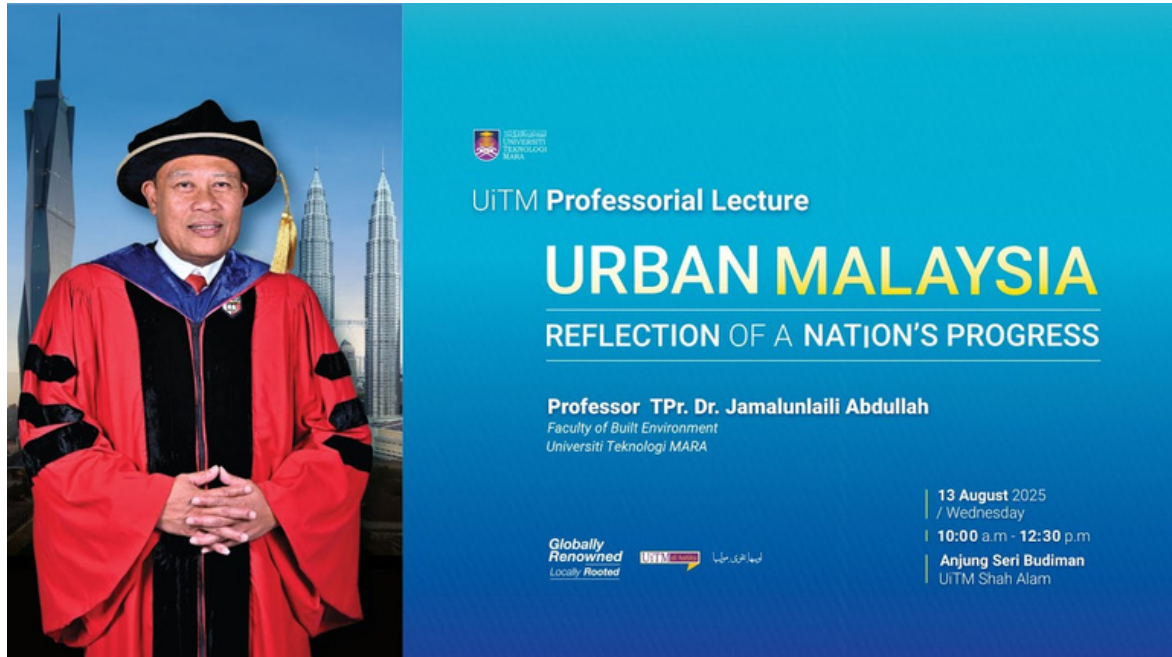




Professorial Lecture UiTM
Professor TPr. Dr. Jamalunlaili Abdullah

Urban Malaysia Reflection of a Nation's Progress



Program

Professorial Lecture UiTM

Anjung Seri Budiman, UiTM Shah Alam

13 Ogos 2025 (Rabu), Jam 10.00 pagi

Nama Professor TPr. Dr. Jamalunlaili Abdullah
Tajuk Urban Malaysia Reflection of a Nation's Progress
Jangka masa : 2 jam 4 minit

Transkrip:

- 43:22 : Dengan ini, majlis dengan penuh suka cita menjemput dan mempersilakan Yang Berusaha Prof. Town Planner Dr. Jamalunlaili Abdullah bagi menyampaikan Syarahan Professor beliau yang bertajuk Urban Malaysia, Reflection of a Nation's Progress. Dipersilakan Yang Berusaha Prof.
- Terima kasih kepada saudari pengacara majlis, Yang Berbahagia Tan Sri Dato Seri Haji Kamil, Pengerusi LPU, Yang Berbahagia Datuk Arief, Ahli LPU, Town Planner Nazri, Timbalan Pengarah Pelan Malaysia. Terima kasih atas kehadiran semua pada hari ini.
- 44:15 : Juga Prof. Azhar, Prof. Yusof dan juga Prof. Tini. Dekan, Prof. Emma dan juga Prof. Emeritus Ezrin Arbi yang merupakan dekan ketiga di FSPU. Dan juga distinguished professors, Datuk-Datuk, Tuan-Tuan dan Puan-Puan daripada UiTM dan juga daripada industri, daripada luar sana. Terima kasih kerana datang hari ini. Dan juga ex student saya, 6 daripada 9 dapat berada di sini, salah satu daripada mereka sudah meninggal. Dan kepada semua hadirin, sama ada secara live, secara fizikal di sini ataupun melalui YouTube. Jadi, I was told what number menonton di YouTube pada pagi ini. Assalamualaikum Warahmatullahi Wabarakatuh Salam Sejahtera, Salam Malaysia Madani dan Salam UiTM di hatiku
- 45:29 : So, my lecture today is called Professorial Lecture but almost all of you know that I'll be retiring within 2 months time so perhaps we can call it Persaraan Lecture or Pensioner Lecture. So, Datuk VC pun cakap nak pension mahu nak bagi lecture. Tapi Alhamdulillah diberikan kesempatan untuk saya memberikan lecture pada hari ini.
- 45:57 : And before I go into the serious stuff of the lecture here. Saya mahu bersyukur kepada Allah SWT kena berikan peluang bersama-sama dengan UiTM. Saya, I like to say that memang jodoh saya bersama dengan ITM dan UiTM. Because what happened, dulu I was recruited while I was working in the US.



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- 46:30 : I worked there for almost 3 years, Chesterfield County Planning Department after I completed my Masters. And Datuk Mansur, pengarah ITM, went to Washington to recruit lecturers to do the Young Lecture Scheme. Masa itu Young Lecture Scheme only for Masters, so I was the pioneer batch untuk PhD. And sebenarnya saya tak mohon pun, saya menemankan kawan saya yang nak mohon tetapi dia tak berjaya. Tetapi I was pushed into the room by the embassy officer because they knew I already had a Masters and Datuk Mansur offered me on the spot.
- 47:15 : So because of his trust, I took up the offer also on the spot and I applied and then he wanted me to go to UK. But when I got into Cornell, I appealed and said I want to go to an Ivy League and he allowed me, and I was there for 5 years.
- 47:32 : But what happened was that before I was supposed to be doing my PhD, I was recruited. I was going to be, it's quite interesting, I used to work at ISIS and then when I told my boss, Arwah Tan Sri Nordin Saufi, some of you know him. Dia dulu ketua pengarah ISIS Malaysia.
- 47:55 : He was advisor pada Tun Mahathir. Mission 2020 was his idea, and then when I said Tan Sri, I'm leaving ISIS because I want to continue PhD. Because I miss teaching. I think my focus is more on teaching rather than research at ISIS. Then he said, why do you want to go to ITM? It's not even a university. It's true enough because at that time it was not a university. Then he was adjunct professor at UUM. So he told me, call this number, and he gave the number of the TNCA, Prof Hamzah. So I called Prof Hamzah. Prof, I got your number.
- 48:40 : Then he said that, okay. You got the place? I said yes, Cornell University. I said, oh, I give you the best deal I have ever given. You come here. You teach for only one month. I confirm you. Because UUM baru start kan? I confirm you and then you go there under the lecture scheme. So all your services are counted. And I said it was much, much better than what ITM would offer me.



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- 49:04 : Then what happened? I went to UUM with my friend, and it was so quiet. So I said, where is everyone? Then he said, this is Kedah. This is a holiday. So I was so long in the US, I didn't know that Kedah had a Friday and Saturday holiday. I said, okay. So I need to see Prof Hamzah. But I only have his office number. At that time, I had a handphone. That was 1991. So when he was not there, then after that. I said, okay, we wait tomorrow.
- 49:38 : Then tomorrow was also a holiday, and then the next day, it was a long weekend. Three-day weekend. So I came back but I had to go back to work at ISIS. Then after that, I think another university, USM, recruited me. They offered quite a good fellowship and then what happened was that I agreed. I said, okay.
- 50:07 : They said, okay, you come back in two weeks' time. The dean told me, okay, you come back in two weeks' time and then sign the agreement with USM. Two days before I was supposed to go back to USM, he called me up. He said, Jamal, I'm sorry. We cannot offer you and I said, why not? Okay. Look at the front page of the Star. That was a Saturday.
- 50:09 : On the front page, Dato Mansur, who recruited me. The headline was that, don't pinch our staff. Because at that time, we had UUM, UTP. We had so many new universities and they were pinching UiTM staff at that time. ITM staff. Because the entry level was a master's and many ITM lecturers had a master's. So because of that, we didn't want it. So I said, my fate is with ITM. No matter how. I'm still with ITM. So my fate is with ITM. But I'm very happy. Even though when I joined, I was still with ITM.
- 51:16 : My Ph.D. salary was like less than RM2,000. So now, when people complain about my salary. With Ph.D., everything was less than RM2,000. Dan saya duduk di hostel to save money. Ada bilik tamu. Now, when I look at bilik tamu tu, It's not, bukan rumah staff pun. For three years. Masa tu bujang lagi. Then I look, how could I stay in that small room? You masuk-masuk ada satu katil je and there was a bathroom, and that's it. Tapi masa tu jugak saya mengajar Dr.Suraya dan dan Prof. Ezrin to supplement the income. Once a week, I would be teaching at UM. After five, I would go to UM. So thank you for the opportunity.



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- 52:02 : But I'm happy that now. As a professor at UiTM. To have, and actually, it's a very meaningful journey. I like to share those things. I can go very fast on that. You can read on the internet. But about my story, I like to inspire others. That even though the salary was very low. Because what I got at UiTM was much lower than what I got at ISIS. Five years earlier. But the meaning. That is something that money cannot buy. All my students. When I go to every PBT. The town planners are my ex-students. So I can go to any local authorities. They are my ex-students and then my colleagues at Plan Malaysia. Some of them are here today and I think the most meaningful part with ITM and UiTM is that I am able to contribute when we move from ITM to UiTM. Because that is the time, the challenging time for us to prove ourselves.
- 53:25 : Then I was able to have that through my capacity as Ketua Jabatan. Through the project 2000, ITM. Masa dengan Datuk Rahman. Datuk Roziah dan juga to supervised PhDs. So I am able to supervised nine PhDs. So far. So that is something. So it is really a very meaningful journey for 28 years with ITM. So, itulah saya start cakap macam persaraan punya lecture, and satu lagi, I would like to share Prof. Emma was saying that. I am an ambitious person. Actually. I only became ambitious like only 10 or 15 years ago. Before that. I went with the flow. I went to the US. Why? Because I tried to go as far away from Malaysia. As possible. I like to travel. So that is why I chose the US, and I look at them. What are the programs that I can go to the US? Engineering. I said. I am not really. Saya tak minat sangat engineering. Okay. Then I see Town and Regional Planning. Nampak gempak dia punya bunyi tu kan. So. Then pergi ke US pulak. That is why I chose that.



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- 54:46 : Dan lepas pada itu saya pergi Master pun, I just go with the flow. Bila sebab PHD pun because I was recruited. So. I didn't apply. Things like that, and even here. So. Actually. I was not that ambitious. I go with the flow. I think. My greatest strength. Is that I can adapt to the situation because look at my experience. Sekolah Rendah Kampung Melayu. 100% Melayu. Peniaga pun melayu. Ayah saya berniaga. So even commercial 100% melayu.
- 55:17 : I went to ACS, Ipoh. rancangan Khas. So masa itu In the 70s. Ada dua je rancangan khas. Ada dua je boarding schools in Perak. MCKK and STAR. 5A or 4A 1B. Saya di kampung. 4A 1C. My English. Of course. C. So. I was offered Rancangan Khas ACS Ipoh. Dato' Dolah, TNCHP. Dia rancangan khas Anderson Michael, dan juga Dato' Azrai pun rancangan khas ACS. My senior. So that was how the system at that time. Jadi saya pergi sana. Rancangan khas and ACS. Melayu. Minority. Less than 10%. Big school di Ipoh. But. Mana. So. I can adapt to that.
- 56:10 : Dalam tu bila saya pergi STAR. Considered premier school. That time, masih tak banyak boarding school and then you see. You meet with the elite of. I mean. Budak-budak Melayu yang pandai-pandai semua itu. So. Dan bila pergi US pun. I enjoyed my study. I did my PhD because I enjoyed being in the university. Not because saya pandai ke apa-apa. Really. Because American university system. I really like it. I mean. If you have a chance. Try it. So. Kan nak buat set. dekat UiTM. Kita tak ada orang nak buat PhD. In the US. Simply because it takes longer coursework. 3 tahun. Comprehensive exam. Belajar lagi 6 bulan, and then. Baru you do your dissertation. So, you may take 5 to 6 years. But It's really worth it. People afraid you got kick out sama ada masa coursework dan lain-lain lagi. Dan masa. I like to share Dr. Imati cakap, I'm was ambitious. Actually. Masa saya kecil. You know. What I wanted to be. Kita tak expose kan. Duduk kat kampung tu. So my role model adalah ustaz yang kayuh basikal. Gaji dia 30 ringgit sebulan. I want to be like that ustaz. Sebab apa? Sebab dia ada basikal. Sebab saya pergi sekolah jalan kaki. More than 1 kilometer. Pergi balik jalan kaki. Ustaz tu ada basikal. Ada 30 ringgit gaji. I want to be like that ustaz. Tapi Alhamdulillah. Government send me ke Ipoh. Dan you. You are expose to the Chinese, to the Indian. To the Pakistan, too the US.



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- 57:49 : So, exposure is very important. So, we like to encourage. Encourage all the staff. To students. Expose yourself. Don't stay in your comfort zone. Kalau yes. You are dalam UiTM. Your comfort zone. Go out there and then. They will open up your mind. So. Saya dah banyak celoteh maybe. Dah habis dah. Time to perform my lecture. Anyway. So, once again. Thank you very much for joining me today and so go to the serious stuff. The professor lecture. So. I use this topic, Urban Malaysia. Reflection of a nation's progress. Because I like to use. I like. Rather than talking about the technical part of urban planning. I like to reach big audience. As big as possible. So, I use this. What is called. Kind of a general topic but within my field and basically for us like when you go out there I like all of us to open your mind. That when you see. Our town. Our cities. You start to understand. Why. It happened that way. So. This is what.
- 59:01 : The lecture is all today. How you understand Malaysia economic development. As we after Independence is by looking at our towns and cities. So. this is through my observation and that's what my lecture today will be on. So, look at that one. This is I call this one. The city beautiful movement. Yeah. Of course. I don't think it's in our syllabus but in the US. The city beautiful movement was the time when they did the Chicago exposition. In 1890, and then the city because during industrial revolution, they start to see that city can be beautiful. But I would like for you to see is that on your left, Masjid Ubudiah, MCKK and for Ipoh, the railway station. On your right. You have the KL Railway Station. Bangunan Sultan Abdul Samad. 1917. Okay, and all of this like 1909. And then Masjid Ubudiah, 1917. So, during this time. So, at that time If you ask people, if you go to Kuala Kangsar. What you see in the town? Of course. Ubudiah. MCKK. You go to Ipoh railway station. You go to KL. what buildings. You go to KL. What buildings really struck you. As all this is awesome. Of course. Bangunan Sultan Abu Samad and Masjid Jamek, KL Railway Station. Moorish architecture. That was like. A turn of the century. Maybe 1910. 1920. 100 years ago.



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Transkrip:

- 1:01:23 : But. KL has gone from the same level as Kuala Kangsar like slightly above Kuala Kangsar. But now, it became a global city. Why it happened that way. So my lecture today is about that to see how the government policies. The economic development bring changes to our urban areas, and I'm focusing urban areas as well because not many people know that. Now, 80% of people live in urban areas. So. Kena cakap bila raya balik kampung. Now, not many people balik kampung. You ask our students. Where are you from? 20 years ago. Di kampung mana? Felda mana kah? Now, most of our students dari Subang Jaya. PJ, KL. So. you send them to Segamat to Dungun, Machang. They don't want to go. All of them akan appeal. Kami nak masuk UiTM Puncak Alam or paling jauh dia nak pergi Seremban 3. Okay. That's how it has changed. So. The lecture is on that See how it is. So. This is like opening on that.
- 1:02:45 : So. Start dengan. This is before independence and we know that time. Laissez-faire economic development. We rely a lot on tin mining and rubber, and we were the largest exporter of tin and rubber in the world. And what happened is that our town, it grew within a small circle of that. Just like what you saw Kuala Kangsar. Like you see. Like you go to. Those small town. Kalau you going up north. Go to Bidor, Tapah still at that time. So. That's how it was because it relied on the towns. They are located on the west coast of the Peninsula. Tetapi not much different in the sizes of the town. Even KL pun. Not that big. Even though KL grew very fast. In the 1930s. Okay, and then so this is like the mining Ipoh. So, and then rubber. So this were the town that really developed during that time and then so what you have here is the royal town. Like Kuala Kangsar because that's where the Malay communities congregated, and then we also had demographic change because economic development. Our town started to be populated by the Chinese and mostly the Chinese because they work in the tin mining and then the work in the commercial area and then we have like very defined physical boundaries to shop houses, and then. This is Kuala Kubu Baru. Kuala Kubu Baru was the first planned town in Malaysia. 1920. Okay. That was the first one built by the British because of flooding, and they rebuilt and then that's Kuala Kubu Baru, and then this is Teluk Intan.



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- 1:04:37 : That's also the buildings I mentioned to you. So they were constructed during this time by the British architect. So, after that, Independence. So this is. In the urban development in Malaysia. I put it into three different phases. So the first phase was the what they call as continuation of *laissez faire* 1957 to 1970. So, Tunku Abdul Rahman continue with that and then still dependent on tin mines, and then rubber cultivation for export. We were the largest exporter for those communities and the first Malaya plan In 1956. Okay. Emphasize basic infrastructure modernise agriculture production and the budget for almost 50% was for Felra and Ministry of National and Rural Development. This time, 1956. That's where we started. Dewan latihan RIDA. Rural Industrial Development Authority. So inilah RIDA. So we were there, and Dewan latihan RIDA ditubuhkan pada 1956. So the government started to see. Okay. Kat Jalan Osman. That they need to for education for the Malays. Okay, and the first phase we start to see is that rural development economic diversification. So. You start to see that. All of the. What they call. As the Felra colonies. That. We open up before this. This is the area where mining and then so this is like Jengka, and then. Dara, Local authority. And all this local authority. The interior and then so emphasize rural development. To continuation. So the current pattern is still macam tu lah.
- 1:06:42 : So Felra ni quite interesting. I had opportunity one of my co-supervisor, Professor Milton Barnett. I found out that, he had a Tan Sri given by Agong. So my. My co-supervisor, Tan Sri Professor Emeritus Milton Barnett. Unfortunately. He passed away while I was doing my PhD. So. Actually, i found out he got the Tan Sri because Felra was really kind of his idea. It was his idea because he was attached to the economic planning unit okay under that time. So Tan Sri Milton Barnett. He say that when he came to Malaysia that time. In the 50s and 60s. He saw that the Malays. We had the Feudal system at that time. You start to see. Tengok cerita Nordin Ahmad semua tu kan dulu. Apa ni, dengan dia punya tu bujang merantau semua tu and tangkap ikan pergi sawah. But they were very poor. Why? They had no land. Simple as that. Because the Malays we live di sepanjang sungai. Saya duduk di Sungai Perak. Ramai duduk Sungai Pahang, Sungai Kelantan.



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- : They're there but land id owned by a select fee. If you are attachment to the Istana. Itu nama Tanah kurnia. Dapat tanah daripada istana. Then. You have to land. You have a royal blood. You have a connection with the istana. Then, you got land, but for the majority, no land. So they have to work on other people's land and forever. They are poor.
- 1:08:32 : So, Tan Sri Milton and the team Malaysian. Apa. American, Malaysian. Semua tu. So. I said that for you to break this cycle. You need to give them the land, and how do you do that? Felda. That's we open up all the land for them, and then this Malay tak ada tanah. You go to Felda. You take out the first generation, tengok IC dia. Dia akan tengok IC di sepanjang Sungai Perak. Asal dia. Dari Kuala Kangsar, dari Bota, dari Teluk Intan. That's where they were from. Lepas tu, they might to Jengka, to Bandar Muazzam Shah, to Kota Tinggi. This were those who didn't have land, and I think it was a very good brilliant idea. That. They didn't have land. They didn't have money to buy the land. So, The Felda schemes lah. Okay. You don't have to pay anything. For 10 years. We support you for 10 years and bila dah dapat hasil. You start to pay back and after that you can own the 10 acre. So. That's. That's how it was. Apa. That's how I learnt daripada Tan Sri Milton Barnett lah when I was at Cornell.
- 1:09:41 : So this is how. So sometime to do this one because I think kita tak amat expert masa itu, dan satu lagi, we are afraid of to disrupt the feudal system, because the feudal system. It was very much linked to istana lain-lain. So, you need somebody daripada outside to see how it was. How we can help the Malays. So. It was very successful. On that, the feudal colonies, and then. So this is all of this in the 60s. In addition to that. Kita buat ni lah. Small scale industrialization and this is, Feudal settlement. And then, we had a problem of urban poverty. That time and as well as housing. So the government tried to address that, and then how to do that is through the Land Acquisition Act. 1960. So this is the second phase. So the first phase and I think as we all know. We had our ethnic riot. In 1969, 13 May, and we have new economic policy. So we always think about new economic policy from the economic perspective, and my lecture today also is about from the economic perspective, but new economic policy also not much work has been done on how new economic policy transform our urban areas. Okay, because we only think about equity.



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- : Dulu equity Melayu 2%. Okay. Now berapa persen? Dulu. Doctor berapa ramai melayu, architect berapa ramai Melayu, engineer berapa ramai Melayu. Very small. Okay. Less than 1%. So we always think about that. But my lecture is looking at how NEP change our urban areas.
- 1:11:27 : So, we know rapidly and then, the government. So. even though this is I'd like to address like the Chinese would say that it discriminatory to them. The new economic policy. But. If you look at the numbers. Actually. the share of the Chinese, after NEP increased, the Malays also increased. Is in whose expense. It was from the foreigners. So, those yeah Chinese, Singapore. This is discriminatory. Things like that. It was taken away from them. But look at the data. Their share actually increased from 30% to 40% to 50%. During the NEP, The Malays also increased from like 2% to maybe 20%. But the foreign ownership that has been transferred. The foreign ownership one of them. Guthrie. Yeah. You know Guthrie. Now under Sime Darby under Tun Mahathir. The stock exchange that is able to take possession of Guthrie. From the London Stock Exchange, and Guthrie own lots of land. You think of Guthrie Expressway to Elmina. So that is how it was what happened. In addition to that, the government also accelerated industrialization export related. So this is we start to bring that because he wanted to expand the pie. So that the non-Malays also will still be happy because the economy is growing and then, so what happened this industry? They're still on the West Coast. So what happened? There's a lot of migration of the Malays to the urban areas.
- 1:13:38 : So. NEP, it drive physical development and social restructuring in cities and what happened. I'm going to show how it changed over that, and that infrastructure development federal highway. Okay. He want to see federal highway in the 70s. This is how it look like. Okay. I remember. In the 70s. Federal highway in the middle there's a big tree. It's beautiful. Okay. But now, it's jammed all the time. So. It was the building of that and then we also have. So we start to have UDA and state. PKNS to build houses for the squatters. We have problem of squatters and then we have the town and country planning act of 1976. So those are the things that happened. So I go to this and then the industrialization and we started to build new towns, PJ and Shah Alam.



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Transkrip:

- : Private housing and then also the new town. You will go to new town, Bandar Muktafi Billah Shah, Bandar Jengka. I think. Bukit Besi. The government for the money. But it didn't work. It didn't work in a way. If you go there. You just see police station maybe, or school. That's it, because the private investments are not coming. They want to go into for export. So, even though we have this new town. But the impact was limited and then still concentrated along the west coast. So PJ really was started to develop because of industrialization and then we have a lot Motorola and this is like Muazzam Shah. They didn't really develop much. Okay.
- 1:15:20 : So the second phase also there's another one. We had the recession. Okay. I remember recession at that time. In 85, so my seniors who came back from the US. Then they were offered a job. That was the time really we got many graduates who were sent to the US to decay. When they came back. There's no job. So they worked in government offices, and they got paid 500 ringgit per month. Okay. So that was, as if some of you have that experience, we had the recession because of the collapse of tin mining and rubber industries. So what happened was that I think the government that time was very smart. They say forget about rubber, forget about tin. Move into industrialization and it was a stroke of genius because it was at the right time. At that time. There was a court plaza. A court plaza and suddenly it's an economic agreement between the G5 countries like UK, Germany, US and Plaza Hotel. In New York, they did Plaza Hotel. They called it Plaza, and what happened? They did the agreement, and that economic agreement led to the rising of the yen. Yen appreciated. Very. You know. Then the Japanese suddenly, had tons of money, and they need to move their production overseas, and that time, China has not really open up. Vietnam pun tak open up. Indonesia sikit-sikit. Malaysia was the natural choice. That's why. You see a lot of these industries coming to Malaysia in the 80s and then. So, it accelerated then, and then, what happened in 87? manufacturing overtook.



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Transkrip:

- 1:17:13 : Before then, the largest contributor was agriculture and mining but 1987. Manufacturing overtook. And then new industrial zone developed there. Okay, and see. This is Sunway, 1980. When the tin mining collapsed. It was abandoned. Big pool only, but what happened was that the founder of Sunway. Dulu nama dia Sungai Way. The founder changed it to Sunway. So, this is Lombong, and this is what Sunway looks like today. So. This is like. The transformation from mining. Okay. So, we start to have all of this new development which is there and then we started to have newer towns, PJ, Shah Alam and Bangi, and that's how you see like Kuala Kangsar. Would be stuck there but Parit lagilah. Tempat saya tu. Memang macam tu je lah. Saya kecil dulu. Jam 1 tu je. Jam besar Parit tu sampai sekarang. Bukan jam besar Parit tu je. The main landmark. Tetapi you start to see. All these small towns, PJ, Subang Jaya. Ex Pengarah Subang Jaya pun ada kat sini and Bangi. Okay.
- 1:18:45 : So. That's the second phase, and then this is what happened. This is KL in 1980. Okay and then. So this is you start to have infrastructure. Okay, and this is the time that I would call. Dulu, we have what they call. City Beautiful Movement. 1920s kan. Very nice building. In the late 80s. I would characterised as City Efficient Movement. We want our city to be efficient. Which is quite interesting. If you go from Bank Muamalat. Okay. Dulu Bank Bumi kan. Now Bank Muamalat punya HQ tu. Okay. We sit at one spot and you look towards the river. In early 80s, I used to like sit there. What you see is Masjid Jamek. Now, you sit in the same spot, you look at the same direction, what you see still Masjid Jamek tetapi LRT Masjid Jamek. So, the beautiful part has been kind of abandoned because we focus on the efficiency.
- 1:19:54 : Okay, so that's why we started to build all these highways, okay, and then pass to MRT. But we call it, I would call it, the movement to make the city more efficient tetapi it didn't work simply because we rely too much on private automobile, and so it's a City Efficient Movement in theory but in practice is a gridlock urban development. But this is how it was and so we have all the MRT issues also in the 80s and then acute housing, and the third phase. So the third phase I put this one 1991 as the third phase simply because in 1991 census, for the first time Malaysia officially became an urban nation.



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- : Okay, so now 80% live in urban areas, but in 1991 that's for the first time more than 50% live in urban areas then. And also there was a time I would say the golden years because after recession and then we rebounded because of the Japanese investment.
- 1:21:09 : You know what, in 1999. I read in the New York Times, masa itu while I was doing my PhD in 1993, the best performing stock market in the world was KL Stock Exchange. There was the time where mana lecturer ITM pergi masa tu mereka tengah tengok stock kat KLSC, memang betul that was what happened because you make lots of money from KL Stock Exchange because it was Malaysia stock market was the darling of all the investors and then kita congregated kat sana to buy stock. So because our GDP average more than 8% per annum and then this manufacturing led to rapid urbanization and kita tengok kat sila that time Proton. Okay, so Tan Sri pun don't know you are, you are in that ni kan lain sebut tu. Then we have the KLIA the real time and we have Commonwealth Games, so really it was really honeymoon time for Malaysia that time, and then we became an urban nation, okay, so that's why I put this one as the third phase from 1991 until today as the Malaysia as an urban nation, okay, and so we start to build all this infrastructure, okay.
- 1:22:32 : So those were the things that we built during that time. Mega project, KLCC, KLIA, LRT, Sports Complex, Bukit Jalil, dan kita juga mempunyai visi 2020, kerana kami sangat yakin bahawa kita akan menjadi negara yang berkembang pada tahun 2020, tetapi apa yang berlaku adalah kerana krisis kewangan Asia, dan kemudian ia menjadi keadaan yang berakhir, tetapi ini adalah masa yang saya selalu katakan adalah tahun berwarna emas pengembangan luar biasa di Malaysia, terutamanya KL. Jadi ini adalah perkara yang benar-benar mula berubah seperti KL ke Kuala Kangsar ketika ia berada di peringkat yang sama pada akhir abad dan kemudian ia mula berubah dalam perkembangan. Pada tahun 2000, pada peringkat ketiga, ia berubah kemudian ini adalah masa globalisasi, dan kemudian kita mula melihat LRT, Monorail dan jalan peribadi. Tentu saja LRT yang pertama adalah semasa permainan Kementerian pada tahun 1998, dan kemudian kita mempunyai perkembangan rumah, Bukit Jelutong dan Setia Alam.



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Transkrip:

- : Kalau tengok perkembangan lama di KL itu rumah kecil-kecil dan kita mula mempunyai peningkatan, and then also we have mempunyai PPR kerana projek pembangunan untuk mengimplementasikan itu, And then Putrajaya.
- 1:24:06 : We are proud of Putrajaya. Because Kuala Kubu Baru the first planned town and it was by the British. Town Planner dan arkitek adalah oleh orang British, but Putrajaya designed by Malaysia. I remembered when i was collecting data for my PhD, I come from US and I will go to JPPD in Chendrasari and I will see them all congregating. We have a big discussion dan saya akan bertanya apa yang mereka lakukan. Mereka mengembangkan kapital administratif yang baru. So it was design our own design and we are proud of it. This is really the plan and this is how it looks like, and then we still have like this problem lah water pollution and then urbanisme is the new things in 2000.
- 1:25:00 : And we start to have all of this, so the Malaysia plan provide memberikan kesejahteraan dan juga Dasar Perbandaran Negara dibangun, was launched. I'm proud of this because untuk Dasar Perbandaran 2, I was part of the team and now i'm part of the team doing for Dasar Perbandaran 3. With an open scale, Fahmi earlier was one of my students. So we began to have all these developments, including the fourth phase of the development system, and then from 2010 to 2020, we began to slow down our open areas, followed by the growth of open living, and then what happened is these three cities became hubs. So we started to see that Kuala Kangsar had its phase, but Ipoh was still there. However, Ipoh later lagged behind because it depended on the tin industry, but what is happening now is that the main metropolitan areas of Kuala Lumpur, Penang, and Johor Bahru or Kuantan to a lesser extent. And our population, the main population is 78% in 2024, I think this year it is 80%. And I have observed this before, where all the main economic sectors of the country, the national key economic areas, include petroleum, electronics, and oil, but one of the most significant is Greater Kuala Lumpur.



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Transkrip:

- 1:26:41 : So really for the first time, the government acknowledge that cities are engines of development. That's why you start to see now in Southeast Asia, a lot of competition between Singapore, Kuala Lumpur, Bangkok, and Jakarta all of this and somehow, Singapore is advance all that, and I think what happened is that when Hong Kong was returned to China, many financial services moved to Singapore, which is why Singapore keep expanding on that. But Kuala Lumpur is really trying to place itself there. Kuala Lumpur tried in 2020 to become 20-20 in the world, top 20 economically, top 20 in term of living conditions. But somehow it was not successful. So you see that cities now are the main economic areas. We still have the electronics sector, palm oil, oil and gas, but cities also have. So this is something that we need to do. Then we also have urban transportation projects, Penang Bridge MRT-LRT for connectivity. So what is happening here is well-being and social inclusion. So these are the challenges now, at this time, and the evolution of technology. Then Malaysia Smart City Framework and this is what is important now, which is cities as engines of economic growth. So urban areas on the west coast increase their dominance.
- 1:28:32 : So what you see is that the eastern cities are slightly left behind. Maybe ECRL when completed, will bring development to the west coast. But what you see here is, in 1957, you only had KL. But now, you have PJ, Shah Alam, Klang, Subang Jaya. So all of these year are really the main cities that only came about after our independence in the 1980 like Subang Jaya in the 80s and Shah Alam also in 1970. So you see all this, and what happens is that these metropolitan areas are the main engines of economic growth for Malaysia. So that is the first. So before this, I will look at the history for 120 years, from 1900 until independence, and after independence. We have three phases of urbanization. I would describe those three phases, and I would also present four characteristics of urbanization in Malaysia.



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- 1:29:56 : So, this is the first. Agriculture is strong between economic growth and urban development. The second is how NEP changed the urban demography, and our urbanization has an effect on environmental conditions. And the last one is that we start begin to have knowledge about planning and governance. So, this is what is happening now. At the time of the 90s, during independence, we only had small town, Ipoh, Kuala Kangsar, and so on. But now what you have a lot of this new town in metropolitan Kuala Lumpur. Then in JB, and then in Penang. So, these are the three metropolitan areas where most people will live, because in the Kuala Lumpur metropolitan, our population is almost 8 million. We combine all this. But in others, there is not much population there. So, this is the urban hierarchy. So, we have development maintenance.
- 1:30:39 : So, I'm going to explain four characteristics of urban development in Malaysia. So, here, we start with tin and rubber production. So, this is the early development on the west coast. Then, industrial infrastructure development, the growth of manufacture city and then, the service sector related to the growing cities. So, our cities, we start with what we call is mining town, Ipoh, Taiping, or rubber town. I think like Masjid Tanah is surrounded by that, or Kuala Kangsar. They are rubber town. Then, after independence, in the 80s, we start to have manufacturing town. They are Bangi, Kulim, until PJ. So, these call manufacturing town. Then, at the start of this century, the service sector plays a role, then what you see are global cities that depend on services. So, this is what you have, like KL. KL is more like a global city in term of financial services. So, this is our development cities, industrial cities, these are R&D cities, Penang, Intel, and this is finance. So, this is for us to see the evolution of cities and our cities, and, why does it happen like that? This is something we need to understand that elasticity of development.



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Transkrip:

- 1:32:50 : So, this is something that maybe, sometimes, our planners, they do not understand this economic theory concept. And, I learned this from a Professor, this is at Cornell, Professor Buckley Jones, that why urban areas continue keep growing and villages will be left behind, and, we say, okay, let's go back to the village, let's restore the village, let's do something about the village. You spend a lot of money, but the impact is limited. Simply because you cannot fight with the theory of elasticity of development. What is that theory? The theory is quite simple. If your income as a student, I always ask my students, if your income is RM1000, how much do you spend on food? And, they can come with numbers, RM300, RM400. How much do you spend on house rent and transportation? Maybe RM300, RM400, more. How much do you spend on shopping? How much do you spend on ASB? I don't have money. So kalau you pergi dating dengan girlfriend, mana? Tasik Shah Alam. Now, after some time, your income has become RM5000. How much do you spend on food? And, they say, okay, RM5000. I will spend RM800 on food, almost 3 kali ganda. So, how much do you spend on transportation? Dan, berapa banyak yang anda belanjakan untuk perkhidmatan? So, I will pay maybe RM2000 for my car and my house. And, how much do you spend on services? Okeylah, saya boleh masuk ke dalam ASB sedikit-sedikit. Dan, jika, setelah pendapatan RM5000, sekali-sekala, Tasik, saya tidak pergi Tasik Shah Alam. Saya pergi ke Danau Toba di Medan.
- 1:35:14 : Now, say, now, your income increases to RM10,000. How much do you spend on food? Okay, say, okay, now already RM2,000, maybe RM1,500. But, usually, they eat at hotels, expensive places and, car also, RM10,000, they buy a car like BMW or Honda. Before this, he bought his Perodua, and, he starts buying imported cars. Rumah pun instead of flat dia dah mula membeli rumah teres atau semi D. And, when he brings his girlfriend, now his wife, before this from Shah Alam Lake, Lake Toba. Now, they go to rivers in Switzerland. So, to show that this is how we spend. Now, what, what, what is the purpose when I ask all this? What conclusion can you make? Of course, the simple answer.



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- : Sudah tentu, jawapan mudah, lagi banyak apa, lagi besar periuk, lagi banyak kerak dia kan? You spend more this. Okay, but, I will say, don't look at the numbers. Now, look at the percentage. So, for food just now from 300, goes up to 800, goes up to 1,500. Yes, the amount has increased. But, percentage wise, has gone down. Before this 30%, when 1,500, has gone down to only 15%. That also, he eats a lot at hotels, paying for the services, not so much for the food.
- 1:36:53 : For manufacturing just now, tadi dia cuma pakai motor, bila dah beli rumah, beli tu semua, the percentage have increased, maybe from 20% dah naik 40-50%. For services, financial institution, ASB, stock market, maybe, daripada kosong tadi, now dah jadi maybe 30%. So, what you see here, is that as our income increase, we spend a higher proportion of our income on manufacturing, cars, housing and services. Okay, financial services. The main question is, where are they located? They are located in urban areas. That's why, whatever when we try like to revive kawasan kampung semua tu, very limited impact, simply because elasticity of demand say, as our income increase, we spend a higher proportion on manufacturing and services, and manufacturing and services are located in urban areas. So, naturally, it will attract people to come to urban areas. And then, so you see this one, GDP per capita and urbanization rate by state.
- So, what you see is that the highest GDP per capita is KL, Selangor, Penang, all of this. And they punya urbanization rate also the highest. So, there is a strong correlation between GDP per capita and urbanization. You look at, kat sini, Kelantan, Perlis, Sabah. GDP per capita very, kalau KL, 120,000. Dekat Kelantan, less than 20,000, and then, they punya urbanization rate less than 50%. Kalau tengok KL, 100%, Selangor, 95%, Penang, 90%, and all of it have a high income. High income, high urbanization.



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Transkrip:

- 1:39:15 : Low income, low urbanization. You want to increase the income of the people in Kelantan, bring urban development. Simple as that. Cuma kat situ, investors, they are less than willing to spend there. Because if they want to export, they want to have a good port, good airport, and good human capital. Then, perhaps, after ECRL, then perhaps we can do something for the East Coast State. So, this is what happened. All of this, the strong correlation between GDP and urbanization rates amongst it. So, what happened is that, dulu kita punya regional development, more on the rural area, Ketengah, Kesedar, Kedara, Kejora. I think all of you know about this one. So, now the new one is Iskandar. So, Iskandar is the main. So, more urban development is going to be down here. Singapore-Johor Economic Zone.
- 1:40:19 : So, you start to see that, even now, JB, when I was small, JB sized at number four. Nombor satu, KL. Nombor dua, Georgetown. Nombor tiga, Ipoh. Nombor empat, JB. Now, JB is number two. They even surpass Georgetown, and it's going to be even bigger. So, this is cities as engine of growth. So, competition among global cities. So, we start to see all of this related kepada urbanization. So, you have changed from the 70s to where we are now.
- 1:40:56 : So, there was a shift. Now, the second characteristic is NEP. How NEP, even it's for economy, it changed the urban demography. And, ini gambar dulu kan. Dulu in the 80s, kita selalu cita Minah Kanan. Minah karan, what happened is that, this is perempuan-perempuan Melayu, they kampung, they move to KL, they move to Subang Jaya, to Sungai Way. They work in the electronic factories and we say, okay, Minah karan. So, what happened is the NEP impacted ethnic composition in the urban areas.
- 1:41:40 : Why? Because the Bumiputera, they participated in this electricity of demand tadi, states that as our income increased, we spend more in manufacturing. And all of these are located in urban areas. So, they will bring all of this here, and, we also, we started new universities also, USM, UKM, they started in the 70s and ITM. We have a higher quarter for Bumi students and UiTM. So, UiTM last year, we gave 1 million scroll. Our alumni in 850,000, and our alumni, they work in professional services. Apa yang agro, agrotech itu, very small number. The rest, they work in accountancy, probably not accountancy, in infrastructure, engineering.



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- 1:42:47 : Most of it in urban areas. So, UiTM helped to bring the Malays to live in urban areas and which is quite interesting, our Dato' VC, dia tak ada ini. Tapi, dia selalu cakap, why is it? Tengok dah, dia kata, negeri kita yang ramai Melayu, paling sikit kampus cawangan. Kedah ada satu. Perlis ada satu. Sabah pun satu. Tapi, Tawar pun jauh juga. Sabah kira satu juga. Yet, yang paling banyak adalah Selangor. Ada berapa? Lima, enam kampus. Melaka ada tiga. Perak pun ada dua. Negeri Sembilan ada tiga. So, Dato' VC cakap, kenapa kita tak banyak kat kawasan Melayu? Kita Universiti Melayu.
- 1:43:42 : The reason is elasticity of demand. We trained our graduates to be in the secondary, tertiary sector, not in agriculture. So, naturally they should be in urban areas. Otherwise, macam saya kat Bota dululah. Terkongkong kat situ, tak exposed and nak jadi ustaz je supaya boleh beli basikal. So, that is through that lah. So, actually this is increased in cities. You see, KL punya population independent only 16% je Melayu kat KL. But now, Melayu dah 43%. We are the largest ethnic group in KL. China dropped daripada 62% to only 37%. You see, dah bertukar. So, this is NEP, how it changed from that. Dan lepas tu kita tengok, in urban areas as well, ini KL tadilah. Daripada 15%, 1980 dah 32%.
- 1:44:47 : Because this is the time masa new economic policy, and that's the time kalau tengok Bandar Tun Razak. Bandar Tun Razak, dulu nama dia Kampung Konggo. Why nama dia Kampung Konggo? Askar-askar yang balik daripada Konggo punya base tu, yang UN punya. Bila dia balik, the government say, buat apa balik kampung, you open up. That Bandar Tun Razak tu, nama dia Kampung. So, that's how. So, you have all of this. So, now what you see is that the Chinese from 62% to half 37%, but Bumiputera. So, KL actually now from 1.9 million, the largest group is Bumiputera. So, this is through the new economic policy that it changed. And UiTM played a very big role in increasing that.



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- 1:45:41 : Okay, near world demography, and quite interesting, if you go to our old town, maybe Georgetown, ataupun bandar-bandar Kampar ke, Bidor ke, all this old town. It looks macam Chinese sikit lah, straight colonial punya architecture. But, this is Shah Alam. So, through the NEP, Shah Alam tu dah jadi macam Malay town. You start to see Shah Alam, this is bandar Melayu. Yes, majority of the people are Melayu. But, you look at the architecture, masjid. If you go to Shah Alam, you start to see, at one point, you start to see the main building Shah Alam adalah Masjid Shah Alam.
- 1:46:41 : Kemudian, ni apa ni, Klub Shah Alam, Malay architecture. Atas bukit dia lagi Istana Shah Alam, the royal family, the Malay. And then you look at this side, Menara SAAS, UiTM. All of this are Malay landmark. So, you start to see that the influence of demographic transition, the identity of Malaysian cities have started to change. So, that is apa, the second part, and then, impact of this. Now, I'd like to share satu lagi ni adalah urban sprawl and regional resources. This is something, KL 1970, half of population in metropolitan, half live in KL. But now, the largest group adalah Petaling. Petaling compress of Petaling Jaya, Subang Jaya, and Shah Alam. So, you see that KL punya dropping, but the others are increasing very fast.
- 1:47:46 : So, you see that the streets around KL grew two to three times, six times faster. KL grew by only 1.4 percent during this time, tetapi Hulu Langat 8.2 percent per year, and then build up and move up. So, this is the build up area in 1970. Semuanya kat sini, tapi now have the whole area are all build up area. So, this is, you start to see, that's why you see a lot of town-town dekat situ. So, actually now, Petaling district has more people than KL. So, this is something people didn't know sebab KL tak boleh extend. And this is Penang. So, the growth rate kat sini, batu kawan semua ni, they grew six times faster than Timur Laut. Timur Laut is Georgetown.



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- 1:48:46 : So, you start to see this is now, in Penang, there are more people living in Seberang Prai compared to the island, and this is batu kawan, because of the second bridge, second Penang bridge. So, we start to have all of this. So, Timur Laut di Georgetown, daripada half, only one third. And then this is Johor. So, you start Johor, kat sini, now you have expanded, and in JB, dalam ni, in 1970 to 2000, JB, bandar JB, only grew 200 percent. But JB Tengah, ataupun Iskandar Puteri, it grew by 2,600 percent and then Pasir Gudang, 1,500 percent.
- 1:49:31 : Jadi, dulu Johor Bharu, Tengah, Iskandar Puteri ni, population dia only 6.5 percent, now population almost the same. So, this is what happened with the urban sprawl. So, impact kat situ, urban sprawl, is something yang we start to have loss of agriculture, and then, water and pollution, I think we know about this. So, this is the time Papan dulu, and then, the last one is on the metering of urban planning. So, we have all of this, Rakyat Malaysia and Town and Country Planning Act, as amended four times, and then, Town Planners Act, and KL have its own Planning Act. And then, this is four-tier planning system lah.
- 1:50:15 : So, kita punya ni complete, our planning system. We have national physical plan, cover the whole of Semenanjung and Labuan. And then, we have every state, ada dia punya structure plan, and then, ada district local plan, and then rancangan kawasan khas. So, actually, semua daerah in Malaysia already have the plan. Okay, and then, so low-carbon cities, new thing, and then, this is Urban Renewal Act. I think some of you have read about this. It's controversial.
- 1:50:48 : So, it's going to be tabled in Parliament and what URA is all about, is that before this, you have a strata, macam Rumah Pangsa Bertingkat, you need 100% agreement of the owners, before you can demolish and rebuild. But, the Act proposed that if the building is more than 30 years old, it requires only 75% agreement. If this is below 80%, then below 30 years old, require 80%. Jadi, tak perlu semua. So, that means, macam kita tengok Kampung Kuala Sungai Baru, kan, kita banyak tengok dia punya TikTok semua itu, that they don't want it.



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Jangka masa : 2 jam 4 minit

Transkrip:

- : So, that is one of the area where a very small minority tak mahu redevelopment. Okay, and they want that to stop. Tetapi, what happened is that if this Act diluluskan, then no need for consensus 100%. But, it also has been politicized. Why? Because when you have redevelopment, the density is going to be increased. The people who live there will get a better house.
- 1:52:05 : Sekarang ini 300, 400 sqft, maybe dapat 800, and they don't have to pay anything. But, to pay for that, then you need a higher density, more units. So, there'll be new people coming in and the new people may not be the same ethnic as the people before this. So, that's why it's controversial because certain political party, they know. Oh, ini kawasan Melayu ke whatever, they have a big support. Kalau ini diluluskan, they're going to be redevelopment. They're thinking, okay, the people, the existing people will still get new houses, but the other people may be from different. So, that is one of the.
- 1:52:52 : Tetapi, URA is actually is good for urban development in Malaysia because URA allow. Kalau tidak, kita punya rumah-rumah itu sampai bila dia akan usang, abandoned. URA pun macam kita dah buat, Kerinchi has been successful. So, daripada segi urban development that is going to be stable, URA is good for urban development. Tetapi, when people interview me, I say you need something to help the existing people, some of them elderly. When property tax naik, can they afford it? Because during the British time dulu, one of the ways the British got the land of the Malays is by increasing property tax.
- 1:53:45 : The Malays that time, they had a lot of land, but they don't have capital. So, under colonial British, kita naikkan property tax and they cannot afford it because they don't have capital. So, they end up losing the land. So, that is something that kita. So, as I mentioned earlier, URA is good for urban development, tapi we need to safeguard the people there long term. They will get a new house, tapi do they have the money nak bayar higher property tax later, dan Kota Madani. So this is new one. Fahmi punya tadi yang ada gambar, my ex-student, he is the planner for this Kota Madani, more of verticals and new one. And then, just to share ni, I share this one, just to show evolution of town planning.



Program

Professorial Lecture UiTM

Anjung Seri Budiman, UiTM Shah Alam

13 Ogos 2025 (Rabu), Jam 10.00 pagi

Nama Professor TPr. Dr. Jamalunlaili Abdullah
Tajuk Urban Malaysia Reflection of a Nation's Progress
Jangka masa : 2 jam 4 minit

Transkrip:

1:54:47 : So, you see all of this, Kuala Kubu Baru, using the garden city concept 1924, all of this were like the British. So, I'm not going to go detail on this. And then, all of those, Plan Malaysia and our first DG of Plan Malaysia was 1969, Datuk Rosli. So, only very recently, Melayu, sebelum tu semuanya masalah, even after independence. So, this is Town Country Planning Act and then, Putrajaya, so this is the main thing until all of this, where we are now, Kesedar, and then, so until now. So, the way forward, we're going to reach 85% by 2040. So, I would expect that government economic policies will get urban development in the future, especially with the global city. And, Urban Malaysia, relatively successful economic challenges, and this is the challenge for now, Urban Malaysia, climate change, aging society, and then the event of AI. So, this is something that those administrators of urban areas need to look at that. So, I think, thank you very much for your time and attention on this. Assalamualaikum warahmatullahi wabarakatuh.