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# PROPERTY TALK 2021

INDUSTRIAL REVOLUTION 4.0 IN MALAYSIAN PROPERTY



# PROPERTY TALK 2021: INDUSTRIAL REVOLUTION 4.0 IN MALAYSIA PROPERTY

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# ISSUES OF URBANIZATION IN MALAYSIA

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## Abstract

Malaysia is currently one of the most urbanized countries of East Asia, and also one of the most rapidly urbanized regions around the world. The development growth in Malaysia is striving towards developed country. Currently development has encroached towards most urban areas and has filled with property development and causes most of the urban areas highly dense and congested. As population is growing, the demand for residential development in the city centre and its surrounding rises. Urbanisation is putting pressure on the government to find means to manage its resources. On top of that, it has consequence to other problems related to urbanization such as urban poverty, urban congestion, high crime rates, urban sprawl and lots more issues related to rapid urbanization. Objective of this study is to identify the issues resulted from the rapid urbanization and its impacts towards the growth of economy, social and environment in Malaysia. This study also aims in suggesting how the government should tackle these problems. To obtain the data of this study, Qualitative content analysis is used to derive to the research problems and issues. The outcomes are expected to assist Malaysia in achieving the SGD 11 goals towards sustainable cities and communities.

**Keywords:** Development Growth, Urbanization, Qualitative Content Analysis, Sustainable Development, Sustainable Cities & Communities

## 1.0 INTRODUCTION

World population growth (and resulting urban expansion) have caused cities to expand toward peri-urban areas (Plecher,2020). Based on the Department of Statistics Malaysia, the population in Malaysia will reach 33.8 million in 2040, and 85% will be residing in urban areas (Samat, 2019 & PLANMalaysia, 2016). This indicated that urban sprawl has become one of the major challenges in managing cities and urbanisation issues in Malaysia (PLANMalaysia, 2016). As population is growing, the demand for residential development in the city centre and its surrounding rises. Uncontrolled, unplanned and uncoordinated growth of urban areas causes the urban sprawl to occur (Rosni.et.al, 2016). As more high density residential development is concentrated within urban areas, more low density residential development will take place outer than urban areas demanded by high-income people, thus, city becomes segregated and form more mono-functional land use pattern. As this increased, it creates demand for peoples to commute from home to work, shopping area and even recreation (Ab Rahman, 2013). Migration and urbanization will also lead to social effects such as illegal migrants, pollution, housing and poor waste management, urban poverty, poor access to health system, and more (BPPD, 2020).

The after effects would put pressure to the government to overcome the spill over due to the rapid urbanization which has causes many issues to environment, economic and social which not only effecting the communities in urban areas. but also refraining the government efforts in achievement of sustainable cities goal. Therefore, this research is an introductory study aimed to identify the issues rising from rapid urbanization and how it would impact the objectives in achieving the goal of sustainable cities and communities, besides suggesting solutions in achieving the above-mentioned goals.

## **2.0 LITERATURE REVIEW**

### **2.1 Urbanization**

Urbanization refers to the increasing number of people that live in urban areas (Chaolin, 2020). As in Malaysia, Urbanization process and economic modernization activities will occur in parallel and continuously. Urbanization is a process whereby an area is urbanized and involves some aspects of development such as economic, physical, social, politics and etc (BPPD, 2020). As a result of the increasing number of towns and high level of urbanisation, the pattern of migration is changing. Urban-urban and urban-rural migrations have become more significant instead of rural-urban migration (ISIS, 2014).

There are various causes of urbanization such as industrialization whereby people are shifting from the old agricultural economics to a novel non-agricultural economy, which creates a modernized society. Through the industrial revolution, more people have been attracted to move from rural to urban areas on account of improved employment opportunities (Conserve Energy, 2021). Another causes are social benefits and services. This is because most infrastructures are built in urban areas to cater to the needs of industries, shelter, recreation, and other services (Yaakob et al., 2010; KeTTHA, 2011). The urban cities also are where new job opportunities are created (Aziz et al., 2012) and high-skill manpower is available (Shahbaz et al., 2016).

### **2.2 Sustainable Development**

The well-known sustainable development definition was by The Brundtland Commission, 1987, "Development that meets the needs of the present without compromising the ability of future generation to meet their needs". (WCED, 1987; Education, 2007; Ang and Wilkinson, 2008). (Hurt, 1998), found that sustainability is related to the quality of life in a community whether economic, social and environmental components that make up the community which provide a healthy, productive, and meaningful life for all community residents of present and future. Sustainable development also represented as a balance between economic, social and equity and balance between the demands of people for equity, prosperity and quality of life (Berke, 2002).

(Robert et al., 2005) mentioned that sustainable development was originally emphasized on the economic development as well as environmental protection and further extended to the alternatives notion for development (human and social) and nature (anthropocentric versus ecocentric). Malaysia has progressively initiated initiatives towards sustainable development that embedded in the Malaysia Plan as it is emphasised from the Eight Malaysia Plan. (Hashim, 2008), explained that the initiatives was further emphasise in the development plans (National Physical Plan, Structure Plan, Local Plan). The initiatives need a referral for its success monitoring, thus, a sustainable development indicator which reflects the interconnection between three main aspects which include environment, economy and social referring mainly to issues or condition and to measure sustainable development in order for foresees and tacking future sustainability (Siwar et.al, 2008). Thus, Malaysia has initiated three sustainable development indicators which is Malaysia Quality of life index (Siwar et al., 2008), urban sustainable indicators (Murninet)(Hasan and Adnan, 2003) and Local Agenda 21 (Hashim, 2008). Malaysia is committed to the United Nations Sustainable Development Goals (SDGs) in particular, Goal 11 calls for making cities more inclusive, safe, resilient and sustainable. This is made necessary due to rapid

urbanisation, which exerts pressure on air quality, living environment and public health (MOF,2019).

### **3.0 RESEARCH METHODOLOGY**

This study is conducted thru qualitative content analysis. Qualitative content analysis is one of the several qualitative methods used to analyse data and interpreting its meaning (Schreier, 2012). As a research method, it represents a systematic and objective means of describing and quantifying phenomena (Downe-Wamboldt, 1992; Schreier, 2012). A prerequisite for successful content analysis is that data can be reduced to concepts that describe the research phenomenon (Cavanagh, 1997; Elo & Kyngäs, 2008; Hsieh & Shannon, 2005) by creating categories, concepts, a model, conceptual system, or conceptual map (Elo & Kyngäs, 2008; Morgan, 1993; Weber, 1990). Therefore, this preliminary study gathered and analysing data from previous studies, published articles, news, journals and related documents in order to derive to the initial concept of the issues. This Qualitative research methods, comprising content analysis of policy-related documents including Kuala Lumpur Structure Plan 2020 [29], Kuala Lumpur Draft City Plan 2020, and the Selangor State Structure Plan 2020, 11<sup>th</sup> Malaysian Plan, MySmart Wilayah 2030, Green Technology Masterplan 2017-2030, Local Agenda 21, New Urban Agenda, Sustainable Development Indicators and Pillars, and all documents that directly and indirectly related to the issues.

This preliminary study is only limited to areas that facing dense urbanization problems and mainly concentrating in Klang valley areas.

## **4.0 RESULTS AND DISCUSSION**

### **4.1 Results**

#### *4.1.1 Urban sprawl*

As in Malaysia, urban sprawl has plagued mainly in the major cities to date. The urban sprawl means that the additional housing being developed in the major cities and further spread out, but relatively in low density (Malaysiakini, 2014). Urban sprawl is a process that is characterized by an unforeseen and jagged pattern of growth, driven by a multitude of processes and leading to inefficient resource utilisation (Bhatta et al. 2010). Uncontrolled, unplanned and uncoordinated growth of urban areas causes the urban sprawl to occur. Urban sprawl which is both inefficient and unsustainable is due to the inability of town planners, policy makers and the authority to visualize such growth during planning, policies and decision-making process (Rosni. et.al, 2016). The urban footprint in major cities will be spread out far further, driving the need for private vehicle ownership upwards, and increase travel time from one point to another, and especially increase the travel time from these newer townships to the major city centres. This leads to increased congestion, higher emissions of greenhouse gases. The significant final implication is in terms of negative environmental, social and economic impacts (Gomez, 2019).

#### *4.1.2 Urban poverty*

Urban poverty in Malaysia has been considered as an increasingly visible phenomenon due to impacts of urbanization. This phenomenal is getting more attention as poverty alleviation has become one of the main agenda of sustainable development in most developing countries around the world (Siwar, et.al, 2016). The absolute poverty rate in Malaysia has improved from 7.6% in 2016 to 5.6% in 2019 following the revision of the national poverty line income (PLI) according to current needs that emphasise on optimal food intake and quality non-food basic requirements (DOS, 2020). Nevertheless, the pandemic-induced economic downturn is also playing a role to an increase in poverty rates. Poverty in Malaysia is also defined by the prevalence of social exclusion. The lack of regular access to basic services such as education, healthcare, nutrition, housing, water supply and sanitation is an important dimension of poverty (Penang Institute, 2020).

#### *4.1.3 Over population*

It is presumed that residential land would be used for housing residents, and commercial land for commercial purposes such as retail, office, entertainment and many more and would affect the requirements for schools, parks and green space, community halls, places of worship, sporting and recreational spaces, funeral homes and cemeteries, and other social amenities (Malaysiakini, 2014). Urbanization has a major negative impact on the nutritional health of poor populations as they have limited financial resources and the cost of food is higher in cities. Lack of nutritious diets will lead to illness, which contributes to loss of appetite and poor absorption of nutrients among those affected ((Kuddus. et.al, 2020)).

#### *4.1.4 Traffic congestion*

In Malaysia, there is critical traffic congestion in major cities that forces residents to spend almost one to four hours per day on commuting (Tong, 2014). According to a report from The World Bank, working class Malaysians are estimated to waste about 1 million wasted hours annually stuck in traffic congestions per day. The time spent stuck in traffic could have been used more productively, like putting another hour in at work or catching up on social activities. The hours wasted also comes at a cost, this is what economists known as “opportunity cost” (MalaysianNews, 2020).

Traffic jam has real impact to time management and psychological wellbeing that has consequences on many road-rage incidents nowadays. A long rows of vehicles crawling on the road means more fuel is wasted. More carbon is released into the atmosphere, causing rise in global temperature. Air pollution in a city would mean poorer quality of air for us to breathe. That's how traffic congestion contribute to climate change and bad health (Malaymail, 2020).

## **5.0 CONCLUSION**

The focus of this study is to identify issues and problems that emerged from the rapid urbanization phenomenal in Malaysia. Many issues that arose from rapid urbanization are due to the lack of development control, insufficient provision of social facilities and amenities, lack of education and awareness towards population growth as well as inefficient public transportation networks that causes people to opt for private car in order to communicate from one area to another. Therefore, it is concluded that more extensive study is required to explore on more sustainable and effective solutions to mitigate those issues. It is anticipated that, those solutions would help in mitigating urbanization issues and helping in promoting not only

towards sustainable development, but also producing sustainable cities and communities in the future.

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Kelulusan daripada pihak tuan dalam perkara ini amat dihargai.

Sekian, terima kasih.

**"BERKHIDMAT UNTUK NEGARA"**

Saya yang menjalankan amanah,

*Setuju.*

*27.1.2023*

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