

**CENTRE OF STUDIES FOR BUILDING SURVEYING
FACULTY OF ARCHITECTURE, PLANNING AND SURVEYING
UNIVERSITI TEKNOLOGI MARA**

**ASSESSING CONFLICTS IN HIGH-RISE STRATIFIED BUILDINGS IN
KLANG VALLEY**

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for the degree of
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Faculty of Architecture, Planning & Surveying**

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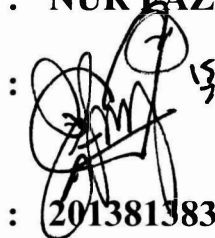
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**“I hereby declare that this academic project is the result of my own research
except for the quotation and summary which have been acknowledged”**

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ABSTRACT

In the 20th century, our country is developing rapidly and it is good news for Malaysia that wants to be one of the developed countries. In the meantime also, many building was developed as a multi-story building especially high-rise residential building in big cities. Conflicts in high-rise stratified buildings management in Klang Valley are to see the trends of conflicts that always happened in strata building management.

The aim of the study is to proposed area of concerns that can be concerned by the stakeholder of Stratified High-Rise Building towards reducing conflicts in Stratified High-Rise Building management. Stakeholder can be referring as Joint Management Body (JMB), Management Corporation (MC), Building Maintenance Agency, and residents of high-rise building.

In achieving the aim of the dissertation, three objectives are listed such as to identify the role and duties of Commissioner of Building (COB) in the case study. To investigate the current conflicts occurred in the case study. Lastly, to examine the conflicts reported to Commissioner of Building (COB).

The research was conducted in selection of Local Authorities is limited to Local Authority in Klang Valley which is Dewan Bandaraya Kuala Lumpur (DBKL), Majlis Badaraya Petaling Jaya (MBPJ), Majlis Bandaraya Shah Alam (MBSA), Majlis Perbandaran Subang Jaya (MPSJ), and Majlis Perbandaran Klang (MPK). This research is the platform to discuss and deliberate data collection and outcomes from the semi structured interview with COB Officer and documents review from data collection.

CHAPTER 1

INTRODUCTION

1.1 INTRODUCTION

In the 20th century, our country is developing rapidly and it is good news for Malaysia that wants to be one of the developed countries. In the meantime also, many building was developed as a multi-story building especially high-rise residential building in big cities. Then, a complete system of ownership to meet demand for the right of ownership for high-rise building is necessary. As we can see in Figure 1.0 below show that the demands of house development is increase in every year and the demands of house development was conquer by Wilayah Persekutuan Kuala Lumpur with 25 percent of total project that on going. In addition, for the second place goes to Pahang with 23 percent and third place is Sabah with 18 percent of project on going. This demand also was relate to the state development and usually for Rapid City that offering the job opportunities. In simple words, we can conclude that the more the residents, the higher the demands of house development.

Table 1.1: Incoming Supply for High-rise Residential Property development 2004-2010.

HIGH RISE RESIDENTIAL PROPERTY DEVELOPMENT (DD-in coming)							
States	2004	2005	2006	2007	2008	2009	2010*
WP Kuala Lumpur	68,021	53,079	44,990	35,089	33,127	26,825	26,210
WP Putrajaya	512	226	226	226	226	226	226
WP Labuan	0	0	66	0	400	400	400
Selangor	115,842	108,728	107,866	81,356	64,680	60,025	59,423
Johor	26,299	30,005	22,284	31,317	27,189	25,970	25,823
Pulau Pinang	30,875	31,579	36,423	27,078	23,104	18,616	17,314
Negeri Sembilan	15,824	13,234	10,281	1,853	2,283	2,191	2,095
Perak	1,540	2,963	5,870	10,706	10,239	10,371	10,403
Melaka	3,266	3,903	3,773	3,798	3,278	3,278	3,278
Kedah	1,938	2,800	4,489	2,944	2,946	2,857	2,857
Pahang	5,400	5,096	2,265	4,530	4,940	4,989	4,989
Terengganu	324	272	3,169	395	697	601	601
Kelantan	1,232	1,217	139	919	919	919	919
Perlis	1,361	1,361	1,617	517	37	37	37
Sabah	7,972	11,771	10,548	16,324	15,702	18,743	18,815
Sarawak	3,258	3,358	4,663	3,406	3,560	1,953	2,203
	283,664	269,592	258,669	220,458	193,327	178,001	175,593

*up to 2nd Quarter of the year

Sources: National Property Information Centre (NAPIC)