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IDENTIFICATION OF THE WEAKNESSES OF PLANNING PROCESS
IN MANAGING HOUSING SUPPLY

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ABSTRACT

The planning system plays an important role in housing development process to achieve the social, physical and economic goals. Theoretically, the planning system should play its roles in providing sufficient housing, encouraging sustainable development and ensuring efficiency and effectiveness in the delivery system as well as in the planning process. Even, in the situation of imperfection and failure of housing market system, it becomes a role of planning to rectify the failure by properly governing the planning process. However, in practice, it was argued that the planning system fails to effectively plan and control the housing development, especially related to the housing supply. The existence of oversupply is among the housing development issues which can be related with the weakness and ineffectiveness of the planning process and practice. The factuality of the argument was proven by the empirical research as conducted in the Johor Bahru Conurbation area as a case study. In this research, triangulation method in gathering the data were applied by evaluating the planning documents (structure plan, local plan and housing applications) and conducting the questionnaire survey and in-depth interview with the town planners. Subsequently, the data were analysed using the methods of content and descriptive analysis which generated the results in the forms of quantitative and qualitative. Findings from these analysis revealed that there are several weaknesses in the process and practice of housing planning which contribute to the oversupply of housing. The weaknesses were identified as early as at the housing forecasting activity, followed by formulation of planning policy, determination land area and distribution of locations for future housing and during the approval process. This paper aims to discuss findings from the empirical research on the identification of weaknesses in the housing planning process. Prior to that, this paper will briefly discuss on the theoretical perspective of the relationship between planning system and housing supply, the process of housing planning in Malaysia and methodology used in this research.

Keywords : Land Use Planning, Housing Planning, Housing Development, Housing Supply