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COMMUNITY PLANNING AS AN ALTERNATIVE TOWARDS A CONDUCIVE LIVING ENVIRONMENT

**A CASE STUDY OF PUSAT PERTUMBUHAN BARU SUNGAI BULOH,
(SUNGAI BULOH NEW GROWTH CENTRE)
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I. BACKGROUND

A. PREFACE

Community planning is a very interesting topical case study that I would like to undertake for my final semester project. Of late, there is a growing concern with regards to the physical aspect on mass residential layout planning that lacks community facilities and environs. I believe that these shared facilities and space can foster a sense of community by giving attention to site amenities, outdoor spaces, public landscape of street and park, plaza and center at a neighborhood scale by providing a civic center and a well-designed open space that discourages vehicular use and encouraging people to walk more.

The streets are not only for cars but could equally accommodate pedestrians and bicycle linkways that are also important in public space. In this way, the residents need not be as dependent on their cars as they are now. The current concept of residential planning in Malaysia should be revised to a pedestrian concept as an alternative, with pedestrian friendly neighborhood and encourage a pedestrianise society. Pedestrians are the catalyst that makes the essential qualities of communities more meaningful.

B. COMMUNITY PLANNING

Community planning is more than just physical planning. It includes the consideration of the cultural aspects, daily activities and the welfare of a community in a residential area that could be preserved from the negative impacts of current rapid development. The objective of this case study is to review the development pattern of the residential planning in Bandar Sungai Buloh, which is a mixed development comprising low cost flats, middle-cost apartments, link houses and bungalows interconnected with commercial area and light industrial park that affects the quality of living in this area.

A good community planning criteria is measured in terms of comfort, social interaction, safety and conducive environment for the residents. However, the current practices by the developers have neglected the welfare of the community. The developers are known to squeeze allocations for basic amenities such as parks and playgrounds by giving sub-standard play structures for the children and inadequate open area or field. This is because the land value is very high. Also common is the lack of pedestrian circulation system such as walkway or bicycle path to link from one area to another and sub-standard site amenities such as garbage disposal chamber, trash receptacle, seating and benches and proper bus-stops within the residential area.