

CHAPTER 2.0
PROJECT DESCRIPTION

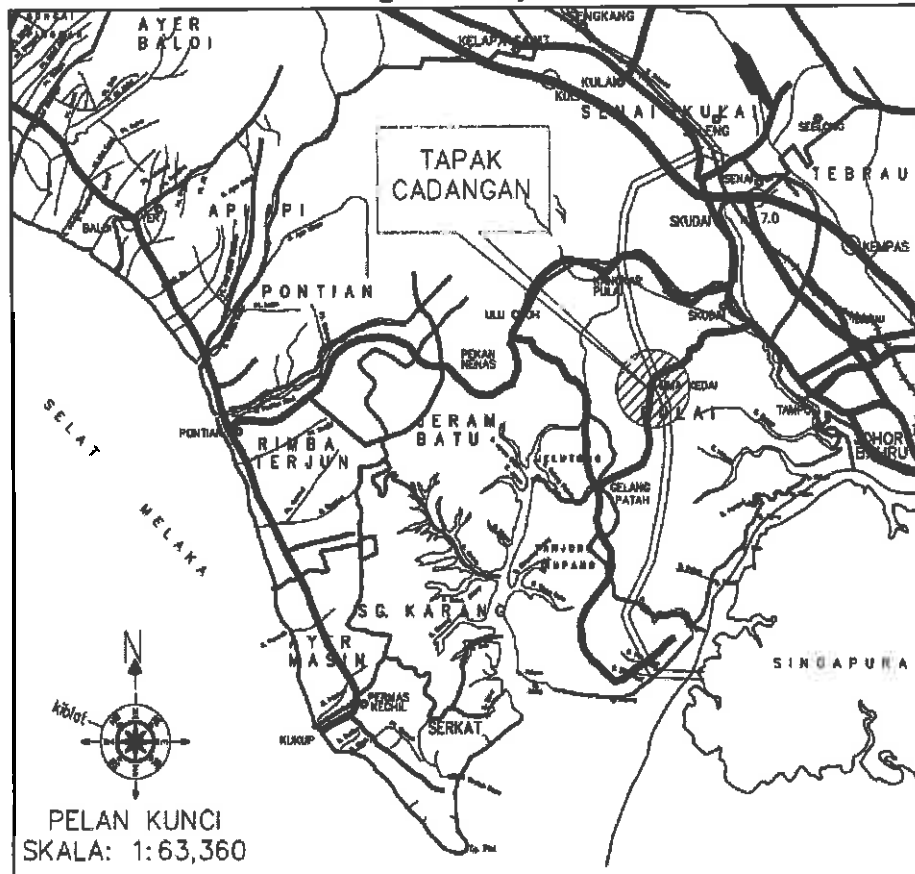
2.1 INTRODUCTION

This chapter will describe in general the proposed development project and its related activities. It includes the description of the project locality and setting, concept and components, project option and implementation schedule.

2.2 PROJECT LOCATION

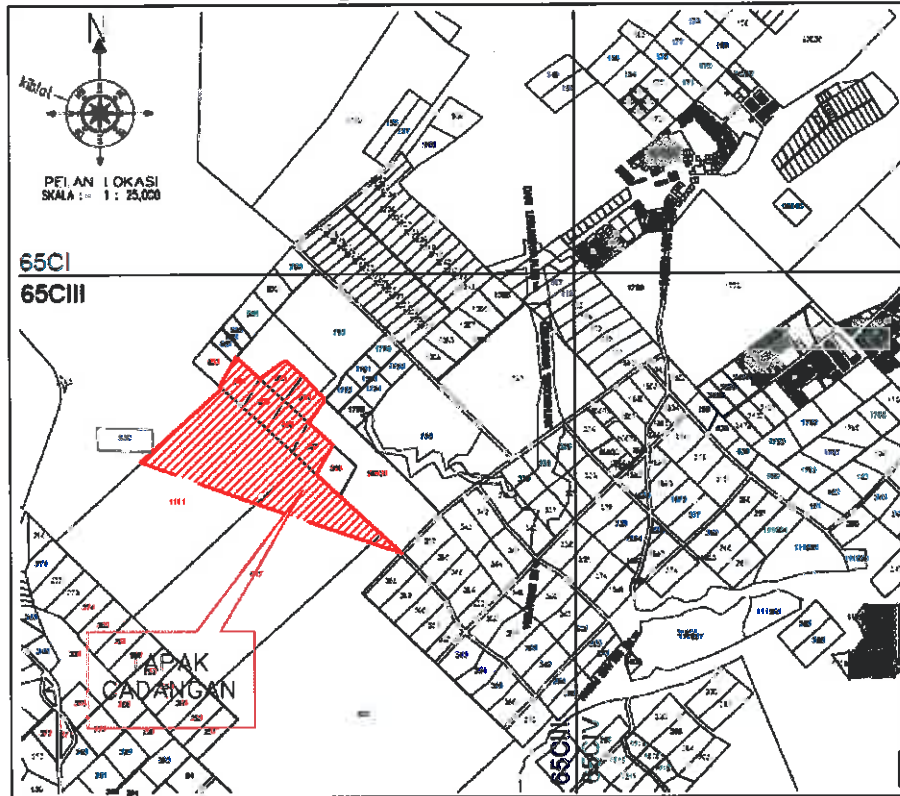
Firstwide Plus Sdn Bhd act as project proponent for this project and plan to develop mixed development (housing and commercial) with other facilities and infrastructure. This development will cover an area **160.18 acres or 64.82 hectares** which located on Lot 663, Lot 664, Lot 804 – Lot 807, Lot 1114, Lot 917 & Lot 920, Mukim Pulai, Johor Bahru. Existing land use of proposed site consists of oil palm plantation, shrub, bushes, secondary forest and including a part of Bukit Resam. Generally, this proposed site is surrounded by Setia Eco Garden (north west) and Nusa Bayu residential (south) of the proposed site. Other than that, the existing development have been identified such as industrial, commercial, housing, school, infrastructure and utilities where located at surrounding of proposed development. The coordinates for this development lies between approximately N 1° 29' 9.09" E 103° 35' 20.84", N 1° 29' 30.55" E 103° 35' 39.32", N 1° 29' 18.30" E 103° 35' 52.33" and N 1° 28' 53.45" E 103° 36' 10.19. The proposed site within the jurisdiction of the Majlis Perbandaran Johor Bahru Tengah (MPJBT).

Figure 2.1: Key Plan



Source: Extrated from Drawing No.MRC/MPJBT/FPSB/KM/2013 (01) by Mega Rancang, 2013

Figure 2.2: Location Plan



Source: Extrated from Drawing No.MRC/MPJBT/FPSB/KM/2013 (01) by Mega Rancang, 2013

Figure 2.3: Location of Proposed Site



Source: Google Earth, 2013.

2.3 PROJECT OPTION

The project proponent has two options available either to proceed to of the proposed project or maintaining the existing site area.

Mixed Development (Housing and Commercial Development)

This option related to proposed mixed development which mainly focusing on housing, low cost housing, commercial development, open space, facilities and infrastructure utilities. All components are supporting each other to provide needs for the centre community for this development.

At the same time, the environmental quality of proposed project and its surrounding has been considered for the whole project development concept. If this choice is implemented perfectly, it will increase its natural quality within the vicinity of the areas in the future. At the same time, implementation, planning and management must be carefully emphasized to ensure proper development. This is including proper planning, implementation and management on surface runoff which may affect the potential of erosion, flood, ecology and socio-economic interference. However, project developer must ensure such impact can be tackled.

2.4 THE "NO PROJECT" OPTION

Second option is to maintain the existing land use of proposed site on Lot 663, Lot 664, Lot 804 - Lot 807, Lot 1114, Lot 917 & Lot 920 at Mukim Pulai, Johor Bahru. Although this option maintains the existing land use of proposed site consists of oil palm plantation, shrub, bushes, secondary forest and including part of Bukit Resam. thus reducing the potential of negative impacts to the environment, other beneficial impacts towards the economics of the surrounding environment will not be expected.

In conclusion, to retain the existing land use is not economically viable. This is because no profitable for developer. The housing and commercial development must also take into account all aspects with regard to socio-economic and environment as well. As such, to develop areas that benefit too many parties and maximize land return, the first option is more relevant.

2.5 THE PROJECT CONCEPT

In general, proposed project concept involves of mixed development (housing, low cost housing, commercial development, facilities, open space, facilities and infrastructure utilities) cover an area of **160.18 acres or 64.82 hectares**. This proposed development consist 75.00 acres (46.82%) of housing development including low cost and another 25.93 acres (16.19%) is for commercial development.

Table 2.1: Component Development, 2013

Komponen Pembangunan	Plot	Unit	%	Ekar	%
PERUMAHAN					
Perumahan Strata Rumah Berkembar (40'x80')	2	260	28.89	42.50	26.53
Perumahan Strata Rumah Teres (22' x 75')	1	280	31.11	20.90	13.05
Jumlah Kecil Perumahan Kos Biasa	3	540	60.00	63.40	39.58
PERUMAHAN KOS RENDAH					
Perumahan Mampu Milik Johor (RMMJ)	1	180	20.00	5.37	3.35
Perumahan Komuniti Johor (Pkj A)	1	45	5.00	1.00	0.62
Perumahan Komuniti Johor (Pkj B)	1	90	10.00	1.20	0.75
Kedai Kos Sederhana	3	45	5.00	4.03	2.52
Jumlah Kecil Perumahan Kos Rendah	6	360	40.00	11.60	7.24
Jumlah Keseluruhan Perumahan Kos Biasa + Kos Rendah	9	900	100.00	75.00	46.82
PERDAGANGAN					
Plot Perdagangan (Kompleks Perniagaan/Kedai Pejabat)	1	-	-	13.86	8.65

Komponen Pembangunan	Plot	Unit	%	Ekar	%
Plot Perdagangan (Pangsapuri Perkhidmatan)	2	-	-	12.07	7.54
Jumlah kecil	3	0	-	25.93	16.19
Jumlah Keseluruhan Komponen A	15	900	-	100.93	63.01
KAWASAN LAPANG					
Kawasan Lapang	11	-	-	18.85	11.77
Jumlah	11	0	-	18.85	11.77
KEMUDAHAN MASYARAKAT					
Tadika	-	1	-	0.25	0.16
Dewan Serbaguna	-	1	-	0.86	0.54
Surau	-	1	-	0.80	0.50
Klinik	-	1	-	0.73	0.46
Jumlah Kecil	0	4	-	2.64	1.65
INFRASTRUKTUR & UTILITI					
Pencawang Pembahagi Utama (PPU)	-	1	-	0.35	0.22
Pencawang Elektrik (55' x 50')	-	2	-	0.05	0.03
Rizab Parit Utama	-	-	-	5.98	3.73
Rizab Utiliti	-	-	-	4.36	2.72
Tangki Air	1	-	-	2.55	1.59
Kolam Takungan Banjir	4	-	-	6.53	4.08
Loji Rawatan Kumbahan (STP)	1	-	-	3.96	2.47
Rizab Jalan	-	-	-	13.98	8.73
Jumlah	6	3	-	37.76	23.57
JUMLAH KESELURUHAN KOMPONEN B	17	7	-	59.25	36.99
JUMLAH KESELURUHAN KOMPONEN A + KOMPONEN B	32	907	-	160.18	100.00

Source: Extract from Drawing No.MRC/MPJBT/FPSB/KM/2013 (01) by Mega Rancang, 2013 (Refer Appendix D: Component Development Plan)

Detail Component Development

a) Housing Development (Housing & Low Cost Housing) – 75.00 acres (46.82%)

The project proponent plan to develop housing development including low cost housing which cover total area of 75.00 acres (46.82%) from overall development. The proposed housing including strata housing (semi detached and terrace), RMMJ, Johor Community (Package A & B) and medium cost shop with overall total 900 unit. It shows that this development will be the main residential within Mukim Pulau and Johor Bahru area.

b) Commercial Development – 25.93 (16.19%)

The commercial component includes commercial plot (13.86 acres) and service apartment (12.07 acres). The total area for commercial development is 25.93 acres (16.19%) including above type of commercial from overall development.

c) Open Space – 18.85 acres (11.77%)

For open space cover an area of 18.85 acres (11.77%) for this proposed development. Open space is to provide the comfort and balance in term of green development by applying the softscape and hardscape.

d) Facilities Development – 2.64 acres (1.65%)

The facilities such as kindergarten, multipurpose hall, prayer room and clinic cover an area of 2.64 acres (1.645) from overall development.

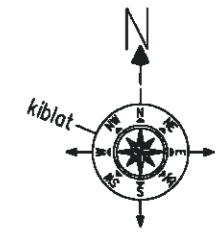
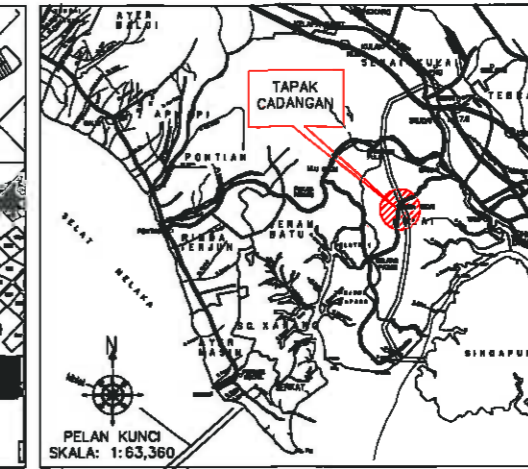
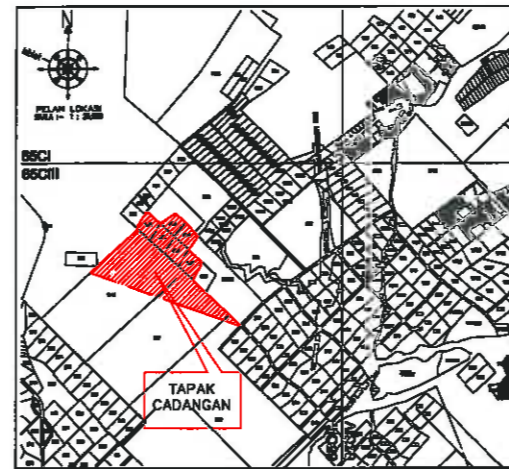
e) **Infrastructure & Utilities Development**

Total number of facilities development involves an area of 37.76 acres (23.57%). Provision of infrastructure is comprises of:

- Water tank
- Sewage Treatment Plan
- Drainage Reserve
- Detention Pond
- Road Reserve
- PMU
- PPU

PERMOHONAN KEBENARAN MERANCANG MENGIKUT SEKSYEN 21 AKTA PERANCANG BANDAR DAN DESA 1976 (AKTA 172) BAGI TUJUAN SUSUNATUR PEMBANGUNAN BERCAMPUR DI ATAS LOT 663, LOT 664, LOT 804 - LOT 807, SEBAHAGIAN LOT 917 DAN SEBAHAGIAN LOT 1114 MUKIM PULAI, DAERAH JOHOR BAHRU, JOHOR DARUL TAKZIM.

Kawasan Kecekungan : 100.18 EKAR
 Syik awal : 65CN
 Skala : 1 : 3500



SETIA ECO GARDEN

NUSABAYU

EXTRACT FROM DRAWING NO MRC/MPJBT/FPSB/KM/2013(01) MEGA RANCANG

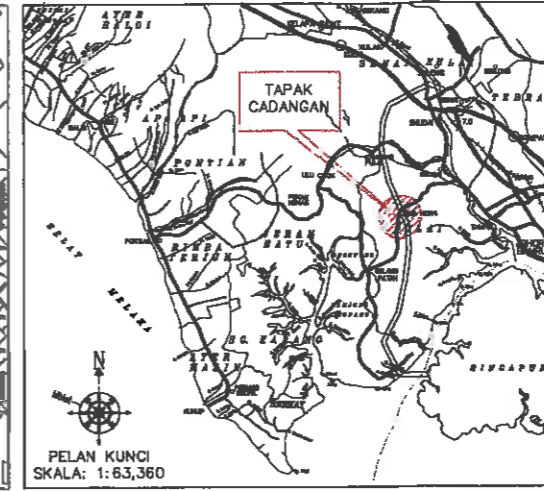
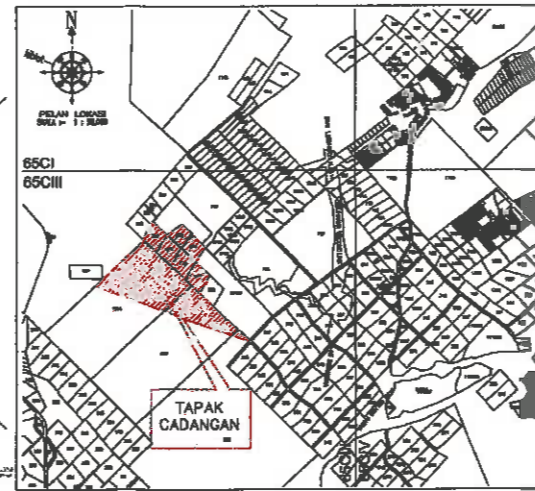
KOMPONEN PEMBANGUNAN	CADANGAN PEMBANGUNAN				
	PLOT	UNIT	% UNIT	LUAS (EK)	% LUAS
KOMPONEN A					
PERUMAHAN KOS BIASA					
PERUMAHAN STRATA RUMAH BEREMBAR (40'X80')	2	280	28.89	42.50	26.53
PERUMAHAN STRATA RUMAH TERES (22'X75')	1	280	31.11	20.90	13.05
Jumlah kecil PERUMAHAN KOS BIASA	3	560	60.00	63.40	39.58
PERUMAHAN KOS RENDAH					
RUMAH MAMPU MILIK JOHOR (RM-M)	1	180	20.00	5.37	3.35
PERUMAHAN KOMUNITI JOHOR (PKJ JENIS A)	1	45	5.00	1.00	0.62
PERUMAHAN KOMUNITI JOHOR (PKJ JENIS B)	1	90	10.00	1.20	0.75
KEDAI KOS SEDERHANA	3	45	5.00	4.03	2.52
Jumlah kecil PERUMAHAN KOS RENDAH	6	360	40.00	11.60	7.24
Jumlah kecil PERUMAHAN KOS BIASA + KOS RENDAH	9	920	100.00	75.00	46.82
PERDAGANGAN					
LOT PERDAGANGAN (KOMPLEKS PERJAJAGAN/ KEDAI PEJABAT)	1	-	-	13.86	8.65
LOT PERDAGANGAN (PANGSAPUR PERKHIDMATAN)	2	-	-	12.07	7.54
Jumlah kecil	3	0	-	25.93	16.19
Jumlah keseluruhan KOMPONEN A	12	920	-	100.93	63.01
KOMPONEN B					
KAWASAN LAPANG					
KAWASAN LAPANG	11	-	-	18.85	11.77
Jumlah kecil	11	0	-	18.85	11.77
KEMUDAHAN MASYARAKAT					
TADKA	-	1	-	0.25	0.16
DEWAN SERAGUNA	-	1	-	0.86	0.54
SURAU	-	1	-	0.80	0.50
KLINIK	-	1	-	0.73	0.46
Jumlah kecil	0	4	-	2.64	1.66
INFRASTRUKTUR & UTILITI					
PPU PERCAWANG PEMBAGI UTAMA (PPLU)	-	1	-	0.35	0.22
PE PERCAWANG ELEKTRIK (55'X50')	-	2	-	0.05	0.03
RIZAB PARIT UTAMA	-	-	-	5.98	3.73
RIZAB UTILITI	-	-	-	4.36	2.72
TA TANGKI AIR	1	-	-	2.55	1.59
COLAM TAKURGAN BANJIR	4	-	-	6.53	4.08
LOJI RAWATAN KUMBUHAN (STP)	1	-	-	3.96	2.47
RIZAB JALAN	-	-	-	13.98	8.73
Jumlah kecil	6	3	-	37.76	23.57
Jumlah keseluruhan KOMPONEN B	17	7	-	59.25	36.99
Jumlah keseluruhan KOMPONEN A + KOMPONEN B	29	927	-	160.18	100.00

Figure 2.4 :
 COMPONENT DEVELOPMENT PLAN

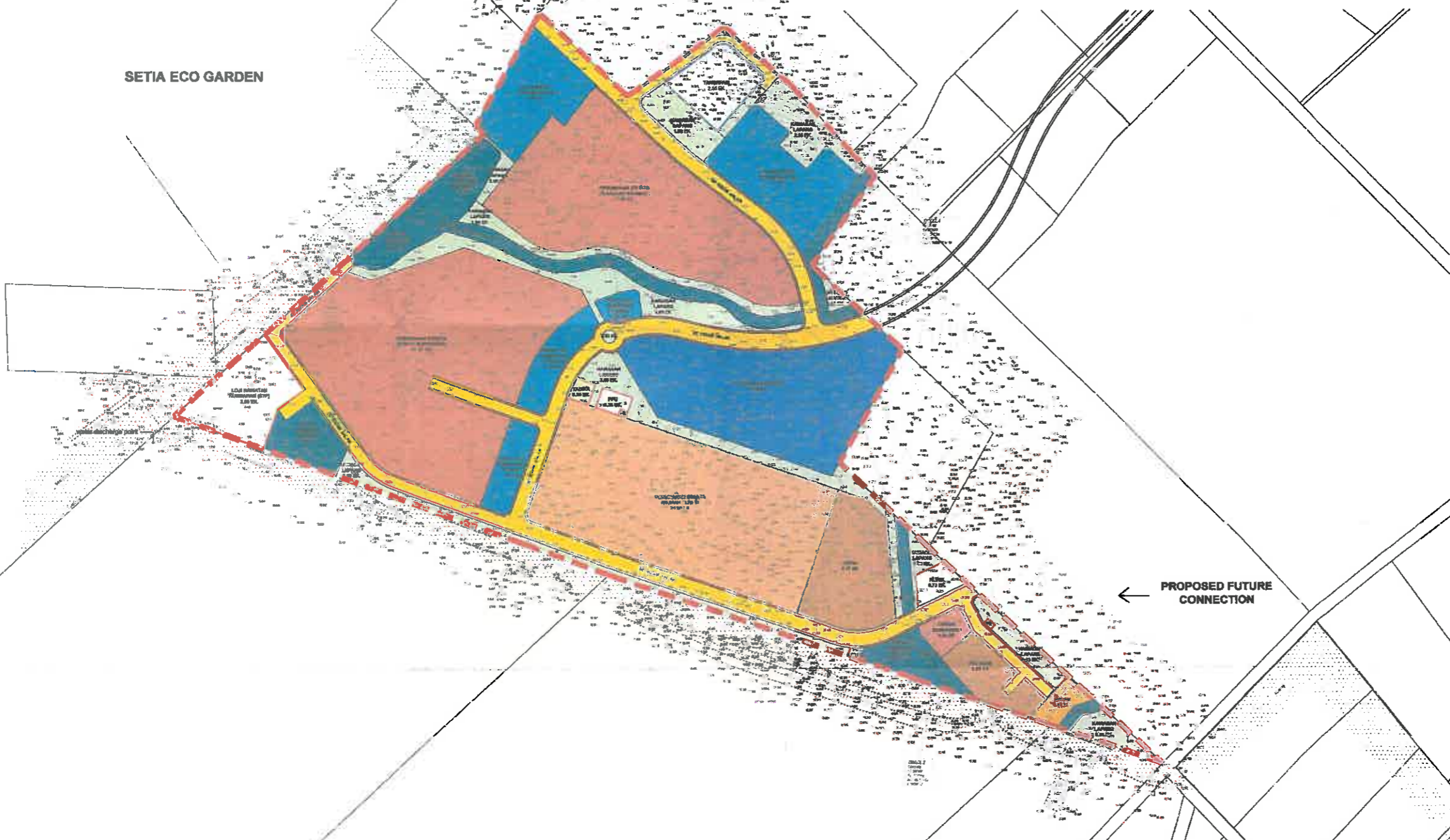
Environmental Consultant :
 **Perunding UEP SDN. BHD.** 631621A
 36A, Jalan Impian Emas 7,
 Taman Impian Emas, 81300 Skudai,
 Johor Darul Takzim
 Tel : 07-5573987 Fax : 07-5572987
 Email: peruepsb@yahoo.com

PERMOHONAN KEBENARAN MERANCANG MENGIKUT SEKSYEN 21 AKTA PERANCANGAN BANDAR DAN DESA 1976 (AKTA 172) BAGI TUJUAN SUSUNATUR PEMBANGUNAN BERCAMPUR DI ATAS LOT 663, LOT 664, LOT 804 - LOT 807, SEBAHAGIAN LOT 917 DAN SEBAHAGIAN LOT 1114 MUKIM PULAI, DAERAH JOHOR BAHRU, JOHOR DARUL TAKZIM.

Keluasan Keseluruhan : 160.18 EKAR
 Syif plawai : 65CIII
 Skala : 1 : 3500



SETIA ECO GARDEN



NUSABAYU

← PROPOSED FUTURE CONNECTION

- 1) LUAS KESELURUHAN TAPAK = 160.18 EKAR(100%)
- 2) KEPERLUAN KAWASAN LAPANG (10%) = 16.02 EKAR (10 %)
- 3) KAWASAN LAPANG MUTLAK = 18.85 EKAR (11.77%)
- 4) KEMUDAHAN AWAM DAN UTILITI (KECUALI REZAB JALAN) = 45.35 EKAR (28.31%)
- 5) 30% KAWASAN LAPANG DARI KEMUDAHAN AWAM DAN UTILITI (KECUALI REZAB JALAN) = 13.80 EKAR (8.40%)
- 6) JUMLAH KAWASAN LAPANG = 32.45 EKAR (20.26%)

KATEGORI PERMOHONAN	CAMPURAN PERMOHONAN			
	PLAT	UNIT	LUKAS	RUANG POKOK
PERMOHONAN BANGUNAN				
PERMOHONAN BANGUNAN	1	100	1000	1000
PERMOHONAN BANGUNAN	2	200	2000	2000
PERMOHONAN BANGUNAN	3	300	3000	3000
PERMOHONAN BANGUNAN	4	400	4000	4000
PERMOHONAN BANGUNAN	5	500	5000	5000
PERMOHONAN BANGUNAN	6	600	6000	6000
PERMOHONAN BANGUNAN	7	700	7000	7000
PERMOHONAN BANGUNAN	8	800	8000	8000
PERMOHONAN BANGUNAN	9	900	9000	9000
PERMOHONAN BANGUNAN	10	1000	10000	10000
PERMOHONAN BANGUNAN	11	1100	11000	11000
PERMOHONAN BANGUNAN	12	1200	12000	12000
PERMOHONAN BANGUNAN	13	1300	13000	13000
PERMOHONAN BANGUNAN	14	1400	14000	14000
PERMOHONAN BANGUNAN	15	1500	15000	15000
PERMOHONAN BANGUNAN	16	1600	16000	16000
PERMOHONAN BANGUNAN	17	1700	17000	17000
PERMOHONAN BANGUNAN	18	1800	18000	18000
PERMOHONAN BANGUNAN	19	1900	19000	19000
PERMOHONAN BANGUNAN	20	2000	20000	20000
PERMOHONAN BANGUNAN	21	2100	21000	21000
PERMOHONAN BANGUNAN	22	2200	22000	22000
PERMOHONAN BANGUNAN	23	2300	23000	23000
PERMOHONAN BANGUNAN	24	2400	24000	24000
PERMOHONAN BANGUNAN	25	2500	25000	25000
PERMOHONAN BANGUNAN	26	2600	26000	26000
PERMOHONAN BANGUNAN	27	2700	27000	27000
PERMOHONAN BANGUNAN	28	2800	28000	28000
PERMOHONAN BANGUNAN	29	2900	29000	29000
PERMOHONAN BANGUNAN	30	3000	30000	30000
PERMOHONAN BANGUNAN	31	3100	31000	31000
PERMOHONAN BANGUNAN	32	3200	32000	32000
PERMOHONAN BANGUNAN	33	3300	33000	33000
PERMOHONAN BANGUNAN	34	3400	34000	34000
PERMOHONAN BANGUNAN	35	3500	35000	35000
PERMOHONAN BANGUNAN	36	3600	36000	36000
PERMOHONAN BANGUNAN	37	3700	37000	37000
PERMOHONAN BANGUNAN	38	3800	38000	38000
PERMOHONAN BANGUNAN	39	3900	39000	39000
PERMOHONAN BANGUNAN	40	4000	40000	40000
PERMOHONAN BANGUNAN	41	4100	41000	41000
PERMOHONAN BANGUNAN	42	4200	42000	42000
PERMOHONAN BANGUNAN	43	4300	43000	43000
PERMOHONAN BANGUNAN	44	4400	44000	44000
PERMOHONAN BANGUNAN	45	4500	45000	45000
PERMOHONAN BANGUNAN	46	4600	46000	46000
PERMOHONAN BANGUNAN	47	4700	47000	47000
PERMOHONAN BANGUNAN	48	4800	48000	48000
PERMOHONAN BANGUNAN	49	4900	49000	49000
PERMOHONAN BANGUNAN	50	5000	50000	50000
PERMOHONAN BANGUNAN	51	5100	51000	51000
PERMOHONAN BANGUNAN	52	5200	52000	52000
PERMOHONAN BANGUNAN	53	5300	53000	53000
PERMOHONAN BANGUNAN	54	5400	54000	54000
PERMOHONAN BANGUNAN	55	5500	55000	55000
PERMOHONAN BANGUNAN	56	5600	56000	56000
PERMOHONAN BANGUNAN	57	5700	57000	57000
PERMOHONAN BANGUNAN	58	5800	58000	58000
PERMOHONAN BANGUNAN	59	5900	59000	59000
PERMOHONAN BANGUNAN	60	6000	60000	60000
PERMOHONAN BANGUNAN	61	6100	61000	61000
PERMOHONAN BANGUNAN	62	6200	62000	62000
PERMOHONAN BANGUNAN	63	6300	63000	63000
PERMOHONAN BANGUNAN	64	6400	64000	64000
PERMOHONAN BANGUNAN	65	6500	65000	65000
PERMOHONAN BANGUNAN	66	6600	66000	66000
PERMOHONAN BANGUNAN	67	6700	67000	67000
PERMOHONAN BANGUNAN	68	6800	68000	68000
PERMOHONAN BANGUNAN	69	6900	69000	69000
PERMOHONAN BANGUNAN	70	7000	70000	70000
PERMOHONAN BANGUNAN	71	7100	71000	71000
PERMOHONAN BANGUNAN	72	7200	72000	72000
PERMOHONAN BANGUNAN	73	7300	73000	73000
PERMOHONAN BANGUNAN	74	7400	74000	74000
PERMOHONAN BANGUNAN	75	7500	75000	75000
PERMOHONAN BANGUNAN	76	7600	76000	76000
PERMOHONAN BANGUNAN	77	7700	77000	77000
PERMOHONAN BANGUNAN	78	7800	78000	78000
PERMOHONAN BANGUNAN	79	7900	79000	79000
PERMOHONAN BANGUNAN	80	8000	80000	80000
PERMOHONAN BANGUNAN	81	8100	81000	81000
PERMOHONAN BANGUNAN	82	8200	82000	82000
PERMOHONAN BANGUNAN	83	8300	83000	83000
PERMOHONAN BANGUNAN	84	8400	84000	84000
PERMOHONAN BANGUNAN	85	8500	85000	85000
PERMOHONAN BANGUNAN	86	8600	86000	86000
PERMOHONAN BANGUNAN	87	8700	87000	87000
PERMOHONAN BANGUNAN	88	8800	88000	88000
PERMOHONAN BANGUNAN	89	8900	89000	89000
PERMOHONAN BANGUNAN	90	9000	90000	90000
PERMOHONAN BANGUNAN	91	9100	91000	91000
PERMOHONAN BANGUNAN	92	9200	92000	92000
PERMOHONAN BANGUNAN	93	9300	93000	93000
PERMOHONAN BANGUNAN	94	9400	94000	94000
PERMOHONAN BANGUNAN	95	9500	95000	95000
PERMOHONAN BANGUNAN	96	9600	96000	96000
PERMOHONAN BANGUNAN	97	9700	97000	97000
PERMOHONAN BANGUNAN	98	9800	98000	98000
PERMOHONAN BANGUNAN	99	9900	99000	99000
PERMOHONAN BANGUNAN	100	10000	100000	100000

PERINGATAN AKTA SIPRIS (AKTA 604) 2008
 SEBAGI SEBUAH PERMOHONAN MERANCANG MENGIKUT SEKSYEN 21 AKTA PERANCANGAN BANDAR DAN DESA 1976 (AKTA 172) BAGI TUJUAN SUSUNATUR PEMBANGUNAN BERCAMPUR DI ATAS LOT 663, LOT 664, LOT 804 - LOT 807, SEBAHAGIAN LOT 917 DAN SEBAHAGIAN LOT 1114 MUKIM PULAI, DAERAH JOHOR BAHRU, JOHOR DARUL TAKZIM. PERMOHONAN MERANCANG MENGIKUT SEKSYEN 21 AKTA PERANCANGAN BANDAR DAN DESA 1976 (AKTA 172) BAGI TUJUAN SUSUNATUR PEMBANGUNAN BERCAMPUR DI ATAS LOT 663, LOT 664, LOT 804 - LOT 807, SEBAHAGIAN LOT 917 DAN SEBAHAGIAN LOT 1114 MUKIM PULAI, DAERAH JOHOR BAHRU, JOHOR DARUL TAKZIM.

PERBAH:
 DAN SEBAGI SEBUAH PERMOHONAN MERANCANG MENGIKUT SEKSYEN 21 AKTA PERANCANGAN BANDAR DAN DESA 1976 (AKTA 172) BAGI TUJUAN SUSUNATUR PEMBANGUNAN BERCAMPUR DI ATAS LOT 663, LOT 664, LOT 804 - LOT 807, SEBAHAGIAN LOT 917 DAN SEBAHAGIAN LOT 1114 MUKIM PULAI, DAERAH JOHOR BAHRU, JOHOR DARUL TAKZIM.

CHU CHEE KWANG
 (Signature)
 FIRTWIDE PLUS SON BHD
 LOT PTB 22802,
 TELUK DANGA,
 PERSARUAN ABU BAKAR SULTAN,
 80200 JOHOR BAHRU,
 JOHOR DARUL TAKZIM.

PERBAH:
 DAN SEBAGI SEBUAH PERMOHONAN MERANCANG MENGIKUT SEKSYEN 21 AKTA PERANCANGAN BANDAR DAN DESA 1976 (AKTA 172) BAGI TUJUAN SUSUNATUR PEMBANGUNAN BERCAMPUR DI ATAS LOT 663, LOT 664, LOT 804 - LOT 807, SEBAHAGIAN LOT 917 DAN SEBAHAGIAN LOT 1114 MUKIM PULAI, DAERAH JOHOR BAHRU, JOHOR DARUL TAKZIM.

CHU CHEE KWANG
 (Signature)
 FIRTWIDE PLUS SON BHD
 LOT PTB 22802,
 TELUK DANGA,
 PERSARUAN ABU BAKAR SULTAN,
 80200 JOHOR BAHRU,
 JOHOR DARUL TAKZIM.

JURURANGKANG MERANCANG :

AHMAD HAJI AB.MAJID
 (Signature)
MEGA PERANCANG
 (Logo)
 87, 78, A, BUKIT TENGKAP, 81000 JOHOR BAHRU,
 JOHOR DARUL TAKZIM.
 TEL: 07-333-1111
 FAX: 07-333-1112

LENGA PERANCANG BANDAR
 (Logo)
AHMAD HAJI AB.MAJID
 A 0053
 MALAYSIA

NOTA:
 1) PERMOHONAN MERANCANG MENGIKUT SEKSYEN 21 AKTA PERANCANGAN BANDAR DAN DESA 1976 (AKTA 172) BAGI TUJUAN SUSUNATUR PEMBANGUNAN BERCAMPUR DI ATAS LOT 663, LOT 664, LOT 804 - LOT 807, SEBAHAGIAN LOT 917 DAN SEBAHAGIAN LOT 1114 MUKIM PULAI, DAERAH JOHOR BAHRU, JOHOR DARUL TAKZIM.
 2) PERMOHONAN MERANCANG MENGIKUT SEKSYEN 21 AKTA PERANCANGAN BANDAR DAN DESA 1976 (AKTA 172) BAGI TUJUAN SUSUNATUR PEMBANGUNAN BERCAMPUR DI ATAS LOT 663, LOT 664, LOT 804 - LOT 807, SEBAHAGIAN LOT 917 DAN SEBAHAGIAN LOT 1114 MUKIM PULAI, DAERAH JOHOR BAHRU, JOHOR DARUL TAKZIM.
 3) PERMOHONAN MERANCANG MENGIKUT SEKSYEN 21 AKTA PERANCANGAN BANDAR DAN DESA 1976 (AKTA 172) BAGI TUJUAN SUSUNATUR PEMBANGUNAN BERCAMPUR DI ATAS LOT 663, LOT 664, LOT 804 - LOT 807, SEBAHAGIAN LOT 917 DAN SEBAHAGIAN LOT 1114 MUKIM PULAI, DAERAH JOHOR BAHRU, JOHOR DARUL TAKZIM.
 4) PERMOHONAN MERANCANG MENGIKUT SEKSYEN 21 AKTA PERANCANGAN BANDAR DAN DESA 1976 (AKTA 172) BAGI TUJUAN SUSUNATUR PEMBANGUNAN BERCAMPUR DI ATAS LOT 663, LOT 664, LOT 804 - LOT 807, SEBAHAGIAN LOT 917 DAN SEBAHAGIAN LOT 1114 MUKIM PULAI, DAERAH JOHOR BAHRU, JOHOR DARUL TAKZIM.
 5) PERMOHONAN MERANCANG MENGIKUT SEKSYEN 21 AKTA PERANCANGAN BANDAR DAN DESA 1976 (AKTA 172) BAGI TUJUAN SUSUNATUR PEMBANGUNAN BERCAMPUR DI ATAS LOT 663, LOT 664, LOT 804 - LOT 807, SEBAHAGIAN LOT 917 DAN SEBAHAGIAN LOT 1114 MUKIM PULAI, DAERAH JOHOR BAHRU, JOHOR DARUL TAKZIM.
 6) PERMOHONAN MERANCANG MENGIKUT SEKSYEN 21 AKTA PERANCANGAN BANDAR DAN DESA 1976 (AKTA 172) BAGI TUJUAN SUSUNATUR PEMBANGUNAN BERCAMPUR DI ATAS LOT 663, LOT 664, LOT 804 - LOT 807, SEBAHAGIAN LOT 917 DAN SEBAHAGIAN LOT 1114 MUKIM PULAI, DAERAH JOHOR BAHRU, JOHOR DARUL TAKZIM.
 7) PERMOHONAN MERANCANG MENGIKUT SEKSYEN 21 AKTA PERANCANGAN BANDAR DAN DESA 1976 (AKTA 172) BAGI TUJUAN SUSUNATUR PEMBANGUNAN BERCAMPUR DI ATAS LOT 663, LOT 664, LOT 804 - LOT 807, SEBAHAGIAN LOT 917 DAN SEBAHAGIAN LOT 1114 MUKIM PULAI, DAERAH JOHOR BAHRU, JOHOR DARUL TAKZIM.
 8) PERMOHONAN MERANCANG MENGIKUT SEKSYEN 21 AKTA PERANCANGAN BANDAR DAN DESA 1976 (AKTA 172) BAGI TUJUAN SUSUNATUR PEMBANGUNAN BERCAMPUR DI ATAS LOT 663, LOT 664, LOT 804 - LOT 807, SEBAHAGIAN LOT 917 DAN SEBAHAGIAN LOT 1114 MUKIM PULAI, DAERAH JOHOR BAHRU, JOHOR DARUL TAKZIM.
 9) PERMOHONAN MERANCANG MENGIKUT SEKSYEN 21 AKTA PERANCANGAN BANDAR DAN DESA 1976 (AKTA 172) BAGI TUJUAN SUSUNATUR PEMBANGUNAN BERCAMPUR DI ATAS LOT 663, LOT 664, LOT 804 - LOT 807, SEBAHAGIAN LOT 917 DAN SEBAHAGIAN LOT 1114 MUKIM PULAI, DAERAH JOHOR BAHRU, JOHOR DARUL TAKZIM.
 10) PERMOHONAN MERANCANG MENGIKUT SEKSYEN 21 AKTA PERANCANGAN BANDAR DAN DESA 1976 (AKTA 172) BAGI TUJUAN SUSUNATUR PEMBANGUNAN BERCAMPUR DI ATAS LOT 663, LOT 664, LOT 804 - LOT 807, SEBAHAGIAN LOT 917 DAN SEBAHAGIAN LOT 1114 MUKIM PULAI, DAERAH JOHOR BAHRU, JOHOR DARUL TAKZIM.

NO.PELAN : MRCMP/ST/PL/3042/2136/1

2.6 PROJECT ABANDONMENT

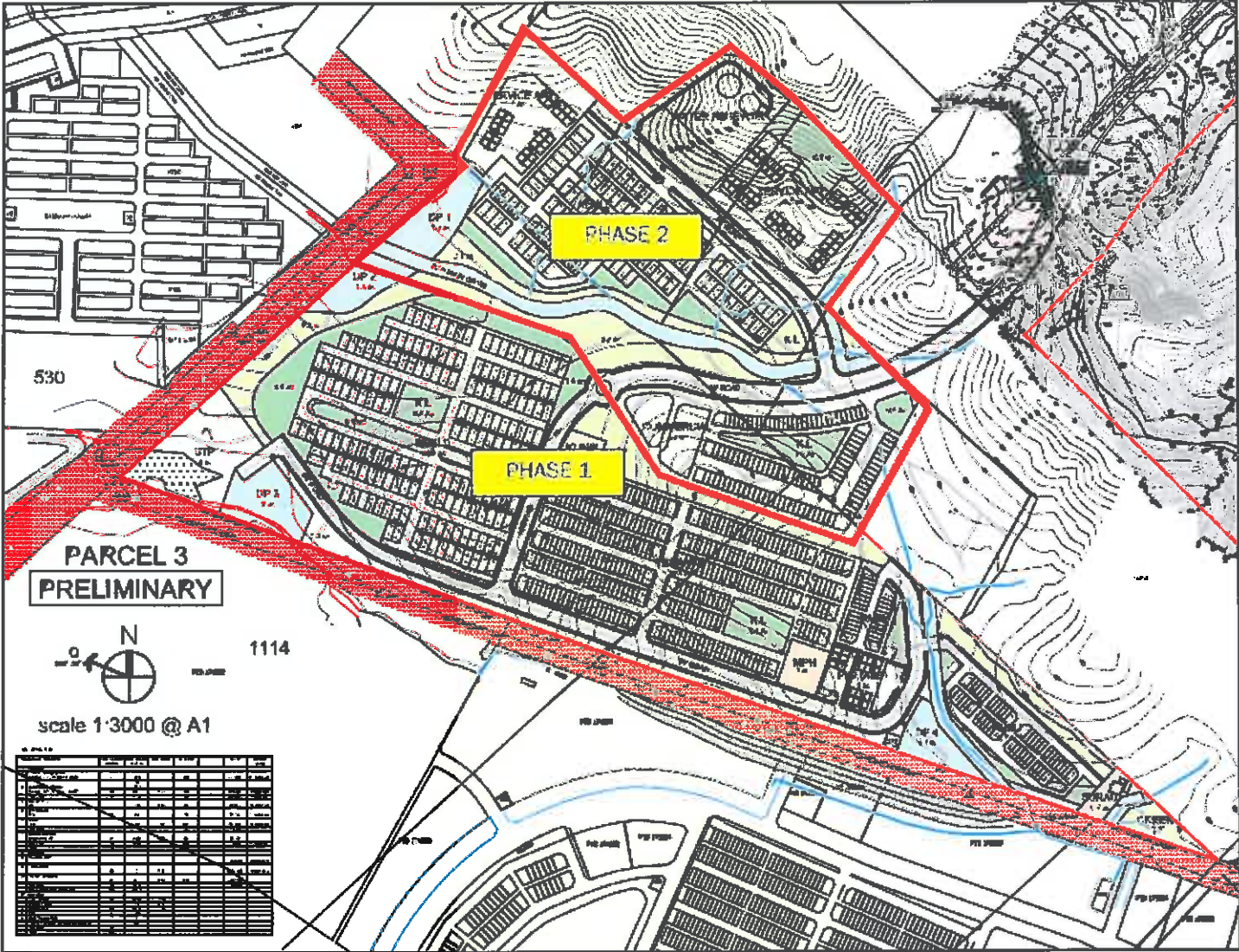
The project has been designed for the mixed development (housing and commercial) as specified in the previous chapter. As the project is expected to operate in perpetuity, project abandonment during construction or operation phase is most likely not to occur within the foreseeable future.

However, if there is a considerable downturn in the economy, the construction of the development will cease and the labour force will be retrenched. The worst scenario is that the site will be totally abandoned leaving neglected structures and overgrows vegetation, which will be detrimental to the aesthetics of the area. If in any case the project proponent decided not to proceed with the development, it must be done at the earliest stages. This is to ensure that no damages are done to the existing environment. Any abandonment after the commencement of the project will leave serious or negatives impacts on the environment.

2.7 IMPLEMENTATION SCHEDULE

The project proponent has yet to determine the implementation schedule of the overall project. Determination of the project schedule also depends on market conditions, financial options available, etc. Overall proposed development divided into **2 phases**. It is proposed that the overall proposed development will be developed within estimation **9 years**. (Refer **Figure 2.5: Development Plan by Phase**). It must be reiterated that this is a tentative proposal by the EIA consultant and the project proponent has the right to alter the schedule of the project as deemed fit.

Figure 2.5: Development Plan by Phase



Source: SA Architect, 2013