WHY VERTICAL?
Limited land in urban areas while population growth and urbanization rate is high. Inadequate housing supply compared to its demand.

WHY POOR PEOPLE?
The target group usually lives in sub standard housing with inability to enhance their condition.

WHY FLATS HOUSING?
The programme is considered by the government as a quick, cheap and emergency solution for accommodating urban low-income people.

WHAT ARE THE PROBLEMS?
No evaluation to assess the performance, tendency to become sub standard vertical housing and the indication of high vacancy rate.

ANALYSIS
Mixed method with qualitative as the main tool and case studies approach.

FINDING
The flats housing has fallen short of achieving its objectives. The residents shifted from target group to higher income people. The lack of comprehensive housing strategy creates ineffective programme.

CONCLUSION + RECOMMENDATION
The flats development has not been the suitable form for urban low-income people. The implementation needs better setting up of housing system in order to work effectively.

### References