

**LOCATION CRITERIA FOR SCHOOLS IN IPOH CENTRAL BUSINESS
DISTRICT**

By

SABARIAH MANSOR

**DEPARTMENT OF TOWN AND REGIONAL PLANNING
FACULTY OF ARCHITECTURE, PLANNING AND SURVEYING
UiTM PERAK
SERI ISKANDAR CAMPUS**

APRIL 2013

ABSTRACT

It is well known that urban areas are fragile places and in constant change. The special values in the city are closely related to the wide range of services made available. The rapid development of cities across the world had resulted to rapid growth of population. Since the study of central business district as the core element in urban planning, the needs to emphasize the prominent use of urban land become vital. Ipoh in like many other colonial cities, the urban planning system is conventional. The city centre with projected population of 32,500 people by the year 2020 is facing the fatal issue of scarce urban land. There are many reasons to likely relate to the issue, nevertheless the use of urban land is questioned. It is synonym that any development in urban planning has the highest linkage to the public amenities and facilities. The need to provide these elements are tremendously important and as to accommodate the growing population in coordination with the Guidelines & Planning Standards as advocated by Town & Country Planning Department. The schools in Ipoh central business district is believed to correlates with the suitability use of urban land. The schools are inappropriately located as it implicates many aspects in terms of safety, traffic congestion, non-conducive learning environment, uncomplimentary uses of land, social impacts and contributes to the inefficiency of urban use. This study has proven that the schools in Ipoh CBD are facing problems related to the suitability of its location. There are significant findings based on the observation, public opinion survey and interview with the stakeholders as it has confirmed the inappropriateness of these schools within Ipoh CBD. The need to plan for a sustainable development does not only imply on high impact development as though schools grounds are foremost basic facilities for the society. The recommendations made from this study are widely applicable and adaptable for town and urban planning for school facilities of Ipoh CBD as well as other schools throughout the country.

ACKNOWLEDGEMENTS

Foremost, thanks to Allah S.W.T and may the peace and blessings be upon prophet Muhammad S.A.W for granting me the chance and the ability to successfully complete this study. Alhamdulillah.

I would like to express the deepest appreciation to my advisor En Johari Taharim who has the attitude and the substance of a genius. He continually and convincingly conveyed a spirit of adventure in regard to research and an excitement in regard to teaching. In addition, a sincere gratitude for his patience, motivation, enthusiasm, and immense knowledge. His guidance helped me in all the time of research and writing of this final study.

Besides my advisor, I would like to thank the coordinator of DTP 350 – Final Study II Dr Mohd Fadzil Abdul Rashid for his encouragement and tolerance during the progress. My sincere thanks also go to all of the lecturers of Town & Regional Planning Department as I came across a saying:

“A good teacher is like a candle, it consumes itself to light the way for others”

I wish to thank my beloved parents Mansor Bin Nasir and Nooraishikin Goh Binti Abdullah for the continuous support of my study and for this research. My mother had been with me, burning the midnight oil to translate the set of public opinion questionnaire survey from English into Mandarin. My father who stood by my side and promptly attended during my sickness. Plentiful of thanks to my siblings, for the encouragement and moral supports.

Six semesters of adventure of knowledge, friendship and love had matured me in so many ways. My journey in Universiti Teknologi MARA as an eye opener of higher education. I would like to express my deepest appreciation for my fellow classmates and course mates for the experiences.

Last but not least, I am indebted to the principals of respective schools of SMK (C) Sam Tet, SJK (C) Yuk Choy, SJK (C) Chung Shan, SJK (C) Perak and Shen Jai School of Commerce whom werez willing to participate as respondents in this study.

TABLE OF CONTENTS

TITLE	PAGE	
Abstract	i	
Acknowledgements	ii	
Table of Contents	iii	
List of Tables	vii	
List of Figures	ix	
List of Photographs	xi	
CHAPTER 1	INTRODUCTION	
1.1	Introduction	1
1.2	Problem Statement	3
1.3	Aim of The Study	5
1.4	Objectives of The Study	5
1.5	Scope of The Study	6
1.6	Significance of The Study	7
1.7	Methodology	7
	i. Stage 1: Preliminary Study	7
	ii. Stage 2: Literature Reviews	7
	iii. Stage 3: Data Collection	8

CHAPTER 1.0

INTRODUCTION

1.1 Introduction

Planning Guidelines and Standards for Public Facilities as advocated by Town & Country Planning Department, states that public facilities are the use of space for the purpose of social values such as to encourage unity, to nurture loving and caring societies with high moral values to be developed and achieved by the nation in the future. There are twelve classifications of public facilities. In relation to this study, one of the foremost important provisions of public facilities is the educational institutions especially school grounds.

The planning policies outlined by the Ministry of Education clearly states that the educational facilities are to be provided to encourage students attend the nearest school to their communities. This is followed by the regulation of single school sessions and an appropriate class size of 35 students is the maximum. However, it seems like the principles are to be omitted for schools located in the city. A study has been conducted relates to the problems of city schools which proved that even the healthiest institution would have problems when located in the city. (Kerchkoff, 1964)

According to Kerchkoff (1964), high crime rates, illness and suffering of all kinds seems to be abundant in the city and to have schools located in the city is inappropriate. The conventional planning for urban areas idealized by the philosophy somewhat that the functions availability of all kinds of services and activities must be located in the city centre. This include the provision of schools which are best located in the same ring. The fact that people seek the better life in the city show tremendous impacts in terms of physical planning. Over time, crisis