

TITLE

Better, affordable alternatives to Terrace Housing

SYNOPSIS

Compared to kampong or squatter houses, the terrace house with electricity and indoor plumbing was a major upgrade. Economic progress in the decades after independence had made it affordable to a major section of the population and terrace houses came to be the most common type of housing in Malaysia. However, as urban land became more expensive, terrace houses are now out of reach for most, especially first-time buyers.

At the same time, car usage has multiplied. The garden in the front yard has had to make way for the car porch; street side-tables, where there might have been a green verge or pedestrian foot-path, are also taken over by parked cars. With more traffic, the terrace house street has become less safe and suitable for children to play on.

Are there affordable alternatives to the terrace house?

From the concept of cluster houses arranged in clusters around pocket parks, to garden townhouses, to back-lane car parking, to medium and high-rise apartments arranged around sky-courts, the speaker has experimented on paper as well as in bricks and mortar on alternative typologies that try to solve both the problems of quality and affordability in housing.

199 words



Figure 1 Honeycomb Housing in Johor Bahru



Figure 2 Honeycomb Housing at Bernam Jaya

SHORT BIOGRAPHY



Mazlin Ghazali graduated from the Welsh School of Architecture in 1984 and set up Arkitek M. Ghazali in 1993. Since 2000 this small firm has built up a substantial portfolio of housing projects comprising nearly 12,000 units, all of which are in the affordable category. In the same period, Mazlin has also collaborated in R&D work in courtyard-based housing layouts which has yielded patents for the key aspects of that work. That R&D work has also been successfully commercialized with completed projects in Johor Bahru and Bernam Jaya. He is now working on commercializing the new “Sky Neighbourhoods” concept providing cost efficient courtyards to medium and high-rise apartments.

108 words