziz Shah Alhaj, Sultan Selangor  
Duli Yang Teramat Mulia Paduka Seri Pengiran Perdana  
Wazir Sahibul Himmah Wal-Waqar Pengiran Muda Mohamed Bolkiah  
Chan Sek Keong, Esq.

**YANG DI-PERTUA : PRESIDENT**  
Tengku Mohamed Fauzi Bin Tengku Abdul Hamid



