

INFLUENCES OF STULANG LAUT URBAN ACTIVITIES IN  
DESIGNING SOCIABLE HIGH-RISE RESIDENTIAL

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To my beloved mother and father

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## ABSTRACT

The purpose of this study is to identify the important of sociable living in High-rise residential. Since city rapid development and urbanization, it is very common to see more high-rise building dominate the urban landscape. Urbanization shows the transition of people living lifestyle transformed from a horizontal community into a vertical community. Therefore, the experiences in a 'Kampung' such as socialise with the local community are slowly faded away as people lives in the capsule-like environment. As building build taller, the design promotes residents to be disconnected from street life and further decrease accessibility. The sociable living is important as it can strengthen a community bond and benefit human health. The idea of incorporate sociable architecture element into a high-rise in no longer a new idea where there are high-rise designs that integrate communal space in it. But the implemented approaches just fulfill the requirement for the attraction of home buyers, instead of value the importance of resident's social interaction and their social pattern and behaviour. The research adopts interviews, questionnaires, and observation as the methodology for data collection. The data are collected from Stulang Laut Town. From the findings, there is certain characteristic had been identified that can be adopted into sociable architecture approach such as, gastronomy activities, housing typology, and communal spaces. Based on findings, it suggested a few architectural methods that can be incorporate into the future high-rise residential design, such as insert gastronomy building program, skipped lift system, vertical zoning for high-rise unit, courtyard, and plaza design, etc.

## ABSTRAK

Matlamat kajian ini adalah untuk mengenal pasti kepentingan bersosial “Sociable living” di kalangan residen bangunan tinggi. Proses pembandaran merupakan satu factor yang menyebabkan fenomena mengenai bangunan-bangunan tinggi mendominasi lanskap Bandar. Selain daripada itu, proses pembandaran juga menunjuk pertukaran cara hidup penduduk yang mendatar kepada menegak. Disebabkan itu, cara hidup yang terdapat di Kampung adalah agar sukar untuk menumi di dalam kawasan bandar. Disebabkan reka bentuk bangunan residen bertambah tinggi menyebabkan jarak antara residen-residen dan paras jalan semakin berjauhan. Kepentingan bersosial dapat mengukuhkan sekuriti komuniti dan juga dapat menfaedahkan kesihatan seseorang. Kewujudan idea pergabungan idea antara senibina sosial dengan reka bentuk bangunan tinggi adalah lama, tetapi disebabkan reka bentuk yang sebelum ini hanya semata-mata untuk memenuhi syarat-syarat untuk mendapat tarikan pembeli rumah dan bukan untuk memenuhi cara hidup yang berkualiti. Tujuan utama penyelidikan ini adalah untuk menghasilkan satu jadual senibina sosial yang boleh diguna pakai sebagai satu garis panduan untuk menreka bentuk residen bangunan tinggi pada masa yang akan datang. Kaedah penyelidikan ini menggunakan soal selidik, temu bual dan pemerhatian sebagai kaedah pengumpulan data. Data-data ini dikumpul daripada bandar Stualng Laut. Daripada penemuan itu, terdapat ciri-ciri tertentu dikenal pasti yang boleh digunakan sebagai panduan reka bentuk adalah, akitiviti gastronomi, jenis rumah tempatan, dan ruang bersosia. Berdasar penemuan itu, beberapa kaedah yang boleh diterima sebagai garis panduan senibina sosial adalah, program gastronomi, lift system berlompat “skip lift system”, pegezonanan secara menegak untuk bangunan residen tinggi, reka bentuk plaza dan halaman dalam, dan sebagainya.

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**LIST OF ABBREVIATION**

CTBUH	-Council on Tall Building and Urban Habitat
MBJB	-Majlis Bandaraya Johor Bahru
PPS	-Project for Public Street
CCTV	- Closed-Circuit Television
REHDA	-Real Estate and Housing Developer's Association
SOHO	-Small Office Home Office
SOFO	-Small Office Flexible Office
SOVO	-Small Office Versatile Office
BIG	-Bjarke Ingels Group
HDB	-Housing Development Board

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## CHAPTER 1

### INTRODUCTION

#### 1.1 Introduction

In the new digital age, technologies such as Close Circuit Television (CCTV) and home security system become part of housing development. Together with security guard services, housing developments are able to provide the perception of security and exclusivity. Hence, a physical barrier such as fences are largely practiced in a walk-up apartment and tall podium such as shopping mall and car park can be found under high rise residential.

It is obvious that today housing developments trend is largely dependent on the digitized security system and separated by a physical barrier. However, Malaysia houses are not always has a physical barrier, digital surety system, and adopting human security services. In the past, Malaysian lives together in the form of the village or “Kampung”, fenceless and only indicated by several markers such as stone or trees to mark their territory. Besides that, people lives in traditional Malay house where there are “anjung” or “serambi”, a semi-open verandah in front of the house and it becomes a strategic location for monitoring front yard activities and greeting guests (Mohd Firrdhaus Mohd Sahabuddin, 2012).



The transformation sociable community is largely affecting high rise resident's living quality. Due to the price of land increased and lack of vacant land, more high rises are built to increase the housing supply and keeping the cost low (Walker, 2013). In addition, tenants often live on top a podium about two to three stories above the ground and enjoying various facilities provided by developers such as swimming pool and gym. However, separating tenants from easy access existing amenities in the neighbourhood can compromise the existing community security. Therefore, it is very hard to find social connectivity between high-rise residential and the local context.

The intention of this chapter is to underline the crucial problems that lead to research this topic, develop research aims and objectives, to organize the outline of this dissertation based on the selected research methodology. It is better that the research finding and will be applied as part of design thesis material and benefit to future high-rise residential design.

## **1.2 Problem Statement**

Due to highly dependent on digital surveillance, physical barriers and security guard house to control public and private accessibility, high-rise residents who live away from the ground may experience luxuries and provided a sense of privacy. According to Edward and Jeffrey (2016),

*“some scholars believe when people wall themselves off from others, they are cutting themselves off from the mixed, open society that is needed for a social and political democracy”.*

This condition also corresponds to high rise living where a Sydney –based architect Kerry Clare said that high-rise meant more people were “*detached from street life*” (Lucas, 2016). Besides that, she also argues that high-rise building reduced the chance of encounter other neighbours compare to low rise dwellings they easily access street more often. Besides that, existing community would like to know more about their new neighbours such as; where are they from, jobs, and hobby, which can strengthen the health and security of a community (In Close, 2014),.

Stulang Laut is a part of Stulang Suburb and located 2km away from Johor Bharu City Centre. It consists of residential, commercial, institution, and international ferry terminal. Based on site study, walk up apartment in the area tend to create the sense of welcoming where tenants easily access the existing community. On the other hand, apartments with 5 to 10 stories are barricading itself with fences which just located side by side to the walk-up apartment are felt alienated by the existing community. The intention to prevent crime had an unintentional promoting crime where locals report a crime such as prostitution can be found in the building. Furthermore, new high rise residential consists of standalone or mix developments are emerging in this region and several developments are still in design phase. Therefore, proposing a high-rise residential should adopt a sense of belonging where new residents should felt belong to the existing community.

The purpose of this study is to tackle sociable architecture in high rise building through the positive urban activities that can be found in Stulang Laut.

### **1.3 Research Aim & Objectives**

The research aim is to develop a sociable architectural approach to connecting high-rise community with existing community. There are three main objectives that are targeted to be accomplished which are:-

- i. To identify the types of Stulang Laut urban activities that embrace social cohesion characteristic.
- ii. To analyze the effectiveness of social spaces that can help improve social connectivity among Stulang Laut residents.
- iii. To adopt defensible space theory into a sociable high rise building.

### **1.4 Research Questions**

The aim of this project report is achievable by responding to the research questions below:

- i. What kind of social cohesion urban activities in Stulang Laut can help high rise residential create a sense of place?
- ii. What are the social spaces needed that enhance social connectivity within Stulang Laut existing community?
- iii. How can defensible space theories help develop a sociable architectural guideline?

### **1.5 Significance of Study**

This study is important as it will contribute the improvement of high-rise residential connecting to existing community and develop a passive approach to obtain sociable architecture by reducing unnecessary barrier and digital security that obstructing social interaction. Therefore, studying the positive social cohesion activities in Stulang Laut and applying it into high-rise residential will improve the social connectivity. In addition, the passive approach shall be adopted in author's design thesis what would show the practicality of the approach. Hence, increase author's understanding toward important of social activities in high-rise residential.

### **1.6 Research Methodology**

This research consists of both primary data and secondary data. Primary data is collected through interviews and observation. Meanwhile, all data collected through existing literature reviews, journal articles, reading materials or books, internet-based articles and thesis done by alumni will be used as secondary data to support the primary data that had been collected. The overall this research takes a qualitative approach, meaning that a formal, objective, systematic process is used to analyze the data in order to achieve the research objectives. Further Discussion regarding the adopted methodology and the breakdown of the research will be further elaborated in Chapter 3.

## **1.7 Expected Finding**

Towards the end of the research, the author will be able to list down the programs that will be implemented into the high-rise residential through passive design approach. These architectural solutions could formulate a sociable high rise residential within Stulang Laut to connect with existing community.

## **1.8 Structure of Thesis**

There are five main chapters included in this dissertation. Chapter 1 will deliver an overview and brief introduction of this research, including the background of the study, research aim and objectives, research questions, research methodology and the expected findings. Meanwhile, Chapter 2 will be covering the literature reviews with the topics related to issues in high-rise community, crime prevention theories, where examples and case studies are also included to support the research. It will also include a section explaining social cohesion through gastronomy activities. Chapter 3 basically elaborates on the research methodology of this dissertation where data is collected at Stulang Laut, both old and young generations, and occupation. The data collected will then be recorded and analyzed as findings in Chapter 4. At the end of this chapter, the analyzed data will be deliberated in order to generate a potential architectural solution responding to the research aim and objectives. Lastly, Chapter 5 will conclude the discussions and proposals from Chapter 4 by responding to the research questions and further highlight the importance and significance of the overall research. Limitations, challenges, and future recommendations will also be included in this chapter.

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