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FACULTY OF ARCHITECTURE, PLANNING AND SURVEYING,
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**“THE EFFECT OF PLANNING PROCEDURES TOWARDS THE PROFITABILITY
OF PROJECT”**

**CASE STUDY: THE PEAK RESIDENTIAL PROJECT, BANDAR SRI
DAMANSARA, PETALING JAYA**

**Final Project provided in partial fulfilment of the requirement for the award of
Bachelor of Estate Management (Honours)**

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ABSTRACT

Planning system enacted under the Department of Urban and Regional Planning degree of impact and positive effects, especially in the development sector in the country. With the creation of this system, the development has increased in tandem with economic growth in our country. However, this development will run smoothly if all parties involved complying with and following the process provided by the Planning Department. One of the processes that need to be followed is to apply for approval of planning permission before starting any development work. In addition, the time factor is an important element in the development process to produce a high quality development and it is to be completed by the costs have been allocated. Due to that, time should be taken in the planning procedures should be discussed in this project, especially in the aspects of the application for Planning Permission. Additionally, the causes of delay in obtaining the approval of planning permission will also be discussed in this study. Whether it is due to the requirement that the applicant be complicated or burdensome, or they have other reasons that cause this plan approval process takes so long to cause delays to the development. The main aim of this study is to identify whether the time factor affecting the profitability of a project or maybe it does not leave any impact on the development. All information deemed relevant and thoughtful obtained from various sources. It is hoped that this project could clearly explain the best use of time to get the approval of Planning Permission and to avoid any problems that may cause the process to be longer in the future.

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CHAPTER 1

BACKGROUND OF THE STUDY

1.0 INTRODUCTION

The town planning system in this country since the enactment of Town and Country Planning Act in 1972 has served the country well in creating better physical environment for a living and in the generation of economic and social wellbeing (Zainuddin 1992). However, the system particularly the planning procedure used by local planning authorities in giving planning permission imposes costs on the economy and constraints on property development. Planning procedure causes delay and uncertainty to any project development. In many situations, the system has slowed down or even stopped the development to happen. If the system is to remain effective, it must be used in a way that does not impose unnecessary problems to property developers and project development. Some amendments or new measures have to be made and introduced to make planning procedure more relevance and significant in facilitating development.

1.1 PROBLEM STATEMENT

Planning Procedure is a process or sequence of stages introduced and used by the local planning authority in accordance with the provision under Section 19, 20, 20A, 21, 21A, 21B, 21C and 22 of the Town and Country Planning Act 1972 (ILBS 2003). Under Section 19, no one except the local authority may start or carrying out any "development" without planning permission given under Section 22 of the Town and Country Planning Act 1972. "Development" in the said act refers to any building works, engineering, quarrying, industry or any works that involve