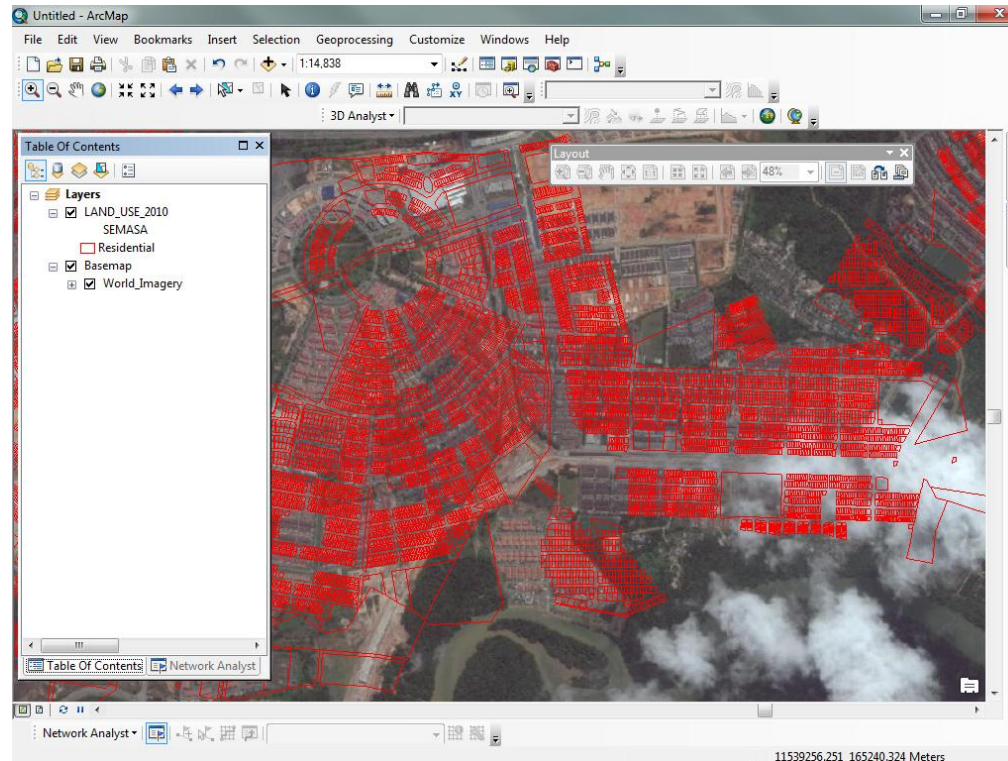


OBSERVING AND EXPERIENCING TRADITIONAL NEIGHBOURHOOD AND PLANNED HOUSING



Housing
Dwelling
Shelter
Home
Settlement
Residential
Neighbourhood
Real Estate Property

Traditional Neighbourhood?

- ✓ Unplanned settlement, grow naturally

Village, urban village

Small, 5 to 30 families

Homes were situated together for sociability and defence, and land surrounding the living quarters was farmed or factories

Traditional Neighbourhood?

- ✓ Unplanned settlement, grow naturally

Squatter settlements

Any collection of buildings where the people have no legal rights to the land they are built upon - illegally and do not own the land

Constructed with poor materials initially

Lack proper sanitation, water supply, electricity or telephone services

Provide housing for many poorest people and offer basic shelter.

Planned Housing?

- ✓ Is a type of housing development
- ✓ Follow regulatory process
- ✓ To achieved certain criteria

Mixed Use Development?

Mixed-use development is—any urban, suburban or village development, or even a single building, that blends a combination of residential, commercial, cultural, institutional, or industrial uses, where those functions are physically and functionally integrated, and that provides pedestrian connections.

Mixed Use Development?

Menekankan kepada konsep pembangunan bercampur (**mixed-use development**) dengan membenarkan aktiviti perdagangan, institusi, rekreasi dan kemudahan di dalam skim perumahan dengan tujuan menjadikan lingkungan kawasan kejiranan sebagai tempat tinggal, bekerja, belajar dan berekreasi.

Mixed Use Development?

These benefits include:

- greater housing variety and density
- reduced distances between housing, workplaces, retail businesses, and other destinations
- more compact development
- stronger neighborhood character
- pedestrian and bicycle-friendly environments

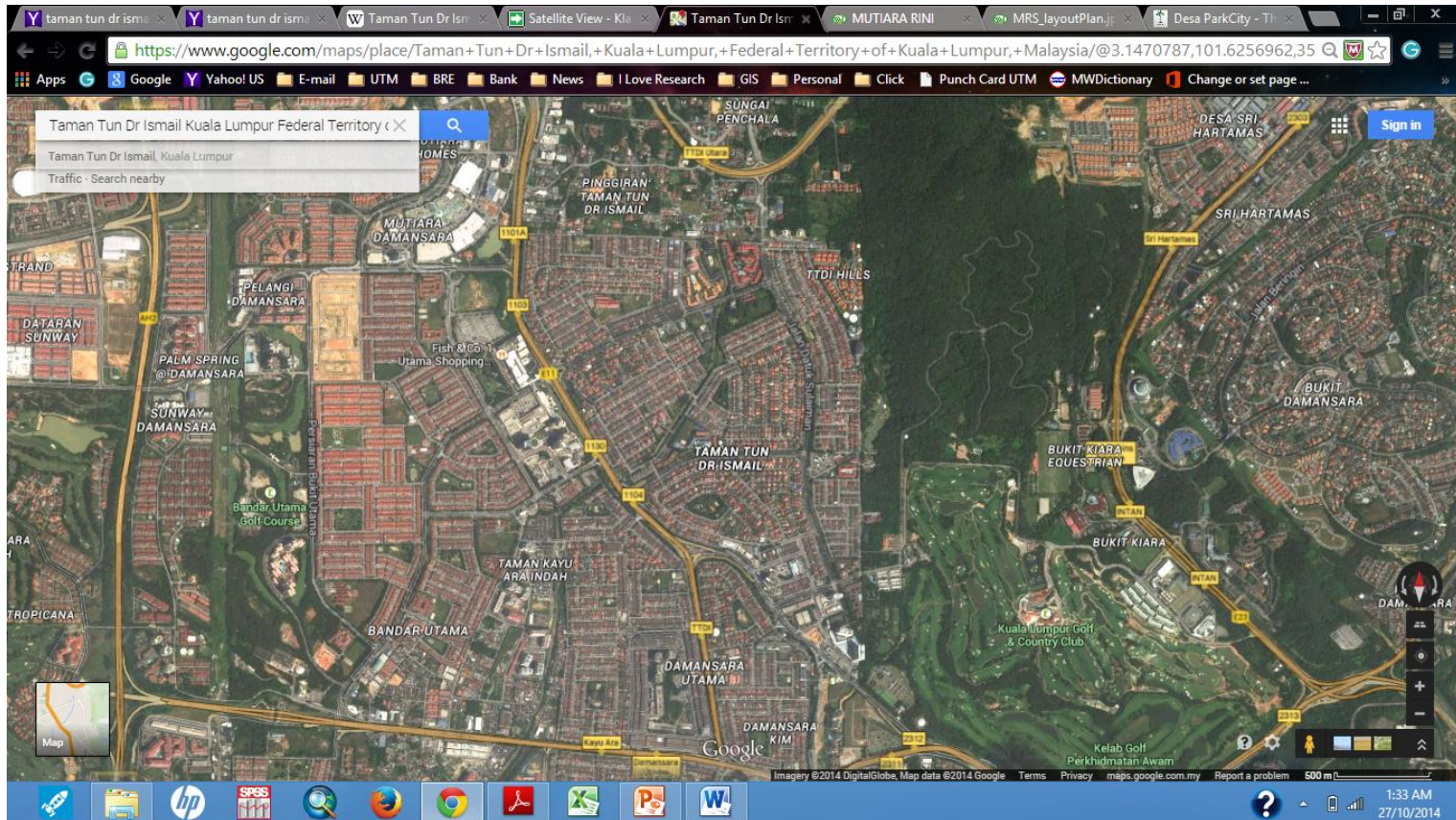
What do you want to observe?

Observing housing elements:

1. Master plan, layout plan and development concept

- Conventional vs innovative/green design; alternative layouts

Taman Tun Dr. Ismail Master Plan



Observing housing elements:

2. Housing design and types –

- Landed housing or high-rise housing; Strata vs Individual titles

Terrace House

Link House

Super Link House

Observing housing elements:

3. Road system/connectivity/ accessibility/ walkability –

- Road hierarchy, pedestrian walkways, cycling lane, neighborhood entrance; Back lane and site lane, road reserve; Parking; Safety; Pedestrian and car access; Public transport system

Observing housing elements:

4. Open space and recreation area –

- Landscaping and trees, playground, water features, neighborhood furniture, swimming pool, gymnasium, club house, BBQ area, court
- Distance to open space, centers, shops, facilities, schools
- Public space, semipublic, semi-private and private space

Observing housing elements:

5. Communal/Public facilities, amenities, infrastructure, utilities -

- For children, elderly and disability
- Religious building, community building and cemetery

Observing housing elements:

6. Commercial and industrial development – shops, services and restaurants

Observing housing elements:

7. Others –

- Social interaction – lifestyle, children, neighbor, sense of belonging, livable neighborhood
- Resident association (RA), Management Corporation (MC)
- Environment, sanitation, health, cleanness, maintenance
- Safety design, gated community and guarded neighborhood, CPTED; natural surveillance

Observing housing elements:

8. Mixed use area –

- MXD layouts, space for living, working, learning and playing, master planned mixed use township

Observing housing elements:

9. Issue and Problem –

- Sprawl, mass production, car-orientedness, planning standards, social segregation, deterioration, crime hot spot, dull and dirty

Project 3

OBSERVING AND EXPERIENCING PLANNED HOUSING AND MIXED USE AREA

- Assessing problems and issues of planned housing and mixed use area at:-
- Taman Sri Skudai-Taman Sri Puteri; Taman Universiti – Taman Mutiara Rini; Taman Impian Emas – Setia Tropika – Taman Perling – Kg. Seri Serdang

Project 3

Observing housing elements:

- **Master plan, layout plan and development concept –**
 - Conventional vs innovative/green design; alternative layouts
- **Housing design and types –**
 - Landed housing or high-rise housing; Strata vs Individual titles
- **Road system/connectivity/ accessibility/ walkability –**
 - Road hierarchy, pedestrian walkways, cycling lane, neighborhood entrance; Back lane and site lane, road reserve; Parking; Safety; Pedestrian and car access; Public transport system
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- **Communal/Public facilities, amenities, infrastructure, utilities** -
- For children, elderly and disability
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- **Commercial and industrial development** – shops, services and restaurants
- **Others** –
- Social interaction – lifestyle, children, neighbor, sense of belonging, livable neighborhood
- Resident association (RA), Management Corporation (MC)
- Environment, sanitation, health, cleanness, maintenance
- Safety design, gated community and guarded neighborhood, CPTED; natural surveillance
- **Mixed use area** –
- MXD layouts, space for living, working, learning and playing, master planned mixed use township
- **Issue and Problem** –
- Sprawl, mass production, car-orientedness, planning standards, social segregation, deterioration, crime hot spot, dull and dirty