

What is Town Planners?

Town Planners in Malaysia

Town Planner profession in Malaysia are recognized by law:

Town Planning Act 1995 (Act 538)

It is a profession that need to be act professionally with professionalism values.

Town Planners in Malaysia

1) Board of Town Planners, Malaysia

Lembaga Perancangan Bandar, Malaysia

2) Malaysian Institute of Planners (MIP)

Pertubuhan Perancang Malaysia



Most Related Act:

- Town Planning Act 1995 (Act 538)
- Town and Country Planning Act 1976 (Act 172) Amendment 2007
- National Land Code 1965 (Act 56)

Role of Town Planning

Two main roles:

1. Forward Planning (Future)

2. Development Control (Present)

What to Control?

1. Use of Land

2. Use of Building

Definition of Development

“The carrying out of building, engineering, mining, industrial or other operations in, on, over or under land or the making of any buildings or other land or part of or to subdivide or amalgamate the land”

Town Planners Placement in Malaysia

Public Sector Town Planners

Government department/ ministry/
agency/ local authorities

Universities

Private Sectors Town Planners

Consultants/ project managers/ NGOs

Developers/ contractors/ property
companies/ finance

Scope of Public Practice Town Planner Administration,

Future Planning and Development Control

**Central Government
Kerajaan Persekutuan**

Maj. Perancangan Fizikal Negara
(MPFN)

Kementerian Perumahan dan
Kerajaan Tempatan (KPKT)

**Rancangan Fizikal
Negara**

**State Government
Kerajaan Negeri**

Jabatan Perancangan Bandar dan
Desa Semenanjung Malaysia (JPBD
SM)

Jawatankuasa Perancang Negeri

JPBD Negeri

**Rancangan
Struktur Negeri**

**Local Government/
Authority
Kerajaan Tempatan**

Pihak Berkuasa Tempatan (PBT)

One Stop Centre (OSC)

**Rancangan
Tempatan Daerah**

**Rancangan
Kawasan Khas**

Scope of Public Practice Town Planner

Penyediaan Rancangan Struktur dan Rancangan Tempatan

Penyediaan Garispanduan

Penyediaan Pelan Susunatur

Penilaian, Pemantauan dan Perancangan Makro

Penilaian Perancangan Tempatan

Kawalan Pemajuan

Lembaga rayuan
Planning Appeal Board

Scope of Private Practice Town Planner

Prepare Development Plans

(National Physical Plan, State Structure Plan, Local Plan, Special Area Plan, Regional Plan)

**Special Studies,
Master Planning,
Impact Studies – EIA, TIA, SIA**

Prepare and Submit Planning Permission (KM)

(Conversion, Sub-division, Layout Plan, Erection of Building, LCP)

Advocacy Planning

(Appeal Board, Representing during development planning hearing)

Project Management

(Project Planning, Liaison, Coordination)

What kind of practice is needed?

Ethical practice

Familiar with all important legislation related to town planning

Aware of public rights

Familiar with OSC and technical department requirements

Understand the market business requirement

Able to interpret RFN, RSN, Local Plans

(Zoning, use class order, planning standard and guidelines)

Professional Charges and Fees

Preparation of Development Plans (RFN, RSN, RTD, RKK etc) and Urban Design:

Man-month Basis

Planning Permission for Change of Use of Land

Basic Fees RM15,000 (+) RM250.00/acre

Planning Permission for Layout Plan Approval

Basic Fees RM35,000 (+) RM500.00/acre

Amendment Approval

Basic Fees RM15,000 (+) RM500.00/acre

Planning Permission for Erection of Building and Change of Use of Building

Basic Fees RM20,000 (+) RM100.00 for every 100 sq. m GFA

Advocacy Planning Services

Time Cost Basis



