LAND USE PLANNING SYSTEM AND HOUSING DEVELOPMENT PROCESS IN MALAYSIA

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UNIVERSITI TEKNOLOGI MALAYSIA
LAND USE PLANNING SYSTEM AND HOUSING DEVELOPMENT
PROCESS IN MALAYSIA

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requirements for the award of the degree of
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To my beloved mother and father, wife, Ratnawati Aman, children,
Nur Amira Faqihah
Nur Izzah Farhana
Nur Alisa Fatihah
Mohamad Anwar
and
all the family members.

Thank you for your contributions, patience, sacrifices and continuous prayers.

May Allah reward them accordingly.
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ABSTRACT

The role of land use planning system in housing development is not only to meet housing needs, but to also encourage the efficiency of the housing market system. The effectiveness of land use planning in Malaysia, however, is questionable due to the existence of housing oversupply. The shortcomings in the practice of housing planning have arguably contributed to the problem. The veracity of the argument has been proven in this empirical research conducted in the Johor Bahru Conurbation area. The research studied the effectiveness of the land use planning system measured in triangulation by examining the process of preparing development plans and the outcomes of planning control, followed by an analysis of the perceptions of respondents. Content analysis was applied to analyse selected structure plans, local plans and housing application files. The perceptions of town planners were analysed based on a structured questionnaire survey. To further explore the issues in the planning of housing supply, in-depth interviews were conducted with senior town planners. The research shows weaknesses occurring at several stages, beginning with the activities of housing forecast and formulation of housing policies, followed by the determination of land area and distribution of locations for future housing development. The situation was further exacerbated by the inefficiency of the local planning authority in approving new housing applications. The study also reveals several issues inherent in the processes of the planning of housing supply. Among them are the difficulty in considering and forecasting ‘effective demand’ for housing, vagueness of policies on housing control and the problems related to the compliance of land use zoning. The study also found that the ineffectiveness of the planning system occurred due to over emphasis on meeting housing needs, while ignoring other important aspects, i.e. households ‘effective demand’, housing preferences and local housing market demands. The findings of the research indicate an urgent need for a change in the approach and practice of housing planning in the development plans and planning control. This can be achieved with the improvement of current housing planning activities as well as through enhancing responsiveness of the local planning authority to market demand mechanisms without neglecting the fundamental goal of meeting housing needs.
ABSTRAK

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<th>Full Form</th>
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<tr>
<td>Act 172</td>
<td>Malaysian Town and Country Planning Act 1976</td>
</tr>
<tr>
<td>GP</td>
<td>Government Planner</td>
</tr>
<tr>
<td>JBC</td>
<td>Johor Bahru Conurbation</td>
</tr>
<tr>
<td>JPBD</td>
<td>Jabatan Perancangan Bandar dan Desa</td>
</tr>
<tr>
<td>KPKT</td>
<td>Kementerian Perumahan dan Kerajaan Tempatan</td>
</tr>
<tr>
<td>LP</td>
<td>Local Plan</td>
</tr>
<tr>
<td>LPA</td>
<td>Local Planning Authority</td>
</tr>
<tr>
<td>MBJB</td>
<td>Majlis Bandaraya Johor Bahru</td>
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<tr>
<td>MDK</td>
<td>Majlis Daerah Kulai</td>
</tr>
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<td>MDJBT</td>
<td>Majlis Daerah Johor Bahru Tengah</td>
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<td>MPJB</td>
<td>Majlis Perbandaran Johor Bahru</td>
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<tr>
<td>MPKu</td>
<td>Majlis Perbandaran Kulai</td>
</tr>
<tr>
<td>NEAC</td>
<td>National Economic Action Council</td>
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<tr>
<td>NPP</td>
<td>National Physical Plan</td>
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<tr>
<td>NPPC</td>
<td>National Physical Planning Council</td>
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<tr>
<td>PBT</td>
<td>Pihak Berkuasa Tempatan</td>
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<td>PP</td>
<td>Private Planner</td>
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<tr>
<td>RoS</td>
<td>Report of Survey</td>
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<td>SAP</td>
<td>Special Area Plan</td>
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<tr>
<td>SBKS</td>
<td>Serah Balik dan Kurnia Semula</td>
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<tr>
<td>SP</td>
<td>Structure Plan</td>
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<tr>
<td>SPC</td>
<td>State Planning Committee</td>
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<tr>
<td>SSP</td>
<td>State Structure Plan</td>
</tr>
<tr>
<td>TCPD</td>
<td>Town and Country Planning Department</td>
</tr>
<tr>
<td>USA</td>
<td>United States of America</td>
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<tr>
<td>UK</td>
<td>United Kingdom</td>
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CHAPTER 1

INTRODUCTION

1.1 Introduction

Recognising housing as an important economic sector has not only raised a debate about the extent of housing investment benefits to the economic development, but also led to the discussion of how efficient and effective its delivery system operates (von Einsiedel, 1997). There are numerous factors, such as economic performance, fiscal policy, government intervention and policies and market system that arguably influenced the efficiency of the process of housing development (Monk et al., 1996; Hull, 1997; Chan, 1997b; Bramley, 2003; Ratcliffe et al., 2004). It is also equally important to relate it with the operation of the land use planning system.

Previous studies, for example by Pearce (1992), Hull (1997), Asiah (1999), Adams and Watkins (2002) and Carmona et al. (2003), had discussed extensively the role and importance of land use planning activities in housing development. The significance of the system in housing development was also translated in the form of relationship between planning process and development process. This can be seen in various models of development process, such as the development-pipeline model (Barrett et al., 1978), linear model of the land development process (Ratcliffe, 1978) and model of development and the planning process (Bramley et al., 1995). In relation to this, although it is generally accepted that the land use planning system plays a pivotal role in achieving sustainability, efficiency and effectiveness of
housing development (Golland and Gillen, 2004; von Einsiedel, 1997; Chan, 1997), the capability and the way it is operated still generate various debates.

The first debate is about the ability of the system to intervene and influence the process of housing market. Von Einsiedel (1997) stresses that although most of the housing activities are shaped by market forces, the planning system also has its own role especially in governing its production process. According to Short et al. (1986), the planning system can limit the powers of housing market because the housing development process is bound by rules and policies set by the system. In another perspective, Rydin (1993) clarifies that the planning system not only operates to encourage the efficiency of housing market, but also plays a role to rectify failures of the housing market. Bramley et al. (1995), on the other hand, observes that some of the problems and failures in housing market were affected and exacerbated by the unresponsiveness of activities in the planning system.

The second debate is about the nature of housing planning which focuses on meeting housing needs. Nicol (2002) argues that meeting housing needs alone is insufficient to achieve a more integrated and effective housing development. This argument was supported by Golland and Gillen (2004), stressing that the housing requirements are not only driven by population trend but also influenced by affordability and effective demand of household. In order to ensure the local housing requirement is adequately and successfully met, Nicol (2002) suggests the operation of planning system should fulfil both objectives of meeting housing needs and housing demand.

The third is on the extent to which the planning system considers the criteria of market demand. Hull (1997) stresses that apart from playing a role in meeting housing needs and household effective demand, the planning system should also look at the importance of the market demand criteria. The significance of market demand was also addressed by Bramley et al. (1995) by proposing the planning process to formulate policies and procedures which are sensitive to the needs of the market demand. In similar tone, Golland and Gillen (2004) emphasise the necessity for the planning process to understand the consumer’s ‘taste’ in the housing market. Stressing on the above arguments, Healey (1992) proposes three approaches in
achieving the housing planning goals by the planning system consisting of following
the market, managing the market and creating the market.

The subsequent argument is that the planning system constrained the
efficiency of housing development. According to Rydin (1993), Monk et al. (1996)
and Asiah (1999), planning controls have often been considered as a constraint since
they restrict the supply of housing land, the location of housing development, the
type and density of the development as well as the timing the development could
take place. Grigson (1986), however, views that the planning system does not restrict
the development of housing. According to Grigson, the planning system operates
orderly by allocating sufficient land for future housing and ensuring it is calculated
on the basis of actual need, worked out in the light of demographic projections and
household formation statistics.

Next, is the extent to which the planning system plays its role in allocating
the quantity and locations of housing and controlling the production of new housings.
Rydin (1993) stresses that the planning system should operate to allocate sufficient
land for housing and response efficiently to the planning applications for such
development. According to Pearce (1992), the housing planning goals are
considered achieved if the planning decisions may assure an adequate and continuous
supply of land for housing and provide acceptable choices at the available and
preferable locations. The extent of its effectiveness, however, is queried by Hull
(1997). Hull perceives the process of forward planning and regulations for housing
planning still suffers from lack of reliable information on market indicators and
current flow between the housing markets and the levels of production of housing
stock. Hull (1997) and Pearce (1992) thus propose that the process of forward
planning and planning control should seriously consider the importance of market
mechanisms in planning and making decisions for housing development.

The above debates, although try to argue the role and capability of planning
system in housing development in various perspectives, but if read between the lines,
is actually centred at the problems of managing housing supply. In this respect, the
operation of planning system is seen to have concentrated only on meeting the broad
housing needs by neglecting the aspects of household effective demand and market
demand in planning and controlling housing supply. The planning system is also argued to have failed to effectively play its role in deciding the total supply of housing and housing land, allocating suitable locations for housing and controlling the production of new housing supplies. Since there are a lot of arguments about the capability of the planning system in managing housing supply, it is thus necessary to explore this profoundly, particularly in the context of the Malaysian planning system.

1.2 An Overview of the Role of Malaysian Planning System in Housing Development

The government of Malaysia recognises housing as a basic population needs and as a key component in the social sector and in the urban economy (Nooraini, 1993; Chan, 1997a; Goh, 1997b; Asiah, 1999; Ibrahim, 2008). This has led to the formulation of policies and programmes aimed to provide adequate, decent, affordable and accessible housing that are equipped with basic amenities (Ahmad Zakki, 1997; Goh, 1997b; Asiah, 1999) as well as to ensure the housing industry operates efficiently and effectively (Chan, 1997a; 1997b).

In brief, the housing sector was given an emphasis in various plans at the federal level, particularly in the five-year Malaysia plans. Indeed, specific document on housing policies and strategies, namely the National Housing Policy is being formulated. This document which is currently (until end of 2009) in the draft form, will act as a mechanism to administer, facilitate and control the process of housing development throughout the country (KPKT, 2005). Simultaneously, more than 20 pieces of legislation ranging from laws on land and buildings to the environment and workers’ safety were enacted by the government to govern the process of housing development (Chan, 1997b; KPKT, 2005).

Besides these mechanisms, the process of housing development in Malaysia is also governed by the land use planning system. The system, as guided by the provisions in the Town and Country Planning Act 1976 (Act 172), provides a statutory power to the federal and state governments as well as local authorities to
formulate policies, strategies and measures related to the planning of housing development. In general, the role of the planning system in housing development is divided into two stages, namely the stage of planning and stage of controlling (Alias, 2006).

At the planning stage, the aspects of housing development are incorporated in the preparation of development plans such as the national physical plan (NPP), structure plan (SP), local plan (LP) and special area plan (SAP). The NPP prepared at the national level (Peninsular Malaysia in particular) set the aim, objectives and principles of national planning which need to be achieved, including aspects related to housing and settlement development. This plan also formulates various development strategies, policies and implementation measures to guide the state and local authorities in planning housing development.

The NPP’s policies and strategies are subsequently translated in the SP for each state, particularly for the states in Peninsular Malaysia. The SP will examine the current housing conditions and identifies issues and problems related to housing and forecasts future housing requirement. In addition, it will formulate policies and general proposal covering various aspects of housing planning to be enforced by the local planning authorities (LPAs). The process of housing planning then continued in the LP studies prepared by the LPA.

Unlike the NPP and SP, the focus of housing planning in the LP is more detailed, i.e. by concentrating on specific areas, whether in the context of one district, one local authority or certain urban areas. In this plan, in-depth study on housing is carried out, comprising the examination of current housing profiles such as existing stocks, committed development and occupancy rate, identification of issues, problems and potentials for housing development and forecasting of future housing requirements for the planned areas. Besides, it is also a function of LPs to determine the total quantity, land area and suitable locations for future housing.

The SAP, the fourth hierarchy in the Malaysian development plan system, also has a specific role in planning housing development, particularly for the housing areas which require urgent actions for improvement or redevelopment. Through this
The above explanation shows that the current planning system through development plans and planning control plays a significant role in guiding the process of housing development in Malaysia. Nevertheless, its effectiveness in planning and controlling housing supply is still arguable. The existence of surplus of housing supply, as explained in the next section, is explicitly related with the weakness and ineffectiveness of the implementation of mechanisms in the planning system.

1.3 Housing Development Issues in Malaysia

The Malaysian housing sector faces various problems. Housing oversupply recorded throughout the country has been an issue of regular debates by planning and property players. The seriousness of the issue is attested by statistical data on housing in various reports, such as the NPP, the five-year Malaysia plans, the population and housing census as well as the property market reports.

Figures involving the comparison between housing need and housing supply produced by the NPP (Table 1.1) clearly show that there is a surplus of housing
The housing supply in Peninsular Malaysia for the year 2000 and 2005. The figures indicate that out of a total of 5,338,000 units of housing supply (including existing and committed housing units), essentially only 3,941,200 were required to fulfil the Peninsular Malaysia’s housing need for the year 2000. This means that the remaining 1,396,800 units approved by the planning authorities are actually an oversupply. The issue of oversupply also existed in 2005, which is indicated by a surplus of new housing approvals of 755,000 units (JPBD Semenanjung Malaysia, 2003b).

Table 1.1: Comparison between housing supply and housing need in Peninsular Malaysia in year 2000 and 2005

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<tr>
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<tbody>
<tr>
<td>Northern Region</td>
<td>1,473,300</td>
<td>1,253,100</td>
<td>1,110,400</td>
<td>219,300</td>
<td>362,900</td>
<td>219,300</td>
</tr>
<tr>
<td>Central Region</td>
<td>2,108,200</td>
<td>1,830,700</td>
<td>1,503,000</td>
<td>605,200</td>
<td>605,200</td>
<td>277,500</td>
</tr>
<tr>
<td>Southern Region</td>
<td>956,600</td>
<td>671,000</td>
<td>583,100</td>
<td>285,600</td>
<td>373,500</td>
<td>285,600</td>
</tr>
<tr>
<td>Eastern Region</td>
<td>799,900</td>
<td>828,100</td>
<td>744,700</td>
<td>(28,200)</td>
<td>55,200</td>
<td>(28,200)</td>
</tr>
<tr>
<td>Total</td>
<td>5,338,000</td>
<td>4,583,000</td>
<td>3,941,200</td>
<td>1,396,800</td>
<td>755,000</td>
<td></td>
</tr>
</tbody>
</table>

Source: Adapted from JPBD Semenanjung Malaysia (2003b)

The phenomenon of housing oversupply can also be related to the figures on housing development achievement as reported in the Seventh and Eight Malaysia Plans. Table 1.2 shows that the construction of housing exceeded the need for housing units as targeted in the plans. During the period of Seventh Malaysia Plan (1996-2000), a total of 859,480 units were constructed, compared to 800,000 units targeted to meet the housing needs for the period (Government of Malaysia, 2001). Similar situation existed during the Eighth Malaysia Plan period, where a total of 844,043 units were constructed far exceeding the actual housing need of 615,000 as targeted in the plan (Government of Malaysia, 2006). These figures, from economic perspective show that the performance of housing development in Malaysia is encouraging, but in another perspective, it indicates that the supply of housing has exceeded the actual need of housing for both periods.
Table 1.2: Housing targets and achievements for the period of Seventh and Eighth Malaysia Plans

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</thead>
<tbody>
<tr>
<td></td>
<td>Target (units)</td>
<td>Achieved (units)</td>
</tr>
<tr>
<td>Public sector</td>
<td>230,000</td>
<td>121,624</td>
</tr>
<tr>
<td>Private Sector</td>
<td>570,000</td>
<td>737,856</td>
</tr>
<tr>
<td>Total</td>
<td>800,000</td>
<td>859,480</td>
</tr>
</tbody>
</table>

Sources: Adapted from Government of Malaysia (2001; 2006)

The existence of excess supply not only leads to the imbalance between housing supply and need, but also affected the housing occupation rate and the performance of housing market. Figures recorded in the Population and Housing Census indicates that the occupancy rate of housing in Malaysia in year 2000 is only 86.7 percent (Department of Statistics Malaysia, 2001). This means that around 13.3 percent of the housing stocks were unoccupied or vacant.

The effect of oversupply on housing market can be depicted through data on overhang and unsold properties. Statistics published by the Department of Valuation and Property Services for the year 2000 to 2007 display a persistence pattern of overhang in the housing property market. A total of 51,348 units were identified as overhang in the year 2000 with a total worth of RM6.6 billion. The latest figure for 2007 also puts 23,866 or 20.17 percent of the total 118,317 completed launched units, in the category of overhang with a total worth of RM3.82 billion (Table 1.3).

Further aggravating the issue is the statistics on total unsold housing composing of under construction and un-constructed units which proves a disturbed state in the Malaysian housing market. The figures for 2007 display around 70,103 or 41.45 percent of the 169,122 housing units launched as unsold. High unsold rates are also traceable in 2003, 2004, 2005 and 2006, respectively amounting to 71,154 (36.12%), 83,811 (36.32%), 82,853 (37.87%) and 75,424 (38.97%) units (Table 1.4).
Table 1.3: Number, percentage and value of overhang housing units in Malaysia from year 2000 to 2007

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Unit Launched</th>
<th>Overhang Units</th>
<th>Overhang Rate (%)</th>
<th>Overhang Value (RM Mil.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>n.a.</td>
<td>51,348</td>
<td>n.a</td>
<td>6,609.37</td>
</tr>
<tr>
<td>2001</td>
<td>179,030</td>
<td>40,977</td>
<td>22.90</td>
<td>5,528.68</td>
</tr>
<tr>
<td>2002</td>
<td>277,231</td>
<td>59,750</td>
<td>21.60</td>
<td>7,882.03</td>
</tr>
<tr>
<td>2003</td>
<td>69,805</td>
<td>9,300</td>
<td>13.30</td>
<td>1,336.15</td>
</tr>
<tr>
<td>2004</td>
<td>82,343</td>
<td>15,558</td>
<td>18.90</td>
<td>1,817.70</td>
</tr>
<tr>
<td>2005</td>
<td>95,714</td>
<td>19,577</td>
<td>20.45</td>
<td>2,632.89</td>
</tr>
<tr>
<td>2006</td>
<td>144,938</td>
<td>25,645</td>
<td>17.69</td>
<td>4,183.55</td>
</tr>
<tr>
<td>2007</td>
<td>118,317</td>
<td>23,866</td>
<td>20.17</td>
<td>3,816.84</td>
</tr>
</tbody>
</table>


Table 1.4: Number and percentage of unsold housing units in Malaysia from year 2003 to 2007

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Unit Launched</th>
<th>Total Unsold Unit</th>
<th>Unsold Rate (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2003</td>
<td>196,980</td>
<td>71,154</td>
<td>36.12</td>
</tr>
<tr>
<td>2004</td>
<td>230,767</td>
<td>83,811</td>
<td>36.32</td>
</tr>
<tr>
<td>2005</td>
<td>218,727</td>
<td>82,853</td>
<td>37.87</td>
</tr>
<tr>
<td>2006</td>
<td>193,531</td>
<td>75,424</td>
<td>38.97</td>
</tr>
<tr>
<td>2007</td>
<td>169,122</td>
<td>70,103</td>
<td>41.45</td>
</tr>
</tbody>
</table>

Sources: Valuation and Property Services Department (2004; 2005; 2006; 2007; 2008)

1.4 Research Problems

The issue of housing oversupply has sparked lively discussions and debates. The National Economic Action Council (NEAC) has identified the process of speculative demand and supply by private developers and loopholes in the planning system as major factors affecting the issue (Kerajaan Malaysia, 1999a; 1999b). Likewise, Chin (2003), Abdul Ghani (2004) and Mohd Talhar (2004) blame the weakness on the planning approval process, where housing applications are permitted without due consideration of the actual demand. Moreover, Mohd. Fadzil
(2005) has identified the non-compliance practices to the housing planning policies and guidelines in the development plans as a main factor contributing to the issue.

According to these arguments, the planning process and practice do influence as well as contribute to the issue of housing oversupply. The veracity of the arguments is in line with the views of several researchers in the field of housing development and production process. Grigson (1986), Monk et al. (1996), Nicol (2002), Bramley et al. (1995) and Hull (1997) had addressed that besides other influential factors, it is strongly possible for the issue to have been aggravated by the weakness and ineffectiveness of the planning system.

The influence of the planning system on the housing oversupply was also mentioned by Ho (1994) and Asiah (1999). Asiah argues that the existence of oversupply is contributed by the weakness and ineffectiveness of the planning activities in the development plans and development control process. According to Asiah (1999), the development plans prepared by planning authorities have not only failed to examine and determine the total supply, land requirement and suitable areas for housing development, but also failed to consider the aspects of household effective demand in the process of housing planning.

With respect to development control process, Asiah (1999) perceives the process as being inefficient in monitoring the approval of housing development applications. Ho (1994) also poses similar view by arguing that the issue occurs due to failure of the planning approval process to balance and match the supply of housing to the demand.

Based on the above problems and arguments as well as debates about the capability of the planning system in governing the process of housing development, as discussed in section 1.1, it is rational to explore empirically the extent to which the land use planning system plays its role in the process of housing supply.
1.5 Research Questions

The existence of the above problems attracted this research to further explore the extent of the effectiveness of current land use planning system and practice in planning and controlling housing supply. In relation to this, several questions are felt necessary to be explored. The main questions are as follows:

(i) What are the role of land use planning system and mechanisms in the housing supply process?

(ii) How effective are the preparation of development plans in planning housing supply?

(iii) To what extent does the housing planning control process complies with the provisions of development plans and how effective is the process in controlling housing development applications?

(iv) To what extent does the operation of the planning mechanisms achieve the main objectives of housing planning?

(v) What are the issues and problems that exist in the process of planning and controlling of housing supply?

1.6 Research Aim and Objectives

The aim of this research is to evaluate the effectiveness of the process of planning and controlling of housing supply and to identify the weaknesses, issues and problems that exist in carrying out the process. In achieving the aim and answering the questions of the research, the following objectives were set:

(i) To identify the specific roles of land use planning system and mechanisms in the housing supply process.

(ii) To evaluate the effectiveness of the preparation of development plans in planning housing supply.
(iii) To determine the extent to which the housing planning control process complies with the provisions of development plans and how effective is the process in controlling housing development applications.

(iv) To determine the extent to which the operation of planning mechanisms achieve the main objectives of housing planning.

(v) To identify the issues and problems that exist in the process of planning and controlling of housing supply.

(vi) To propose a framework to improve the process of planning and controlling of housing supply.

1.7 Scope of the Research

This research tries to explore the relationship between the operation of land use planning system and the process of housing development with a special emphasis on the aspect of housing supply. Exploring the relationship is important, in line with the role played by the land use planning system in the process of housing development, particularly at the stage of pre-construction or pre-development (Asiah, 1999; Ratcliffe et al., 2004). In this research, land use planning system refers to the main functions of planning, namely forward planning and planning control. In the context of Malaysian planning system, it refers to the development plan and planning control mechanisms as enacted in Act 172.

The significance of the relationship is translated in this research by evaluating the effectiveness and achievement of the implementation of planning mechanisms, i.e. SP, LP and planning control, in planning and controlling housing supply. The effectiveness of the NPP and SAP, which also act as an important planning mechanism in the Malaysian land use planning system, however, is not evaluated empirically in this research. Nevertheless, the roles of both plans in planning housing supply are explored at the literature review stage.
The effectiveness of each mechanism is measured based on the implementation of activities related to the planning and control of housing supply conducted by the mechanisms (Figure 1.1). For SP and LP, the effectiveness are measured based on the comprehensiveness of specific activities conducted in the said plans, namely forecasting of future housing requirements, formulation of housing planning policies, determination of total land area and distribution of locations for future housing supply. Similarly, the effectiveness of planning control is measured based on the comprehensiveness of activities related to the controlling and approving of housing development applications.

**Figure 1.1:** The scope of measurement of the effectiveness of land use planning system in planning and controlling housing supply

In relation to the evaluation of achievement of planning mechanisms, the main housing planning objectives, namely meeting housing needs, fulfilling effective housing demand, considering the criteria of market demand and balancing the supply and the actual demand of housing, were applied as measurement criteria. In addition, it is also part of the scope of this research to explore the perceptions and views of town planners about the practice, level of effectiveness and problems in planning and controlling housing supply in the study area.
This research is seen able to enrich the empirical research in the context of the relationship between the operation of planning system and the process of housing supply. It will widen and complement the scope of previous studies by Rydin (1985), Ho (1994), Asiah (1999) and Ibrahim (2008) who managed to incorporate various aspects related to the planning of housing supply in their researches. Rydin (1985), Asiah (1999) and Ibrahim (2008) had discussed the effects of the planning system on housing production and land released for housing, while Ho (1994) emphasized on the problems of abandoned housing projects and mismatch of demand and supply in housing development.

1.8 Research Methodology

This research comprises five main stages, namely preliminary study, literature review, data collection, data analysis and the stage of synthesising and concluding the research findings.

(i) Preliminary study involves a basic understanding of the research field and issues related to housing supply planning, identifying the background of problems, selecting the appropriate area as a case study, designing questions, aim and objectives of the research and determining the scope, approach and methods of the research.

(ii) The literature review for this research is divided into two parts. The first part focuses on the background of land use planning system and its roles in the process of housing supply. The second part emphasises on the process, activities and important aspects related to the planning of housing supply as conducted in the preparation of development plans and planning control.

(iii) Data collection for this research involves primary and secondary data. The secondary data involves a collection of statistical figures on existing and committed housing supply, housing need, status of housing market and level of housing occupancy for the national, state (Johor State) and case study area. It also involves a collection of information on SP, LP and housing development applications as well as procedures, policies and guidelines for
housing development. As for primary data, they were collected by applying three methods as follows:

(a) Conducting content analysis on seven (n=7) SPs, seven (N=7) LPs and eighty-two (n=82) housing development applications.

(b) Conducting questionnaire survey on sixty-one (N=61) respondents involving all town planners in the study area.

(c) Conducting an in-depth interview with sixteen (n=16) experienced town planners in the study area.

(iv) Data collected from the content analysis, questionnaire survey and in-depth interview were analysed using quantitative and qualitative techniques. Data from the questionnaire survey was analysed quantitatively in the form of descriptive statistics. For the data collected through the in-depth interview and content analysis, they were analysed qualitatively by transcribing, listing and quoting the actual statements or views.

(v) At the last stage, the results of the quantitative and qualitative analysis from all three methods of data collection were synthesised to conclude the findings of the empirical research on the study area.

Detailed explanation on the methodology of the research will be discussed in chapter 4.

1.9 Structure of the Thesis

This thesis is structured into eight chapters. Chapter one presents an overview of the role of the land use planning system and mechanisms in planning housing supply, the existence of housing oversupply and statements of research problems. It also discusses the questions, aim, objectives and scope of the research as well as provides a brief explanation on the methodology applied in this research.
Chapter two elaborates the definitions, framework and approaches of the land use planning system, its rationales to intervene in the development process and some theoretical perspectives on the relationship between land use planning and the housing supply process. This chapter basically tries to clarify that the land use planning system through its mechanisms and activities have an important role in the process of housing development, particularly in respect of planning housing supply.

Chapter three discusses in depth about the functions of planning mechanisms in planning and controlling housing supply. It explains about the activities and important aspects related to housing supply that need to be conducted and considered during preparation of structure and local plans and at the stage of planning control. This chapter also elaborates the main objectives of housing planning that need to be achieved by the operation of the planning system and mechanisms.

Chapter four elaborates the aspects related to the methodology applied in the research. It covers a discussion on the purpose, framework and design, approach and strategy of the research. A thorough explanation is given to the subjects of data collection and data analysis, with a particular emphasis on the application of methods, stages and techniques of collecting and analysing the data. This chapter also discusses the aspects of reliability and validity of the empirical research and highlights several limitations and problems encountered while conducting this research.

Chapter five specifically focuses on the background of Johor Bahru Conurbation as the case study area. It clarifies the general background in terms of size of land area, population and household size and administration of local authorities, followed by discussion on urban settlement and land use composition, housing development profiles and mechanisms for the planning and controlling of housing supply. This chapter also reveals several issues related to housing supply faced by the study area.

Chapters six and seven present the results of the data analysis from the empirical research in the study area. In chapter six, the results of content analysis on SP, LP and housing development applications are presented in detail. It focuses on
the results of the comprehensiveness of each housing planning activity and the achievement of the planning mechanisms in realising the objectives of housing planning.

Chapter seven presents the findings of the quantitative and qualitative analyses conducted through questionnaire surveys and in-depth interviews. In this chapter, the analysis of the planners’ perceptions towards the effectiveness of the process of housing supply planning is divided into three parts. The first part discusses respondents’ perceptions on the practice of housing supply planning, while the second part presents the perceptions on the effectiveness of the planning mechanisms in planning and controlling housing supply. The third part focuses mainly on the issues and problems that exist in the housing planning process as viewed by several experienced town planners.

Finally, chapter eight synthesises and summarises the results from each method of analysis and concludes the findings of the research. This chapter also discusses the implication of the findings on the theoretical fundamentals and practice of urban planning and outlines several recommendations to improve and strengthen the process of planning and controlling of housing supply. The chapter ends by highlighting the contributions of the research and proposing ideas for further research.
REFERENCES


