UNIVERSITI PUTRA MALAYSIA

RESIDENTIAL SATISFACTION OF PUBLIC HOUSING DWELLERS IN ALKISH AND ALZAITON, BENGHAZI CITY , LIBYA.

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UPM

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By

HUDA M. ATHRAM

Thesis Submitted in Fulfilment of the Requirements for the Degree of Master of Science in the Faculty of Human Ecology
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April 2000

UPM

DEDICATION

I would like to dedicate this work to the spirit of my father in heaven who in his life had consistently encouraged me to complete my study.

It is also dedicated to my children (Ahmed, Mohamed, and Safwatulrahman) for their patience and support to make the dream come true.

Finally, I dedicated to my mother and sisters and brothers for their continuous moral support throughout my life. It is also dedicated to my mother and father in law and sisters and brothers in law for their encouragement.

Abstract of thesis presented to the Senate of University Putra Malaysia in fulfilment of the requirements for degree of Master of Science

RESIDENTIAL SATISFACTION OF PUBLIC HOUSING DWELLERES IN ALKISH AND ALZAITON, BENGHAZI CITY, LIBYA

by

HUDA MOHAMED ATHRAM

April 2000

Supervisor : Nurizan Yahaya (Ph.D)

Faculty : Human Ecology

One of the major concerns of the Libyan Government is to provide adequate housing for its citizens. The state holds an important social responsibility of fulfilling the needs for housing especially for the lower income group. Previous studies have shown that inadequate space is one of the problems faced by low income dwellers. The shortage of space has affected their daily activities and reduced their housing satisfaction. The main objective of this study was to compare residential satisfaction of public housing in Benghazi City, Libya. The specific objectives were to identify the socio economic background of the respondents; to examine the current housing conditions and types of space available; to identify the residential satisfaction of the respondents; to identify the aspiration of respondents towards their housing; to examine the renovation that have been made on the houses and to determine the significant factors that contribute to residential satisfaction. A total of one hundred and sixty-four low income households from two types of houses namely, single storey terrace houses and flats in Alkish and Alziton areas were randomly selected and interviewed using questionnaires in this study.

Three hypotheses were tested. The T-test was used to determine the significant

difference between types of house and residential satisfaction, and to determine the significant difference between respondents who built and did not build additional bedrooms and residential satisfaction. Logistic regression and multiple regression analysis were used to determine the significant variables that contributed to residential satisfaction. The results of the study showed that the households were from low income groups, with large household size and were at an expanding stage of their family life cycle. Most of the households experienced room deficits. In terms of residential satisfaction, the services available received the highest level of satisfaction followed by facilities and housing unit. As for the evaluation of the residential satisfaction the Yeh index of satisfaction (YIS) was used. There were twenty seven items in the Yeh index which received positive index while the remaining nine items had negative index. Results also revealed that the respondents who lived in terrace houses were satisfied with thirty two of the items and were dissatisfied with four items. The respondents living in flats were satisfied with twenty four of the items and dissatisfied with twelve items. The Yeh index confirmed that the dwelling unit was the major source of dissatisfaction. The results also showed that there was a tendency for the terrace house dwellers to improve their house when their income permitted, which helped to reduce the space deficit.

The T- test indicated a significant difference between types of housing and residential satisfaction which implied that those who stayed in terrace houses were more satisfied with their dwelling. The T-test also indicated there was a significant difference between respondents who added bedroom and those who did not, with regards to residential satisfaction. When Logistic regression analysis (logistic model) is used, it is found that the significant variables that contributed to the residential

satisfaction were bedroom deficit followed by respondents plan to move. It is also found that when multiple regression analysis (non-logistic model) is used the significantly contributed variables were bedroom deficit, plan to move and age of eldest child.

The results of this study revealed certain factors that can cause households to be dissatisfied with their houses. Thus, housing planners should take into consideration those characteristics identified in their housing planning and implementation. Alternative future housing designs should help to reduce space deficit especially among those households who had no other choice but to stay in their present house.

KEPUASAN PENGHUNI PERUMAHAN AWAM DI ALKISH DAN ALZAITON, BANDARAYA BENGHAZI, LIBYA

Oleh

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April 2000

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Salah satu dari tanggungjawab Kerajaan Libya ialah membekalkan perumahan yang mencukupi kepada rakyatnya. Pihak kerajaan memegang tanggungjawab sosial yang penting dalam memenuhi keperluan perumahan terutama kepada golongan yang berpendapatan rendah. Kajian lepas telah menunjukkan ketidakcukupan ruang adalah salah satu masalah utama yang dihadapi oleh golongan berpendapatan rendah. Kekurangan ruang ini mempengaruhi aktiviti harian mereka dan merendahkan kepuasan penghuni. Objektif utama kajian ini adalah untuk membanding kepuasan perumahan penghuni rumah awam di Benghazi City, Libya. Objektif spesifik adalah untuk mengenalpasti latarbelakang sosio-ekonomi penghuni di kawasan kajian; meneliti keadaan perumahan semasa dan jenis ruang; meneliti tahap kepuasan perumahan penghuni; mengenalpasti aspirasi responden terhadap perumahan mereka, meneliti pengubahsuaian yang telah dijalankan ke atas rumah mereka, dan menentukan faktor-faktor yang penyumbang kepada kepuasan penghuni. Sejumlah seratus enam puluh empat (164) isirumah dari dua jenis rumah iaitu rumah teres

dan pangsa di kawasan Alkish dan Alzaiton telah dipilih secara rawak dan ditemubual dengan menggunakan soal-selidik.

Tiga hipotesis telah diuji. Ujian-t digunakan untuk menentukan perbezaan yang signifikan diantara jenis rumah dengan kepuasan perumahan dan juga untuk menentukan perbezaan signifikan diantara kepuasan penghuni bagi responden yang mengubahsuaikan rumah mereka dengan yang tidak. Analisis regrasi logistik digunakan untuk menentukan pembolehubah yang menyumbang kepada kepuasan penghuni secara keseluruhan. Hasil kajian menunjukkan isirumah berpendapatan rendah, mempunyai saiz isirumah yang besar dan berada pada peringkat mengembang. Kebanyakan isirumah mengalami defisit ruang. Dari segi kepuasan penghuni keseluruhan, perkhidmatan yang diberikan menerima tahap kepuasan tertinggi diikuti dengan kemudahan yang disediakan dan unit rumah. Bagi menilai kepuasan penghuni keseluruhan, Indeks Kepuasan Yeh (YIS) digunakan. Terdapat 27 item dalam indeks Yeh yang menghasilkan indeks positif dan 9 item selebihnya merupakan indeks negatif. Hasil kajian juga menunjukkan responden yang tinggal di rumah teres berpuashati dengan 32 item dan tidak berpuas hati dengan 4 item. Responden yang tinggal di rumah pangsa berpuas hati dengan 24 item dan tidak berpuas hati dengan 12 item. Indeks Yeh juga mengesahkan bahawa punca utama ketidakpuasan penghuni adalah pada unit rumah. Hasil kajian menunjukkan terdapat kecenderungan pada penghuni rumah teres untuk memperbaiki rumah apabila berpendapatan bertambah lantas mengurangkan defisit ruang.

Ujian T menunjukkan terdapat perbezaan yang signifikan antara jenis rumah dan kepuasan penghuni yang menunjukkan mereka yang tinggal di rumah teres lebih puas hati dengan rumah mereka daripada penghuni di rumah pangsa. Ujian–T juga

menunjukkan perbezaan yang signifikan dalam kepuasan penghuni antara mereka yang menambahkan bilik tidur dengan mereka yang tidak. Apabila analisis regresi logistik (logistic model) digunakan, didapati bahawa angkubah yang paling menyumbang kepada kepuasan penghuni keseluruhan ialah kekurangan bilangan bilik tidur dan hajat untuk berpindah. Juga didapati apabila analisis multi-regresi digunakan, didapati bahawa angkubah yang paling menyumbang kepada kepuasan penghuni keseluruhan ialah kekurangan bilangan bilik tidur, hajat untuk berpindah, dan umur anak sulung.

Hasil kajian menunjukkan terdapat beberapa faktor tertentu yang menyebabkan penghuni tidak berpuashati dengan rumah mereka. Oleh itu, perancang perumahan perlu mengambil kira faktor-faktor tersebut dalam merancang dan melaksana program perumahan. Pelbagai pilihan rekabentuk rumah perlu dibina pada masa hadapan untuk membaiki keadaan semasa dan mengurangkan defisit ruang terutama di kalangan isirumah yang tidak mempunyai pilihan melainkan tinggal dikediaman mereka sekarang.

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CHAPTER I

INTRODUCTION

Housing, in general, is a physical artifact. It is easily visible, a central component in human daily life, and vitally important to all as shelter. In its broader social context, housing is immensely diverse and complex and intimately interrelated with its socio - economic, political and neighborhood environment, almost to the point of posing an intractable task for research and planning, for both researchers and policy makers (Borne, 1981). The quality of life is partly determined by the availability and quality of housing. The house, of course, is one of the components of the housing community. It's design and construction within a certain setting and specific climatic zone requires the resolution of a set of problems that are a result of the interaction of the social, economical and environmental factors (Idris, 1991). Housing and community facilities projects should reflect the socio-economic condition as well as the local environmental condition in each region and sub region (Zletni, 1993). As indicated by Idris, (1991) it was important to remain sensitive to the basic human need in the design of human space, especially the residential aspects.

In the paper presented at the housing and building material conference (1989), Mylodi pointed out that there was a different view in different countries and societies about providing housing. He added that the provision of housing is the responsibility of the head of the family and he has to face this challenge in line with

the government's strategy. Due to the economic growth and transformation change in social life,

and quality followed by transportation and other recent construction systems (Mylodi,1989).

Housing issues, however, should not be studied only from the supply and demand perspective. Other housing dimensions such as focusing on the social, psychological and cultural aspects for household size and their style of living should be considered as the basic factors which determine the design of residential units in terms of the number of rooms, their size and interrelation with each other. Also, minimum space standard should be decided for activities of the sub - groups in the family (Idris,1993). This was concluded by the study of the engineering consultation office of Benghazi municipality (1992 The study revealed that the housing units in Libya did not reflect the Islamic and Arabic culture and customs of their society. The Arab Libyan families are extended families and they have their own customs and practice the traditional way of living. The average Libyan family size is about seven person and they have special customs related to visiting, wedding and other festive occasions,

the house during these occasions. Due to these factors,

housing design especially the public housing design.

In his research, Mylodi (1989)

new units in development planning (600,000 housing units) which was about 46,200 hectares, 34,112

agricultural areas. These lands include needs for road construction and social

environmental requirement. The designing of housing units should take into account the basic requirement for Libyan families and their habits and traditions that distinguish the Arabic Islamic culture from other cultures. The designing should also bear in mind the family size, income and its potentiality. According to Bugrarah (1995), flexible designing and planning should suit the climate and ventilation.

Since 1969, when EL Fatih revolution took over the Libya goverenment, the country has witnessed many changes in housing policy, its implementation and its effects on society. Libyan policy system since 1969, pronounced rules and decisions which expressed the policy towards housing sector that provided suitable housing condition for every citizen and offering long-term loans and other facilities (Government office report,1975).

Major changes in the housing sector have taken place since the Revolution in 1969. Considerable amount of funding had been allocated for this sector due to the priority given to it and abundance of money obtained from oil. During the period of 1964-1973 the rate of houses built was 10 units for every 1000 population. However, such changes were not so impressive on the spatial housing situations. This is due to the major change witnessed by the geographical distribution that led to the seriousness of housing shortage particularly in the urban areas. In other words, an increase in housing units could not solve housing issues. Shortage in housing units was nearly 100,000 units in 1973 or 25% of the total households were without houses (Kezeri,1994).

Since the early seventies the state has dealt with the subject of housing with an intensified multi-executive and financial housing plan. Government and committees (in Libya political system committees are equivalent to ministries) have

taken the same attitude regarding housing subject and all have agreed that the provision of a house is among the responsibilities of the head of the household. The degree of official involvement and contribution depend on the severity of the issue and the strategy adopted by the state to handle it either by providing direct support to the citizen or through public or private investment institutions. From 1970 to 1992 the housing sector was given top priority. During this period, the total investment in this sector was about 36,163 million Libyan dinars (LD) which was equivalent to 10.8 percent of the total investment of social and economic plans during the mentioned period. The actual investment was 31,53.6 million Libyan dinars and the percentage of completion was 84.4 % of the total target (Kezeri,1994).

The total housing units constructed during the period (1970-1980) was about 293,396 units. Sixty three percent of the units were built by the individuals and cooperatives (185,500 housing units) and 37 % (108,396) constructed by the public sector. The cost of this project increased from 37.5 million L.D to 277,73.3 million L.D at the annual rate growth of 24 % which indicated the intensified efforts by the government. In the early seventies, the public housing foundation was established to provide dwellings for people with limited income and the poor (Kezeri,1994). After the seventies, due to the world economic crisis, the government cut down 16 % of the budget allocated for housing sector and followed by 9 % in the early eighties.

One of the major problems in meeting the housing demand is the gap between income and cost of shelter. It has been suggested that the current selling price of 22,500 L.D per unit for low cost housing is too high for the majority of the low income groups.

Libya's social statistics (1995) indicated that the housing sector had not been able to keep pace with the increase in population and demand for housing. The problems were more apparent in large towns and cities like Tripoli and Benghazi. The population of Benghazi was increasing at 3.4 % annually and its rapid growth was due to a natural increase rate and rural - urban migration. The city is the center for administration and financial activities of the country which attract job seekers from the rural areas. The flow of rural -urban migrants to the city had aggravated the housing problem in the city. Libyan society faces different changes due to its response to the high rate of population growth. Therefore, any housing project without proper plans will lead to a housing crisis.

Justification

The perception of occupants toward their housing condition can be studied by examining their housing satisfaction. Housing satisfaction is the amount of contentment of individuals or families relative to their current housing situation (McCray and Day, 1977). Satisfaction results from fulfillment of any need and dissatisfaction exists when needs remain unfilled (Husna and Nurizan, 1987). The concept of housing satisfaction has been studied by many researchers (Morris and Winter,1978; Nurizan,1979;George and Garry,1981; Sabariah,1983; Muoghalu,1984; Connerly and Marans,1985; Husna and Nurizan, 1987; Gruber and Shelton,1987; Awotona,1990; Nurizan and Halimah, 1993; Sababu,1993; Kim,1996; Carvalho,et al, 1997; Bruine and Cook,1997). Previous studies on housing satisfaction have examined the relationship between the characteristices of the family and the