## FAKULTI SENI BINA, PERANCANGAN DAN UKUR JABATAN UKUR BANGUNAN

## PEMBANGUNAN SEMULA LAPANGAN TERBANG SULTAN ABDUL AZIZ SHAH SUBANG

Satu dissertasi yang disediakan sebagai memenuhi sebahagian dari syarat untuk penganugerahan Sarjana Muda Ukur Bangunan (Kepujian)

DISEDIAKAN OLEH : Muhammad Dzulkifli Bin Sulaiman

SESSI: November 2001

## **ABSTRACT**

The newly open Malaysia's international airport on November 1998 has bring a new faces and history in Malaysia transportation. The spectacular fireworks and lights during the opening ceremony has shown Malaysia high commitment towards becoming a develop nation by the year 2020. With the combination of science and arts in its building design and planning, Kuala Lumpur International Airport (KLIA) will surely open the eyes of other countries to follow Malaysia footsteps in developing the transport industry.

However, at the same time, with the opening of KLIA, it is also mean the end of Sultan Salahuddin Abd. Aziz Shah Airport (LTSAAS) in Subang as Malaysia international airport. For more than three decade, LTSAAS has shown a great 'job' in fulfilling government agenda. From a land filled with rubber plantation with some small holder taking some effort of the land, it has change into an 'airport city' with all kind of people from around the world, from businessman to tourist, walking and passing along before go to the next destination. It was surely a time of prosperity and wealth to the people of Subang. A lot of job opportunity was created and Subang itself has turn rapidly into a big town.

However, with the closing of LTSAAS, a lot of people getting worried of what is going to happen to LTSAAS. The government realises of this feeling and for that a redevelopment of LTSAAS is necessary so it will bring back the glory of LTSAAS like it once was.

But, before that, a thorough study should be done first so that the best decision can be make for redevelopment of LTSAAS. To achieve that, the decision must based on facts and detail assumption. When every information has put into places, only then it is implement.

A thorough study is very important before we can pursue our objective especially if it involve big decision such as the redevelopment of LTSAAS. Hopefully, in the end everyone will get the profit from the redevelopment of LTSAAS.

## TABLE OF CONTENTS

CONTENTS		PAGE
		NUMBER
ABSTRACT		1
ACKNOWLEDGEMENT		2
LIST OF FIGURES		3
LIST OF TABLES		4
ACRONYMS AND ABBREVIATIONS		5
<b>CHAPTER</b>	<u>R 1.0</u>	
INTRODUCTION		
1.1	The Historical and Background	6
1.2	Aims and Objectives of the Study	8
1.3	Research and Methodology	9
1.4	Limitation and Scope of Work	9
1.5	Chapter Organizations and Synopsis	10
CHAPTER 2.0		
THE REDEVELOPMENT PLAN		
2.1	Introduction	12
2.2	Goals and Objectives	13
2.3	General Concept	15
2.4	Strategy	15
2.5	Redevelopment Packages	16

2.6	Redevelopment Concept	16	
2.7	Redevelopment Concept Plans	18	
2.8	Redevelopment Packages	22	
2.9	Marketing Plan	22	
2.10	Investment Strategy	25	
į			
<b>CHAPTEI</b>	<u>R 3.0</u>		
ANALYSI	S ON THE DEVELOPMENT PROFILE OF		
LTSAAS			
3.1	Existing Uses At LTSAAS	26	
CHAPTER 4.0			
ANALYSIS ON THE OPPORTUNITIES AND			
CONSTRAINTS OF LTSAAS			
4.1	Land Use	41	
4.2	Utility Infrastructure Constraints	45	
4.3	Aviation	48	
4.4	Market demand	51	
CHAPTER 5.0			
DESIGN CONCEPT OF LTSAAS			
5.1	General Layout And Design Features	74	
5.2	Aerospace Park	82	
5.3	Research And Development	91	
5.4	Office Uses	92	
5.5	General Aviation	98	

5.6	Royal Malaysian Air Force and Royal Malaysian	104	
	Police Air Wing		
5.7	Exhibition and Convention Centre	107	
5.8	Hotel	111	
5.9	Indoor Arena	113	
5.10	Theme Park	115	
5.11	Retail Development	118	
5.12	Department of Civil Aviation College	121	
CHAPTER	<u>R 6.0</u>		
ENGINEE			
LTSAAS			
6.1	Utilities Infrastructure Requirements	125	
6.2	Site Preparation	128	
6.3	Refurbishment of Existing Buildings	130	
CHAPTER 7.0			
CONCLUSION AND RECOMMENDATION		134	
BIBLIOGRAPHY AND REFERENCES		137	
APPENDI	X		
Appendix A – List of Interested Client in NECC			
Appendix B – List of Consultant Involve in NECC			
Appendix C – News on NECC and Prime Minister Comment			
ı	on NECC		
Appendix D – Pictures of NECC Model			