

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

**IMPACT OF ILLEGAL BUILDING TO LOCAL AUTHORITIES**

CHE ROSLAN BIN CHE DAUD

(2010416928)

Academic Project submitted in partial fulfilment of the requirements

for the degree of

Bachelor of Building Surveying (Hons)

Centre of Studies in Building Surveying

Faculty of Architecture, Planning & Surveying

July 2012

## ACKNOWLEDGEMENT

Firstly, I would like to thank to Allah S.W.T for his blessing. I am grateful and feel very fortunate because the Academic Project can be completed successfully. I had gained a lot of knowledge in completing this task.

Secondly, I would like to expense my extreme gratitude to all professional particular that has helped to complete this dissertation. Firstly to Sr.Hikmah Binti Kamarudin as my supervisor for her cooperation, supervising, advising and supported me during completed this dissertation.

Besides that, I would also like to take this opportunity to thank my parent for their supporting and encouragement during preparation of this dissertation.

There are many people that I would like to thank, they are staff at Pasir Puteh District Council (MDPP), Kota Bharu Municipal Council (MPKB), Machang District Council (MDM) and Tanah Merah District Council (MDTM) in Kelantan State. They has been providing the information, interview, given some hard copy data to make appendix and discussion for helped me to completed this task.

Lastly, my gratitude to my friends for their supported and commitment in completing this Academic Project.

Thank you.

## **ABSTRACT**

Illegal building or unauthorized building is a big problem that faced by most local authorities in Malaysia. In general, illegal building means the building has built without any permission from local authority. In this scenario, illegal building will create many problems to local authority and public. We can see now the illegal building or illegal structure grow like mushrooms after rain on the road reserve and electric lines throughout our country. If there is no awareness and action to be taken by state authorities and local authorities, this will become a big problem that can give a negative impact to local authorities in Malaysia.

This research will cover the impact of illegal building to local authorities, the approaches or practice has been used by local authorities to control the illegal building. The research will be focus on approach to control and manage of illegal building in four (4) local authorities in state of Kelantan.

With this research, it will help local authorities to improve their management in controlling in case of illegal building. Besides that, most people never thought that illegal building will give a big impact to local authorities and to public. This research also will helps people to understand what means of illegal building and help to reduce the construction of illegal building in the future.

## TABLE OF CONTENT

<b>CONTENT</b>	<b>PAGE</b>
<b>Abstract</b>	I
<b>Acknowledgement</b>	II
<b>Table of Content</b>	III-V
<b>List of Figure</b>	VI
<b>List of Table</b>	VII
<b>List of Abbreviations</b>	VIII
<b>CHAPTER 1 INTRODUCTION</b>	
<b>1.1 Introduction</b>	1-2
<b>1.2 Issue of the topic</b>	3-4
<b>1.3 Research Objective</b>	5
<b>1.4 Scope of study</b>	6
<b>1.5 Methodology</b>	7
<b>CHAPTER 2 LITERATURE REVIEW</b>	
<b>2.1 Illegal</b>	
<b>2.1.1 Definition of illegal</b>	8
<b>2.2 Building</b>	
<b>2.2.1 Definition of building</b>	9
<b>2.2.2 Types of building</b>	10-11
<b>2.3 Illegal Building</b>	12-13
<b>2.4 Local Authorities</b>	14-15
<b>2.5 Impact</b>	16

# CHAPTER ONE

## INTRODUCTION

### 1.1 Introduction

Nowadays, the construction industry in Malaysia increase day by day. This shown the progress of development in our country equal with other developed country. However, have a certain problem in order to create our country equal to develop country and that problem can give a big impact to development planning in our country. Illegal building is one of the big problems in construction industry. Illegal building means building were construct by individual or particular without any permission from local authorities. Illegal buildings include the extension of building without any permission from local authority and did not comply the requirement has stated by act.

According to Street, Drainage and Building Act 1974, *“No person shall erect any building without the prior written permission from local authorities”* S 70 (1). Illegal building means the building was constructed withoutcomplythe design and specification stated by local authorities and regulation. For example, the building setbacks not comply the specification was stated by act. Besides that, referring to the town planning in the region, illegal building is a building has constructed without obtaining any construction permit from local authorities and violates the construction permit.