

READINGS IN MALAYSIAN URBAN AND REGIONAL PLANNING

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CONTENTS

List of Tables		iii
List of Figures		iv
Foreword		v
Preface		vii
Contributors		ix
CHAPTER 1:	AN INTRODUCTION TO PETRI-NET	1
	Syahriah Bachok, Mansor Ibrahim and Ummi Aqilah	
CHAPTER 2:	PLANNING LEGISLATION IN A VIEW OF 'FEDERALISM' IN MALAYSIA	8
	Azila Ahmad Sarkawi	
CHAPTER 3:	HOTEL ROOM SUPPLY AND DEMAND IN WORLD HERITAGE CITY OF MELAKA	16
	Mohammad Abdul Mohit, Syahriah Bachok and Syakir Amir Ab. Rahman	
CHAPTER 4:	AN ANALYSIS ON THE FACTORS INFLUENCING THE DEVELOPMENT OF GATED AND GUARDED COMMUNITIES IN KUALA LUMPUR	22
	Mariana Mohamed Osman, Syariah Bachok and Noor Suzilawati Rabe	
CHAPTER 5:	DETERMINATION OF SPATIAL FACTOR IN MEASURING URBAN SPRAWL USING REMOTE SENSING AND GIS APPROACH	32
	Norzailawati Mohd Nor and Alias Abdullah	
CHAPTER 6:	DEVELOPMENTAL STATE OR NEO-LIBERAL POLICY? HOUSING PROVISION IN MALAYSIA AT THE CROSSROAD	39
	Syafiee Shuid	

CHAPTER 7:	RESIDENTS SATISFACTION WITH YOUNGER AND OLDER CONDOMINIUMS IN KUALA LUMPUR, MALAYSIA	49
	Mohammad Abdul Mohit and Ashim Oladimeji Ogundele	
CHAPTER 8:	KUALA LUMPUR DRAFT CITY PLAN 2020 LOCAL INQUIRY: AN ANALYSIS OF ITS SHORTCOMINGS	61
	Alias Abdullah, Zulaikha Nurulzuhri Zahar and Muhammad Faris Abdullah	
CHAPTER 9:	ENVIRONMENTAL AWARENESS ANALYSES AMONG STUDENTS IN INTERNATIONAL ISLAMIC UNIVERSITY MALAYSIA (IIUM), GOMBAK CAMPUS	67
	Mariana Mohamed Osman, Syahriah Bachok and Aisyah Nadhrah Ibrahim	
CHAPTER 10:	HEALTH IMPACT DUE TO PARTICULATES MATTER EMISSION FROM CONSTRUCTION SITE	74
	Shamzani Affendy Mohd Din and Nik Nurul Hidayah Nik Yahya	
CHAPTER 11:	PUBLIC FACILITIES PROVISIONS IN HOMESTAY PROGRAMME: A CASE OF HOMESTAY SUNGAI HAJI DORANI, SABAK BERNAM, SELANGOR DARUL EHSAN.	81
	Noraini Tukiman, Muhammad Ali A. Rahman and Mansor Ibrahim	
CHAPTER 12:	LOCAL GOVERNMENT IN MALAYSIA: ISSUES AND CHALLENGES	90
	Raja Noriza Raja Ariffin and Rustam Khairi Zahari	
CONCLUSION		99

CHAPTER 7

RESIDENTS' SATISFACTION WITH YOUNGER AND OLDER CONDOMINIUMS IN KUALA LUMPUR, MALAYSIA

Mohammad Abdul Mohit, Ashim Oladimeji Ogundele

INTRODUCTION

Presently, the rate of urbanization in Malaysia is 63% and it is projected that the rate will be 75% by the year 2020. Although there are 170 urban centres in the country, it is expected that the major portion of urban population increase will take place in larger conurbations around Kuala Lumpur, Georgetown, Johor Bahru and Kuantan, which receive most of the rural-urban migrants in the country. Kuala Lumpur, the capital city of Malaysia, is experiencing a rapid rate of urban growth over the last four decades. The population of the city grew from 0.32 million in 1957 to 1 million in 1980 and further to 1.8 million in 2008. This rapid urbanization has created the need for housing the growing populace which initially started in a low density fashion in the city, but it gradually turned into high density because of increasing land price and shortage of land in the core urban areas. The growth of condos in Kuala Lumpur during the last two decades, as high density housing, is a response to the growing demand for housing in the city. The rate of construction of condominiums in Malaysia keeps increasing while the number of dilapidated and abandoned condominiums is also increasing and some are converted for other incompatible uses, which may hinder the prospect of the city's socio-economic development. Hence, research focused on assessing residents' satisfaction is imperative for physical planning and urban development. So far housing satisfaction research in Malaysia has been concerned with public or private low-cost with little attention paid to the growing condo sector. Therefore, a research need arises due to limited studies on the subject and further that due to more than one reason, Malaysian middle class city dwellers prefer to live in condos than other housing.

LITERATURE REVIEW

Housing Through Condominiums

Since the last 2-3 decades, the quest for economic development has been the major impetus underlying the use of land in urban areas. As a result, in all the major cities in Asia, residential buildings are characterized with high-rise (with at least 75 feet or 23 m height) and high density as a response to the emerging development pressure. Land shortage, acute topography and escalating population have been reported to be the major causes of high rise and high density living for most of the 6.7 million population of Hong-Kong (Xu and Yu, 2002). Malaysia is envisioned to attain a developed country status by the year 2020 and this has definitely brought a change to the perspective involved in the land value and the use of urban land.