KAWALAN PEMBANGUNAN
DI MAJLIS PERBANDARAN SANDAKAN
KE ARAH PENYELESAIAN KELEWATAN MEMPROSSES
PERMOHONAN PEMBANGUNAN

AUGUS TAMANING

Proyek Sarjana Muda ini dikemukakan sebagai memenuhi
syarat penganugerahan Ijazah Sarjana Muda Perancangan Bandar dan Wilayah

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ABSTRAK

ABSTRACT

One of the most important processes in the development approval is application process for the planning permission. As stipulated in the Town and Country Planning Ordinance CAP 141, all the developments can only start after the Local Planning Authority (LPA) has issued the planning approval. Although, there are many problems regarding the process of obtaining planning approval but these particular problems has not satisfactory addressed properly by the LPA. Therefore, this study is broadly aimed at identifying the duration and problems occurred in the process of development approval and in the same time some proposals were also suggested to overcome the problems in order to expedite the approval’s duration. This study is using interview and questionnaire methods where from the findings, it indicated that 98 percents of the development’s application require more than 3 months for the development’s approval being granted. The findings also show that the problems that contributed to the delay factors are because of controlled regulator system, internal sources and external sources. Therefore, this study also delineates proposal, both general and specific to overcome the problems so that the duration in the process of development’s approval can be shorten. Among the proposal that suggested are to ensure the service is properly staffed and equipped and the skills of all staff should be improved. A handbook regarding the application of development application can also be suggested to help the applicants in ensuring the application is complete and fulfill all planning needs. Even though the LPA has a superb technology and with the best working procedure and system, but if the human factor doesn’t have any integrity, at the end it will lead to the failure too. Therefore, the implementation of programs such as preparing a Working Procedure Manual and Desk File, and Total Quality Management can help to increase accountability and discipline among the development control staffs as a whole.