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**MBRAS Lecture 2019**

by

**Dr. Suraya Ismail**

**Director of Research at Khazanah Research Institute**

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

**Time & Date:** 5.30 pm, Saturday 29 June 2019

**Venue:** Badan Warisan Malaysia, 2 Jalan Stonor, Kuala Lumpur

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.

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.

**The Speaker**

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.

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.

Internationally, she provided consultancies in areas such as urban development and socio-economic studies; 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.