



UNIVERSITI TEKNOLOGI MARA

**THE PUBLIC'S LEVEL OF AWARENESS
TOWARDS LOCAL AUTHORITY'S STANDARD
PROCEDURE FOR BUILDING PLAN APPROVAL
AND ILLEGAL BUILDING IN SELANGOR.**

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ABSTRACT

Unsolved illegal building issues in the nation could be caused by several reasons that involved multiple layers of the community which includes the local authority and the public. The objectives of this study is to determine the level of awareness of the public in regards of the local authority's building plan approval procedure, implemented building guidelines and the level of awareness and knowledge of the public towards illegal buildings in the state of Selangor. This research involved quantitative methodology whereby questionnaire had been distributed to general public of Selangor which comprising of random community members aged above 20 years old. One hundred and forty-eight (148) responses were received and the data were analysed on percentage and mean value which indicate that most of the general public members are aware of the building plan approval procedure by local authority, implemented building guidelines and illegal building. Based on the findings, it can be concluded that majority of the respondents possessed good level of awareness in regards of the matters. However, it is found that the public has low level of awareness on certain requirements for building plan approval and familiarity with building guidelines. It is recommended that suitable measures to be structured and implemented to help improve level of awareness of the public regarding the matters.

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CHAPTER 1

INTRODUCTION

1.1 - RESEARCH BACKGROUND

The term illegal building according to (The Street, Drainage and Building act,1974) refers to any building, extension or renovation that does not obtained approval from authority or council. Illegal building could be classified into two types which are illegal building and partially illegal building. Illegal building is a common problem for most local authorities around the world. Ministry of Housing and Local Government has considered the common habits of renovating houses by owners as a common local culture (Sarkom et al., 2017)

There is a total of 9 types of illegal building each with specific reasons or causes that lead to the inclusion as illegal building (Kondewar et al., 2017). There are various reasons on why building is erected or renovated illegally. However the specific reasons may varies since the complexity in nature of construction and the types of the building. There are 5 common reasons which are plan violation, illegal land occupation, improper construction, construction without permission and temporary structure or building that extended its time limit (Kondewar et al., 2017).

There are various challenges in overcoming illegal buildings issues. The issue varies depending on in which organization or parties it occurs. One of the issues is the awareness of the general public. These include general public and professionals Some building owners stated that they have very little knowledge in regards of building guidelines and procedure. There are owners that stated that the legislation and guideline books are confusing and too technical making it hard for the mto comprehend the content (Kamarulzaman et al., 2019). Some of the house owners stated that they have bad perception towards approval procedure saying that the procedure is too complicated (Sabri et al., 2018).