

UNIVERSITI TEKNOLOGI MARA

**ANALYSIS FORM AND CONTENT
LOCAL PLAN AS AN INSTRUMENT
IN DEVELOPMENT CONTROL AT
LOCAL PLANNING LEVEL IN
STATE OF SELANGOR**

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ABSTRACT

In recent years, developments have influenced the management within the administrative system. This study focused on the analysis form and content local plan as an instrument in development control at the local planning level in the State of Selangor. Based on the title of the study, it can be identified as the main aspects such as local plans, local authority and development control, especially in the planning aspect. Aim of study the form and content local plan as an instrument in development control at the local level in the State of Selangor. There are four problems and issues according to the study which was types of the local plan, a form of the local plan, and the content of the local plan and process preparation of the local plan. The main objectives of this research is to analysis comparatively form of the local plan and to study application of local plan in the related local authority area, to examine the effectiveness of local plans base on manual and investigating comprehensively the process of delivering a local plans and to relate the assessment with the Town and Country Planning (Act 172), to undertake a fieldwork in trying to examine the application of local plan among decision-makers to seek their perspectives about the use of local plan as an instrument development control, to evaluate the stakeholder and public perceptions towards the practice of local plans and to propose recommendation on form and content local plan for the future development. Meanwhile, the research method for this study used a qualitative survey and a quantitative survey. The analyses were conducted using the manual coding for qualitative and quantitative data used descriptive statistical analysis and Mann Whitney U-Test. Furthermore, the findings of this research are significant to the form of the local plan, the content of the local plan and administration on process preparation local plan that has been discovered. The main finding reveals that there is significant value for the variables based on the questionnaires that have been distributed for the government planner and consultants. There is some recommendation that was separated proposal plan and written statement, improve the local planning manual or guidelines and revised the provision of Act 172. For the contribution from this research on knowledge local plan especially in terms of guidelines and references for the local authorities in Malaysia, contribution to the theoretical local plan and understanding on manual of the local plan.

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CHAPTER ONE

INTRODUCTION

1.1 Background of Research

Nowadays, recent developments have influenced the management within the administrative system in the built industry. Consequent to it, this study will be focused on the assessment of the local plan as an instrument in development control at the local planning level in the state of Selangor. It will specifically be focused on 3 main aspects; local plans, local authority, and development control instruments for controlling building developments in Malaysia include the Structure Plan, Local Plans and Special Area Plan; Ulaiman, (2009). These instruments are different from other countries and the level of these developments required in plan submissions depends on the terms of form and content from local plans according to local authorities. However, in Malaysia, most local authorities or any agencies who are involved in the preparation process of the local plans are commonly ignorant about the development plans Khailani & Perera, (2013). In the context of development especially inland and building development, the local plan is one instrument or mechanism that can be used to manage the development based on the regulation Act 172 (1976).

Referring to the research's preface, Malaysia itself has its local plans starting from the year 1976 until now (Department of Town and Country Planning Peninsular Malaysia, 2010). According to the statistics (Town and Country Planning Peninsular Malaysia, 2010), the application of local plans to control the development of Malaysia has been carried out for almost 37 years. It is important to note that, the local plans in Malaysia was previously formed by referring to the local plans in England as was normal practice after the country's independence to refer to British legislation, however, the types of local plans are different compared to Malaysia, Reade, (2005). Dimitriou, H.T. and Thompson, R. (2007) pointed out that the types of local plans in England are divided into three categories which are; district local plans, subject plan, and action area plan. However, Salleh, D. (2007) found that in Malaysia the local authorities itself produce the special area plan, but not the action area plan.