Sustainable Urban Housing: Current Issue and Challenges

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ABSTRACT
This review paper aims on the current issues and challenges towards sustainable urban housing. This paper describes the details of different types of challenges like issues on provision of public open space, squatters etc. on sustainable urban housing.The growth of time demands human to evolve needs. House as a primaryneed is inseparable from the development of human life needs, especially in urban areas. Urbanisation at present has put stressed in achieving the goal of sustainable development especially in developing countries. One of the key indicators is through housing as it could promote a social equity among people, generate economic growth and also promote environmentally friendly through its planning, construction, design and management. As planning is the most fundamental stage in housing development, its mechanism such as development plan system and planning control system are essential inputs in monitoring the successful implementation of sustainable urban housing. But in today there are some issues and challenges that affect the housing scenario.
KEYWORDS: *Sustainability, Urban housing, open space housing, squatters.*

I. INTRODUCTION

The concept of sustainable Urban Housing development is practicable in developed countries but it is quite difficult to be implemented in the developing world. In addition, at some points, the level of understanding on the concept itself is still low. It has to be believed that planning mechanism such as development plans and planning control could play an important role in achieving the goal of sustainable development. The development plan as prepared by the planning authority is the most fundamental stage as it outlined number of objectives, policies, proposal and strategies for each sector including housing, commercial, industry as well as guidelines regarding requirement of open space and provision of community facilities, utilities and infrastructure. In addition, development plans had put stressed and encouraged on sustainable housing development such as focusing on the use of energy efficiency, green technology and so on. Moreover, as those initiatives are much focused on building technology and construction, planning expertise has also formulated the guidelines on green neighbourhood. But It is claimed by some practitioners involved in housing construction field that even though most of them understand the concept but the level of its implementation is still low and planning constraints has caused difficulties in achieving sustainable housing development. Hence, in achieving the aim, the paper is intending to review the issue and challenges of sustainable housing development.

II. ISSUE AND CHALLENGES IN ACHIEVING SUSTAINABILITY IN HOUSING DEVELOPMENT

Sustainability is the most important elements to be considered in planning of the urban areas. Even though the concept is much more consider in the city, but less attention has been given in the planning of sustainable housing itself. Most of sustainability theories has indicated three main elements to be considered which are; social, economic and environmental aspects. However, it is a great challenge to create a balance between those three elements for housing development. As housing development could increase and support the economy of the country, it also creates negative impacts in terms of environmental and social aspects from the development itself. Based on number of literatures on sustainability which focus on housing development in urban areas, below are among the issues and challenges related to housing development in planning perspectives.

2.1 Issue on Provision of Public Open Space

The informal settlement has lots of issues regarding open space provision. First thing which is lack of common open space. Secondly is the issue about lack of greenery for open space.trees planted by fraction of society. The trees and plantation do not function as a shelter, thus make the open space extremely hot during daytime. The only available vacant lot is owned by the Municipality and at the present condition is occupied with garbage. Furthermore, the pavement which covers the pathways contributes in high temperatures in daytime and flooding since water cannot be directly absorbed by the soil.

Other issues raised is lack of hygiene which can be seen from trashes inside gutter and scattered in some parts of the settlements. Poor sanitary condition has made the impression of this settlement as a slum area and this is even worsened with the habit of drying clothes in front of their houses.

This can be seen from their habit of throwing households waste directly into sea. Besides, there is no proper waste management system, Moreover, the community does not have a high level of education. Hence, the awareness for environmental concerns and hygiene are absent. Thus, it creates the problem for the open space in different countries.

2.2 Issue on Lack of Coordination between Key Stakeholders

Stakeholders can be defined in many ways and different kinds of entities can be stakeholders, such as persons, groups inside as well as outside an organisation (Bootstrap, 2006: p40). The stakeholders act according to their interest and use their power to influence the product in the direction they desire (Nilsson & Firestorm, 2006: p169). The definition of stakeholder by Freeman (1984) as "any group or individual who can affect or is affected by the achievement of the organisations objectives has been agreed by many scholars (Wheeler & Sillanpaa (1998: p205), Armandina (1998: p1098), Clement (2005: p255), Bootstrap (2006: p40), Nilsson & Firestorm (2006: p169), Rasch & Essert (2006: p260) and Kolk & Pinks (2006: p60)). Stakeholders can be defined in many ways and different kinds of entities can be stakeholders, such as persons, groups inside as well as outside an organisation (Bootstrap, 2006: p40). Stakeholders can be defined in many ways and different kinds of entities can be stakeholders, such as persons, groups inside as well as outside an organisation (Bootstrap, 2006: p40). The stakeholders act according to their interest and use their power to influence the product in the direction they desire (Nilsson & Firestorm, 2006: p169). The definition of stakeholder by Freeman (1984) as "any group or individual who can affect or is affected by the achievement of the organisations objectives has been agreed by many scholars (Wheeler & Sillanpaa (1998: p205), Armandina (1998: p1098), Clement (2005: p255), Bootstrap (2006: p40), Nilsson & Firestorm (2006: p169), Rasch & Essert (2006: p260) and Kolk & Pinks (2006: p60)). Stakeholders can be defined in many ways and different kinds of entities can be stakeholders, such as persons, groups inside as well as outside an organisation (Bootstrap, 2006: p40). The stakeholders act according to their interest and use their power to influence the product in the direction they desire (Nilsson & Firestorm, 2006: p169). The definition of stakeholder by Freeman (1984) as "any group or individual who can affect or is affected by the achievement of the organisations objectives has been agreed by many scholars (Wheeler & Sillanpaa (1998: p205), Armandina (1998: p1098), Clement (2005: p255), Bootstrap (2006: p40), Nilsson & Firestorm (2006: p169), Rasch & Essert (2006: p260) and Kolk & Pinks (2006: p60)).

In implementing sustainable housing, one of the challenges as claimed by housing developers is the lack of coordination between local authorities as they face difficulties during the stage in getting approval for housing planning permission.
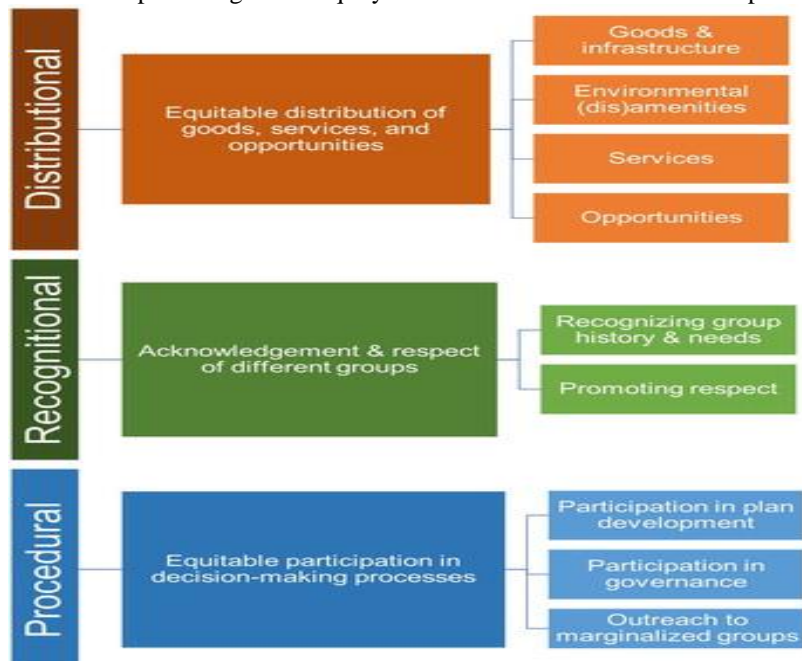
Among the factor of difficulties are dealing with development plans, planning standard and guidelines, procedure for planning applications, planning decision and planning communication and correspondence (Mohr et al. 2008).

Housing developers as the one that contribute to the implementation of sustainable housing argued that these factors of difficulties have become major problems for them.

2.3 Issue on Social Equity and Justice
Social Equity is the active commitment to fairness, justice, and equality in the formulation of public policy, distribution of public services, implementation of public policy, and management of all institutions serving the public directly of by contract.Definitions of social equity and justice have evolved over time, generally expanding from a narrower focus on distributional equity to include participation and recognition as critical components of justice. Following this trend, and building specifically on the "widely accepted" conception of Schlosberg (2004, 2007) (Bulkily, Edwards, and Fuller 2014, 33), we adopt a tripartite framework of social equity that includes distributional, recognitional, and procedural equity dimensions. We believe that all three types of (in)justice shape communities' resilience (Figure 1).

Figure 1. Conceptualising social equity in the context of urban resilience planning.

But Urban housing has always dealings with the issue on poverty which affected mainly poor people living in the areas. As the main goal of housing policies is to meet the basic need of all groups of people, however, when it comes into practice, poor people has always left behind in getting access to a better quality of life. For instance, affordable housing has been provided by the government to cater the need of lower andmedium income people but when it comes into quality of the house and the living environment within the area, the result is quite disappointing. It has to be believed that no one should be marginalised in the development process and the poor also need to be benefited from that rather than to give advantage for the upper group (Ooltewah, A. O. and Baldoyle, 2009).

2.4 Issue on Housing Need versus House Buyers Wants
The consumption of housing should be based on the needs rather than wants. Overconsumption of housing will lead to the environmental deterioration by which rich people are more attracted to live in suburban residential development and living the poor in the city centre. The hillside development has become risky and discourage the sustainable housing to be achieved (Ibrahim &Mustafa, 2012). In addition, the increased housing price is claimed to be based on housing want rather than needs which affect the urban poor living in squatter's area.

2.5 Issue on Squatters
Urban-rural migration is often cited to be the main cause for the rapid urban growth. The pull factors are associated with more job opportunities created by industrialisation programmes, better urban community facilities and better urban living environment (Abdul Gaper, et al. 2010). Most of urban poor people are not easily accessible to the formal low-cost housing programmes. Even worst, the supply of low-cost housing cannot cater the demand with increasing number of migrants to the cities. Therefore, the only options they have is by living in the squatter's settlement that are local plan will then proceed with the forecasting of future

housing requirements, followed by the determination of total housing land area and distribution of suitable land locations for future housing development.

A problem of rapid rural to urban migration is the development of squatter settlements. In Mumbai the squatter settlement of Dharavi is now home to over 1 million people. Dharavi lies between two railway lines and is one of the biggest squatter settlements in the world. The squatter settlement is unplanned and has the following characteristics:
- overcrowded, noisy and smelly
- houses are made from cardboard, wood, corrugated iron, plastic sheeting and metal from oil drums
- lack of sanitation, clean drinking water and open sewers
- pollution and disease are common
- thousands of workshops and people employed in the informal job sector.

III. CONCLUDING REMARK

Sustainable Development is a vision to secure the resources and protect the environment for our future generations. It cannot just take place by formulating policies. Instead, it has to be taken up by the society at large as a principle guiding the many choices that an individual makes which affects the environment. Projects like combining sustainable development with affordable housing should be thought of more if we want to improve the environmental conditions of our country and raise the standards of living among people. This vision will become a reality only if everybody contributes a little in establishing economic freedom, social justice and environmental protection to make our future generations better off than now.

The urban development process is a complex process, which involves many players. Among them, the key players are the developers and planners. A sustainable living environment can only be achieved if development and environmental issues and problems are given equal emphasis in urban housing development. Basic human needs must be fulfilled, with living standards improved and our ecological systems sustained effectively.

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