

***“STRATEGIC AND INTEGRATED PLANNING :  
A HOLISTIC APPROACH IN ASSET MANAGEMENT  
IN THE MALAYSIAN CONTEXT ”***



**Changing the way we have been living...  
...ensuring a better tomorrow.**

# ***1. INTRODUCTION***

# **INTRODUCTION**

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***Since 1970, Malaysia has had a series of long-term policies regarding economic growth such as New Economic Policy (NEP) : 1970-90, National Development Policy (NDP) : 1990-2000, National Vision Policy (NVP) : 2001-2010.***



# INTRODUCTION

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*Although economic growth is important, the desire for growth has to be related to questions of stability, control of inflation, sustainability, raising the quality of life and other social objectives.*

# INTRODUCTION

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**Generally, physical planning translates the socio-economy and other policies into spatial and physical forms.**

**Physical planning also play the following roles:**

- provide facilities to ensure an equitable and higher standard of living for all**
- give emphasis on the aspect of environmental quality**
- help achieve a higher quality of living**

# INTRODUCTION

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*In Malaysia, physical development plans are depicted by National Physical Plan, Structure Plan and Local Plan.*

## NATIONAL PHYSICAL PLAN

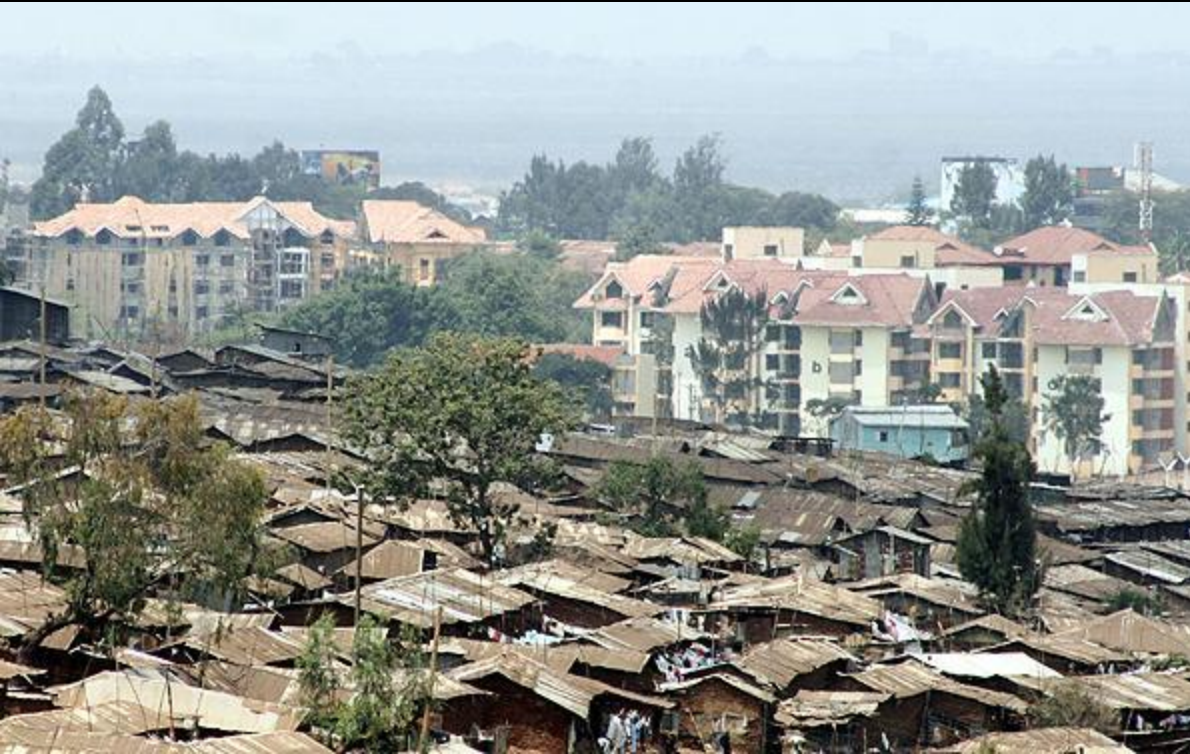


MALAYSIA



# INTRODUCTION

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*Despite these development plans, translating the physical plans on the ground is often left to individual developers or designers who tend to concentrate on designing individual buildings or facilities neglecting the local context, as well as focus on function with little emphasis on the form.*

*This ultimately creates a disharmonic urban image without any defined character, instead of producing an attractive environment to live and work.*



# INTRODUCTION

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*The focus of the 10<sup>th</sup> Malaysia Plan (RMK10) is delivering outcomes through programmes and projects.*

*Hence the government has adopted the Outcome-Based Approach (OBA) designed and developed to enable integrated planning concept and framework to be applied to 10<sup>th</sup> Malaysia Plan .*

# INTRODUCTION

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***Hence this paper will present the need for a holistic and integrated plan, so as to create a liveable urban environment with a sustainable future and good quality of life, as well as provide value for money.***

***This paper will also briefly outline the initiatives of the government in delivering government assets.***

## ***2. INTEGRATED PLANNING : Definition***

*What do you mean by integrated planning.*

# **INTEGRATED PLANNING : Definition**

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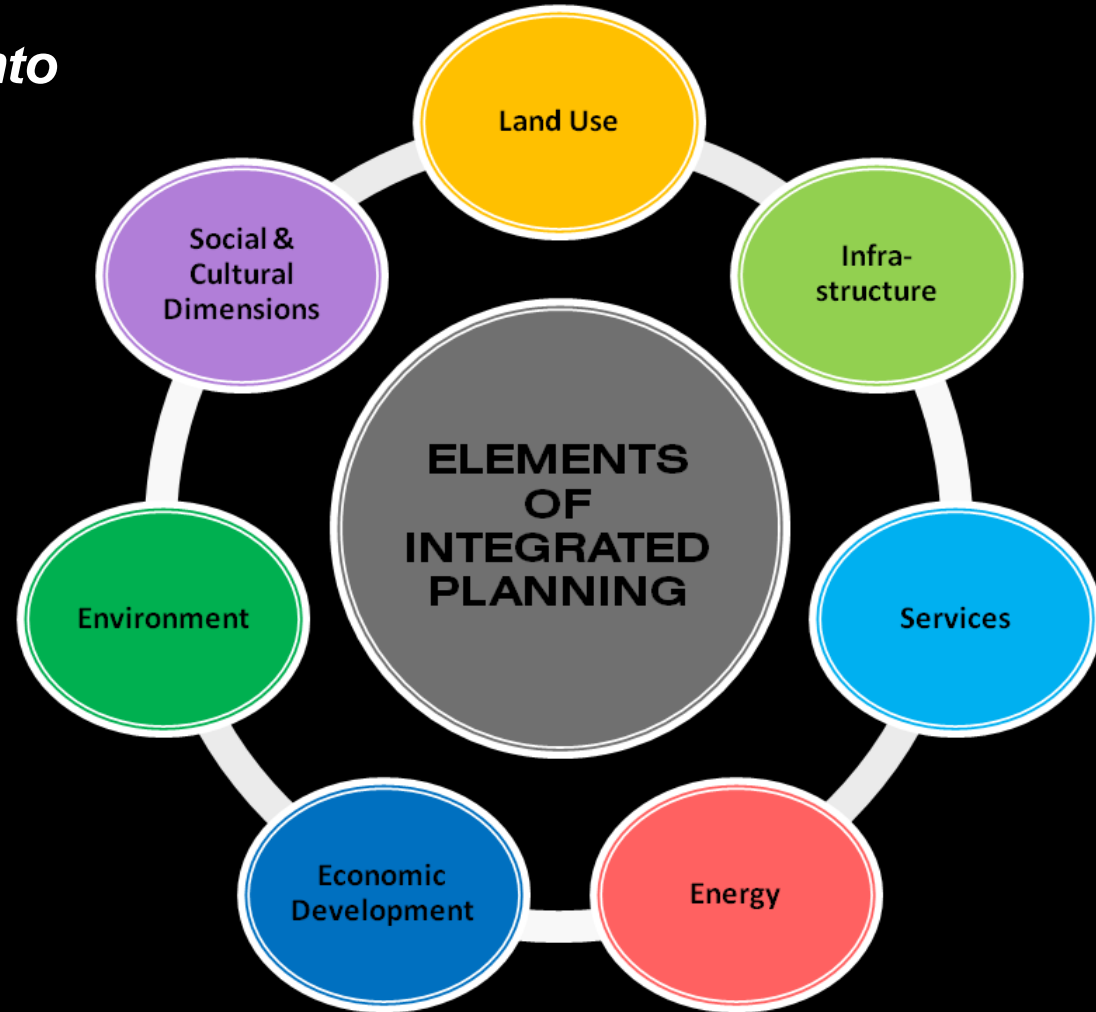
*Integrated Planning is a holistic approach to planning that involves the entire government bodies and their stakeholders, in finding the best solution to achieve good long-term development towards improving the quality of life.*



# **INTEGRATED PLANNING : Definition**

- **The overall framework for development should take into account the existing conditions and problems, and resources available. It should encompass the following elements :-**

- **land use**
- **infrastructure**
- **services**
- **energy**
- **economic development**
- **environment**
- **social and cultural dimensions**



### ***3. INTEGRATED PLANNING : Enhanced Outcomes***

*The ultimate objective of the integration of development is to deliver enhanced outcomes or real benefits.*

## ***ENHANCED OUTCOME : Sustainable Future***



***One major desired outcome is to create a sustainable future***

# **ENHANCED OUTCOME : Sustainable Future**



## **Government As Master Builder**

**The PWD as the major technical advisor and the implementation arm for the government's infrastructural development, acts as the master builder in delivering public investments to create this sustainable development.**



# **ENHANCED OUTCOME : Sustainable Future**

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***This vision for a sustainable future can be realized from the integration of development through the following means :***

***a) Achieving effective protection of the environment.***

- Climate change is a major issue faced by the world today. Indiscriminate disturbance of natural landscapes must be kept to the minimum when implementing projects and overbuilding must be avoided at all costs.***



***Disturbance of Natural Landscape***

- Greenhouse gas emission should be kept within the acceptable limit and this could be used in trade competition in the event that the cap-and-trade system is fully enforced globally.***



***Gas Emission***

# **ENHANCED OUTCOME : Sustainable Future**

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## **b) Prudent use of natural resources**

- *There are limits to the amount of natural resources available that can be used for development. Projects must employ these resources optimally so that maximum benefits can be reaped from these resources some of which are non-renewable .*



**Optimum Usage**

## **Depletion of Resources**



- *Haphazard planning of projects will accelerate the depletion of these resources resulting in unsustainable development.*

# **ENHANCED OUTCOME : Sustainable Future**

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## **c) Social progress which recognizes the needs for everyone**



*The public are now more concern about the use of public funds. The demand by civil society for transparency, integrity and accountability in the use of these funds particularly for projects is increasing. Hence, when implemented, projects must be seen to be viable, offer the most benefits to the public and best value for money.*

*The implementation of projects which end up not being fully used or abandoned altogether will result in public outcry.*

**Fulfilling Public Needs**

# **ENHANCED OUTCOME : Sustainable Future**

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*The public is also sensitive to the **quality of workmanship**, products and services being delivered by projects. They are ever willing to express their dissatisfaction through the media.*

*continued...*

**Quality Product**

# **ENHANCED OUTCOME : Sustainable Future**

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Projects through their functions and juxtaposition, are able to promote social integration. During planning, this aspect should be given appropriate consideration to ensure the achievement of this very important goal in a multiracial country like Malaysia, in line with the 1Malaysia concept, the brainchild of our honourable Prime Minister.

# ***ENHANCED OUTCOME : Sustainable Future***

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***d) Maintenance of high and stable levels of economic growth and employment.***



*Nowadays countries are aggressively competing for investments to stimulate economic growth.*

*Those who can provide the most appropriate, cost-efficient and reliable facilities will win. This requires all projects to deliver maximum benefits from the investment. The existence of idle or partly utilised facilities will be detrimental to cost competitiveness.*

## ***ENHANCED OUTCOME : Sustainable Future***

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***The Malaysian Government is moving towards embracing a new economic model which gives emphasis on the service sector as the main driver of economic growth. It is therefore, crucial that the planning of projects must be fully aligned to this goal.***

# ***ENHANCED OUTCOME : Sustainable Future***

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## *e) Maintainability*

- *Maintainability of products must be considered during the design and development stage.*
- *To be able to deliver the optimum level of service at all time, assets must be maintained regularly.*
- *Whole-life-cycle costs of projects must also be considered.* 24



## **ENHANCED OUTCOME : Liveable City**



***Another desired outcome of integrated planning development is the creation of a 'liveable city' which would embrace certain characteristics.***

# ***ENHANCED OUTCOME : Liveable City***

## ***Characteristics of a Liveable City***



***These characteristics include: a) political stability***

# ENHANCED OUTCOME : Liveable City

## Characteristics of a Liveable City



b) Fair and equitable economic opportunities

# **ENHANCED OUTCOME : Liveable City**

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## **Characteristics of a Liveable City**



**c) Vibrant local businesses**

# ***ENHANCED OUTCOME : Liveable City***

## ***Characteristics of a Liveable City***



**d) Affordable housing**

# **ENHANCED OUTCOME : Liveable City**

## **Characteristics of a Liveable City**



**e) Efficient public transportation system**

# ***ENHANCED OUTCOME : Liveable City***

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## ***Characteristics of a Liveable City***



**f) A clean environment**

# ***ENHANCED OUTCOME : Liveable City***

## ***Characteristics of a Liveable City***

and... g) Fair public investment policies





# ***ENHANCED OUTCOME : Liveable City***

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## **Strategies To Achieve A Liveable City**



**This 'liveable city' can be achieved through an integrated planning of development by emphasizing the following strategies:**

# **ENHANCED OUTCOME : Liveable City**

## Strategies To Achieve A Liveable City

### a) Sharing of Infrastructures



The land use can be optimized by **sharing the infrastructures** which can be achieved in many ways and can also improve the delivery of services and maintainability of the systems.



Significantly, the **integration of the public transport systems** is effective in improving connectivity and accessibility for a more reliable and efficient system of transportation.

# **ENHANCED OUTCOME : Liveable City**

## **Strategies To Achieve A Liveable City**

### **b) Sharing of Facilities**



Sharing of facilities also enhance community interactions and create friendly neighbourhoods, hence boost public safety and lively environment.



The optimization of the available resources and spaces is essential in delivering public facilities, such as by providing multi purpose community centres, parking and recreational areas, which can be shared sufficiently for all communities.

# ***ENHANCED OUTCOME : Liveable City***

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## **Strategies To Achieve A Liveable City**

### **c) Sharing of Sevices**



The integration during planning and management of utilities e.g. water, gas, electricity, ICT and sewerage shall provide efficient services and maintenance works in order to minimize inconveniences to the public.

# ***ENHANCED OUTCOME : Liveable City***

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## **Strategies To Achieve A Liveable City**

### **d) City with Themes or Character**



**A city is to be developed with certain theme or character to make it unique and attractive, with a legacy which the present and the next generations can be proud of. <sup>37</sup>**

# ENHANCED OUTCOME : Liveable City



Among themes or characters that can be adopted are:

- Garden city
- (Melbourne)
- Historical city
- (Malacca)
- Islamic city
- (Madinah)
- City of arts
- (Paris)
- Entertainment city
- (Las Vegas)
- Automotive city
- (Detroit)

# ***ENHANCED OUTCOME : Liveable City***

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## Preservation

At the same time, for a city that already has an established theme, efforts must be taken to preserve and enhance its unique character.



Sufficient amenities for the use of the communities and visitors must be provided to make the city more liveable and enjoyable.

## ***4. INTEGRATED PLANNING : INITIATIVES***

*The government has introduced numerous development initiatives to achieve a better quality of life.*



# INTEGRATED PLANNING : INITIATIVES

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- **Government Asset Management Policy**

**This Policy was established in March 2009 and ascertains the direction, principle and strategic implementation of asset management that must be observed by all government agencies.**

**Its objectives include :-**

- **the creation of assets to meet the government delivery systems.**
- **the creation of an asset management system that is implemented systematically, holistically and sustainably to optimize the benefits of the assets.**
- **documentation of asset information that is systematic, transparent and easily accessible.**
- **adoption and monitoring of Total Asset Management.**

**The PWD ensures that all infrastructure assets continue to deliver the desired outcomes and achieve the optimum life-cycle cost, as well as provide an excellent and cost effective maintenance service.**

# INTEGRATED PLANNING : INITIATIVES



- **Malaysian Architectural Policy**

The government is now introducing this policy which inculcates awareness and appreciation of aesthetics of the Malaysian built environment that is world-class, competitive and socially beneficial.

This awareness shall influence the manner in which our cities are planned and the policies which govern land use planning and urban design.

# INTEGRATED PLANNING : INITIATIVES



- **Industrialized Building System (IBS)**

The PWD being the largest technical agency, plays a major role contributing towards the way forward in the industrialized building industry. More government projects are being implemented through this system.

This has encouraged stimulated innovation in design, standardization of component and dimension, improvement of construction techniques and materials, hence improve productivity and quality in building industry.

# INTEGRATED PLANNING : INITIATIVES

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- **Green Building Index (GBI) Malaysia**

Malaysia's very own green building rating system was launched by the Minister of Works on May 21<sup>st</sup> 2009 to promote sustainability in the built environment and to raise awareness about environmental issues.

The PWD has taken steps to spearhead the drive towards green building through more energy efficient and sustainable design in the construction of government buildings.

We have always taken into consideration and incorporated sustainable and environmental friendly features in our buildings such as passive design strategies, rainwater harvesting, environment management and others.



# INTEGRATED PLANNING : INITIATIVES

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- **Energy Efficiency (EE)**

Energy efficiency is an important criteria of the Green Building Rating System. The PWD has taken steps in incorporating the energy efficiency strategies in building designs that emphasize sustainability in terms of human comfort and health, as well as productive energy use.

Integrated design approach has been adopted at the early stage to ensure the energy efficient strategies are implemented throughout the project.



# INTEGRATED PLANNING : INITIATIVES

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- **Renewable Energy (RE)**

The government is encouraging the use of renewable energy such as solar energy, wind power, water power, bio-fuel and geothermal energy to reduce dependency towards natural resources.

The usage of renewable energy will decrease the quantity of energy used in government buildings.

Currently, solar energy has become one of the renewable energy that has been implemented in government buildings such as the headquarters for the Energy Commission Of Malaysia and Ministry Of Energy, Green Technology And Water in Putrajaya.

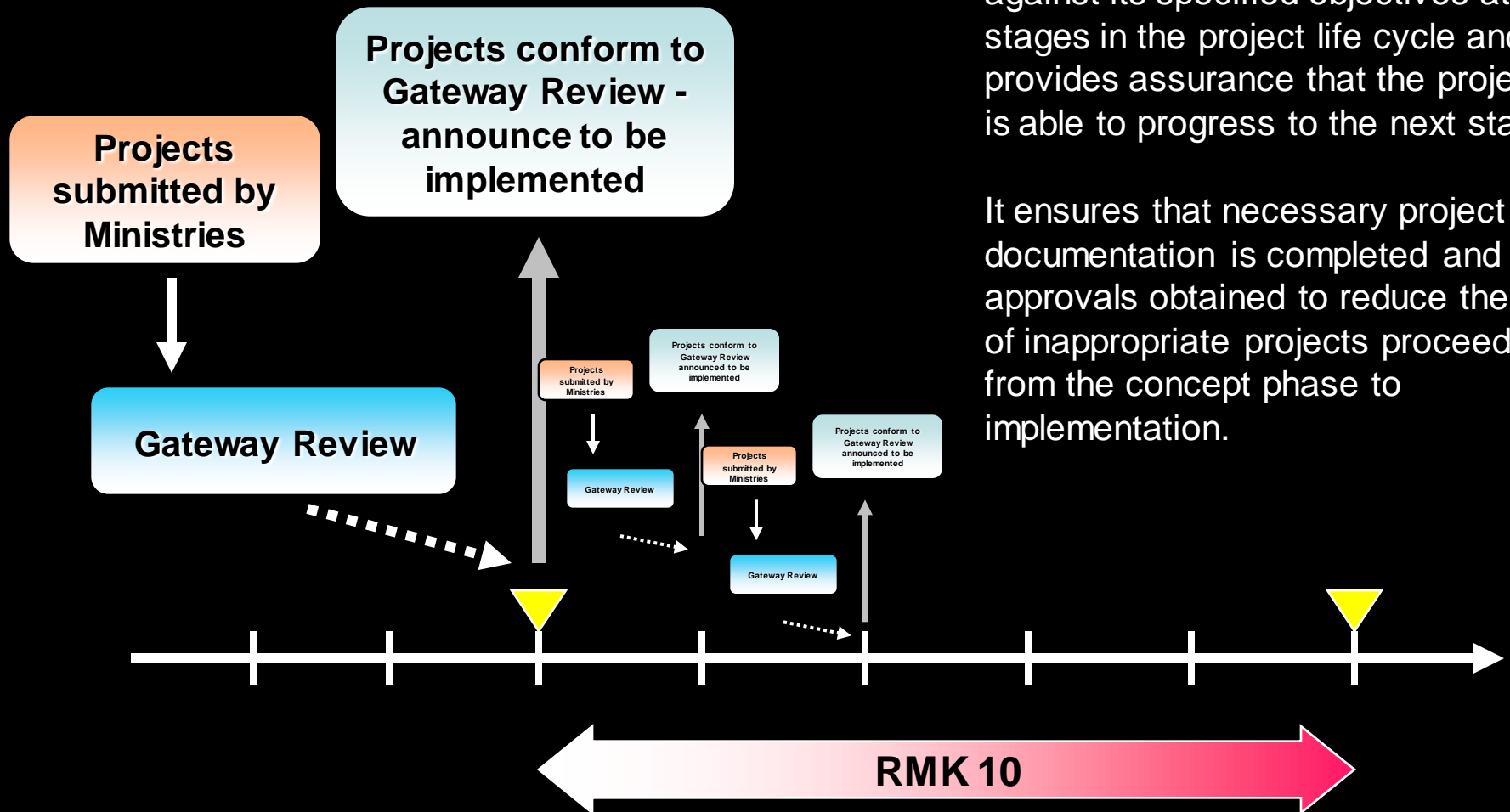


# INTEGRATED PLANNING : INITIATIVES

## • Project Review Process

This process assesses the project against its specified objectives at key stages in the project life cycle and provides assurance that the project is able to progress to the next stage.

It ensures that necessary project documentation is completed and approvals obtained to reduce the risk of inappropriate projects proceeding from the concept phase to implementation.



# INTEGRATED PLANNING : INITIATIVES

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## Thematic Cities Guideline

This guideline establishes the concept, function and characteristics of cities based on the principles of universal planning and development.

Consequently this would create cities that are sustainable, integrated, rich in culture, environment-friendly and contribute towards achieving a better quality of life.





# INTEGRATED PLANNING : INITIATIVES

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## National Heritage Act 2005

The government has established this Act to preserve and protect buildings, objects, landscapes or other artifacts of historic significance. This would also create awareness of local architectural heritage, and educate the public to appreciate and respect historical buildings.



PLANET EARTH  
FOR YOUR CONSIDERATION



As a conclusion, the strategic direction of 10<sup>th</sup> Malaysia Plan for “Quality of Life of an Advanced Nation” can be achieved through integrated planning. It should be a collaborative effort among all relevant government agencies as well as the private sector.

As defined by The World Bank Group this desired Quality of Life can be stated as the people’s overall well-being, including environment quality, national security, personal safety, political and economic freedoms.

It is our aspiration that this presentation would give another dimension to asset management that leads to the psychosomatic well-being of citizens through proper management of the built environment.



**Mother Earth needs a break...  
...be kind to nature**

