



WELCOME TO JOHOR BAHRU
OVERVIEW OF JOHOR BAHRU CITY

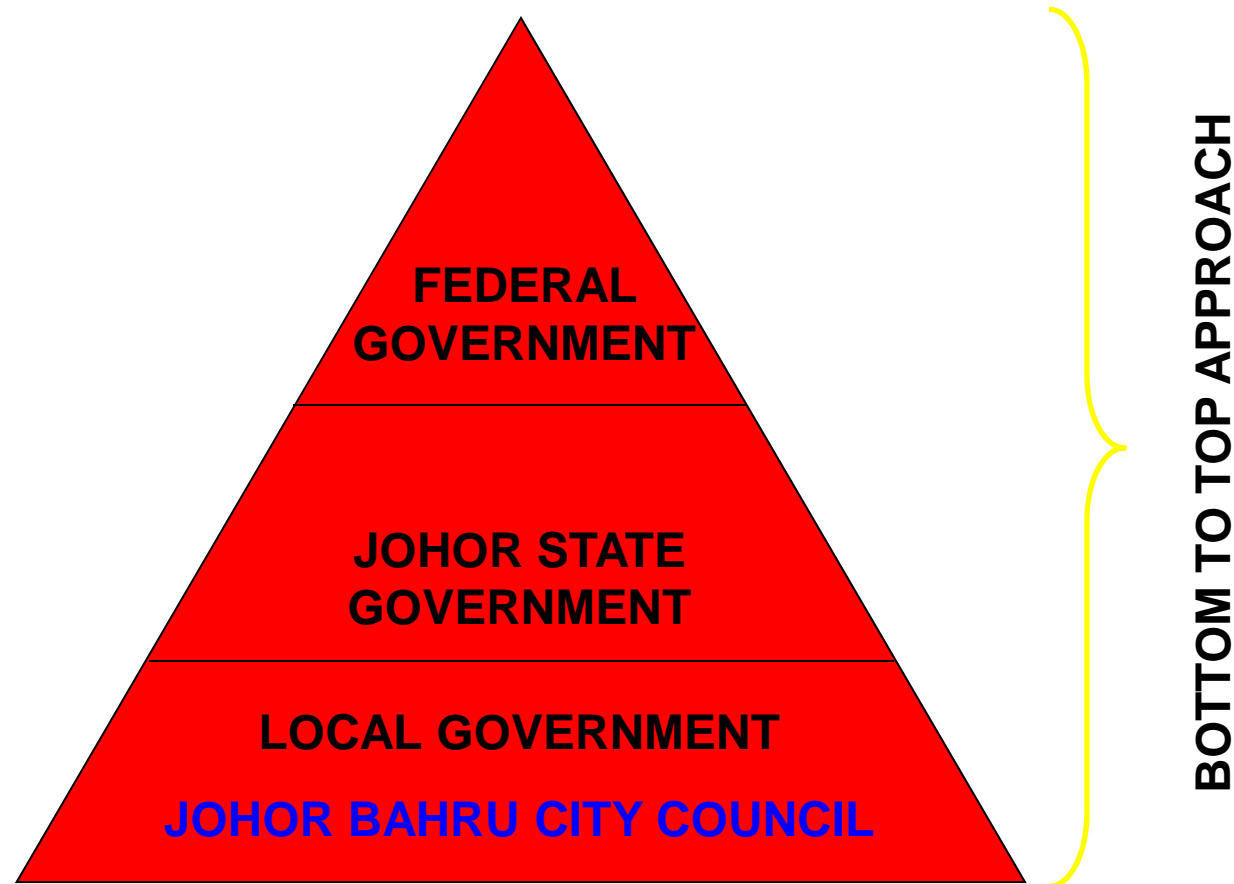
**TOWARDS JOHOR BAHRU AS AN
INTERNATIONAL CITY BY 2020**



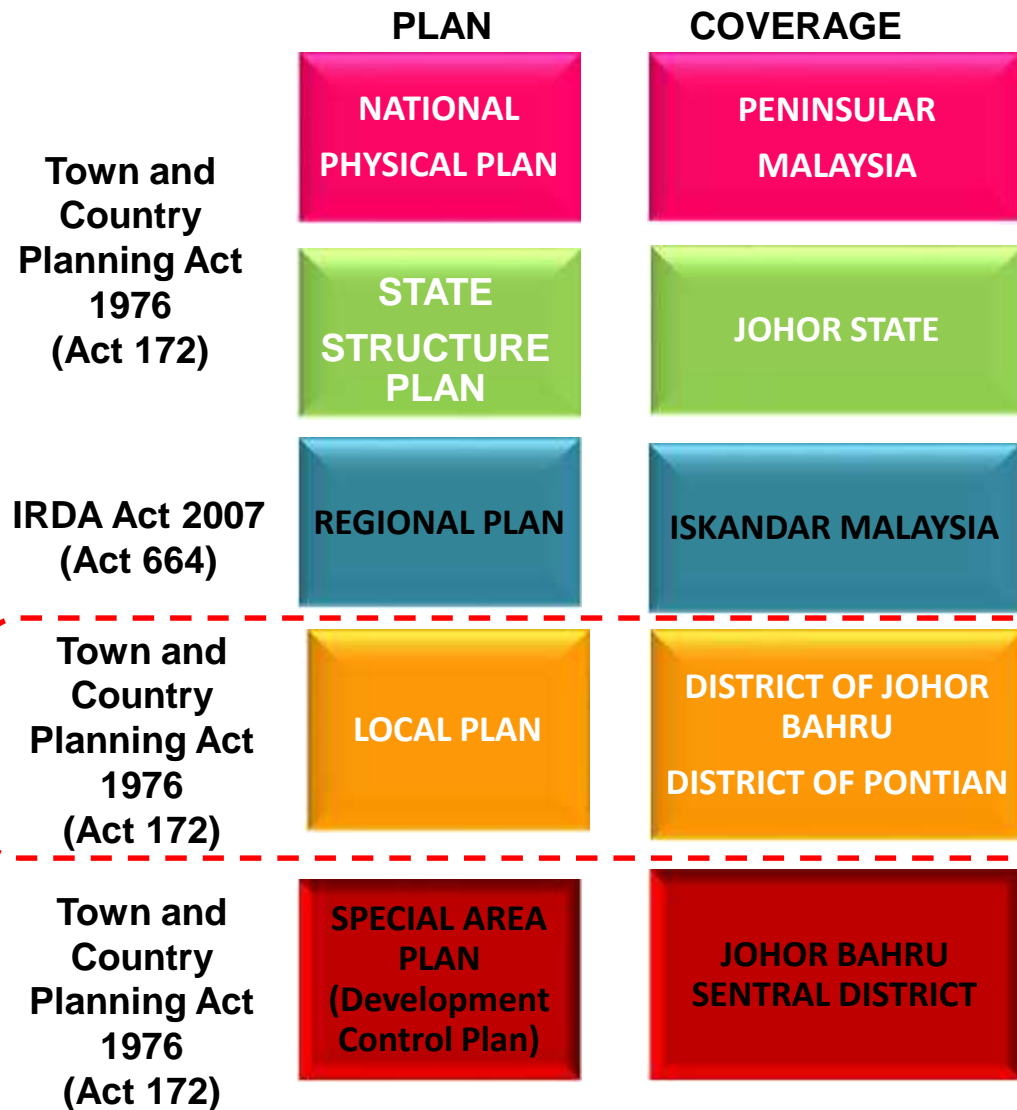
***PLANNING DEPARTMENT
JOHOR BAHRU CITY COUNCIL***



HIERARCHY OF GOVERNANCE



PHYSICAL DEVELOPMENT PLAN IN MALAYSIA



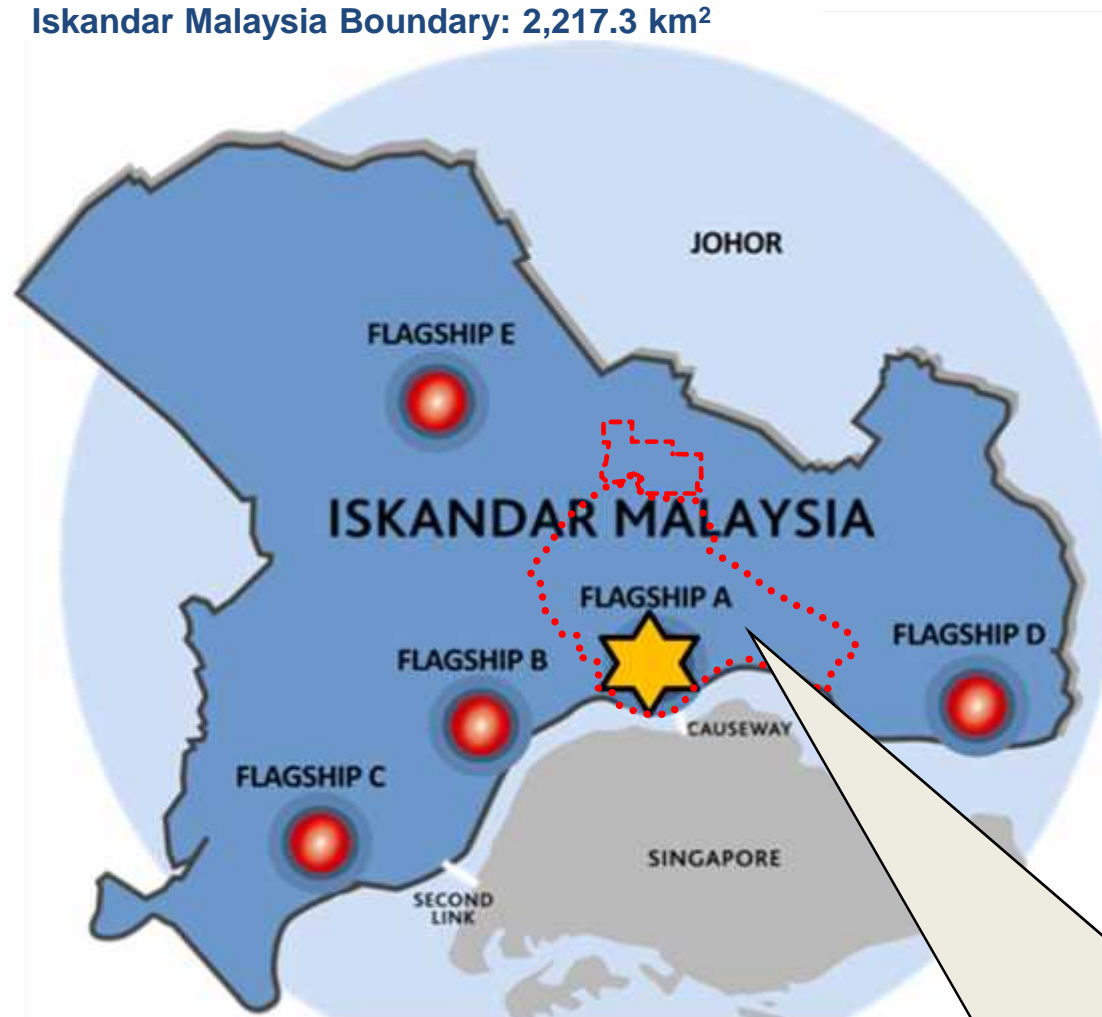
Johor Bahru Local Plan covers the administrative area of 5 Local Planning Authorities totalling 117,490 hectare / 438,585 acres.

LOCAL AUTHORITY AREA

JOHOR BAHRU CITY COUNCIL	20,642 hectare
JOHOR BAHRU CENTRAL MUNICIPAL COUNCIL	30,348 hectare
KULAI MUNICIPAL COUNCIL	13,699 hectare
DISTRICT OF JOHOR BAHRU LOCAL PLANNING AUTHORITY	112,801 hectare
PASIR GUDANG LOCAL AUTHORITY	13,132 hectare

JOHOR BAHRU CITY COUNCIL IN CONTEXT OF ISKANDAR MALAYSIA

Iskandar Malaysia Boundary: 2,217.3 km²



★ A : JB City Center as a new Economically Vibrant Cultural and Heritage City.

B: Nusajaya as Johor Administrative Center. Educational Hub, Medical and Wellness Centre

C: Western Gate Development – PTP , Second Link

D: East Gate Development – Pasir Gudang Port

E: Senai Aeropolis - Airport City and Logistic

Legend:

Boundary Johor Bahru City Council

Johor Bahru City Council Boundary: 220km²/ 21,551.40 ha
Total Population : 541,945 people

JOHOR BAHRU CITY COUNCIL IN CONTEXT OF ISKANDAR MALAYSIA

The natural strength of Johor Bahru City Centre has always been its strategic location..

STRENGTHS

1

Proximity to Singapore, leveraging on 8 million population

700 metres away from Woodlands CIQ

2

Faces Straits of Johor for waterfront development

1.5 km of waterfront frontage

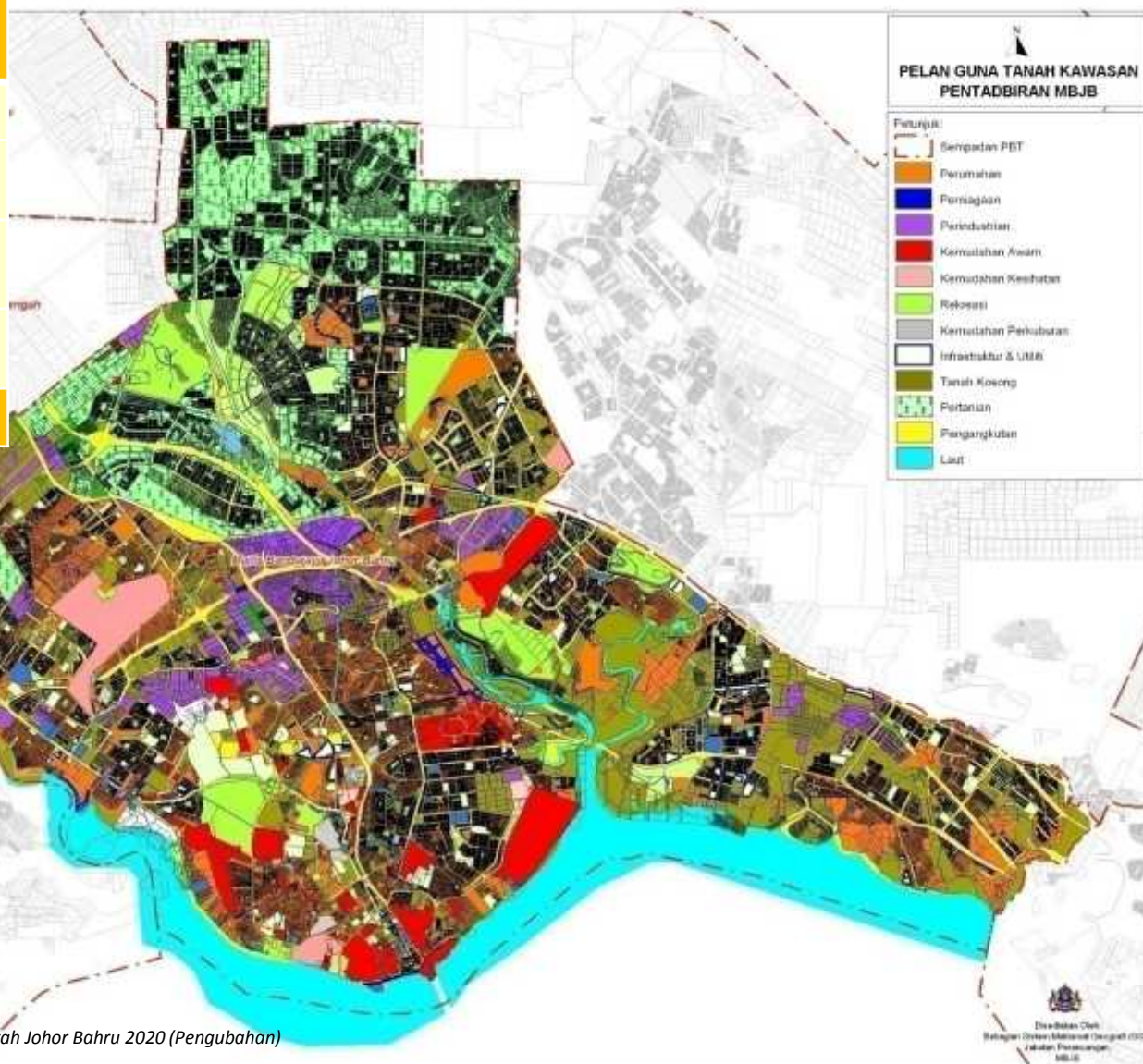
3

Rich in history and culture as tourism content

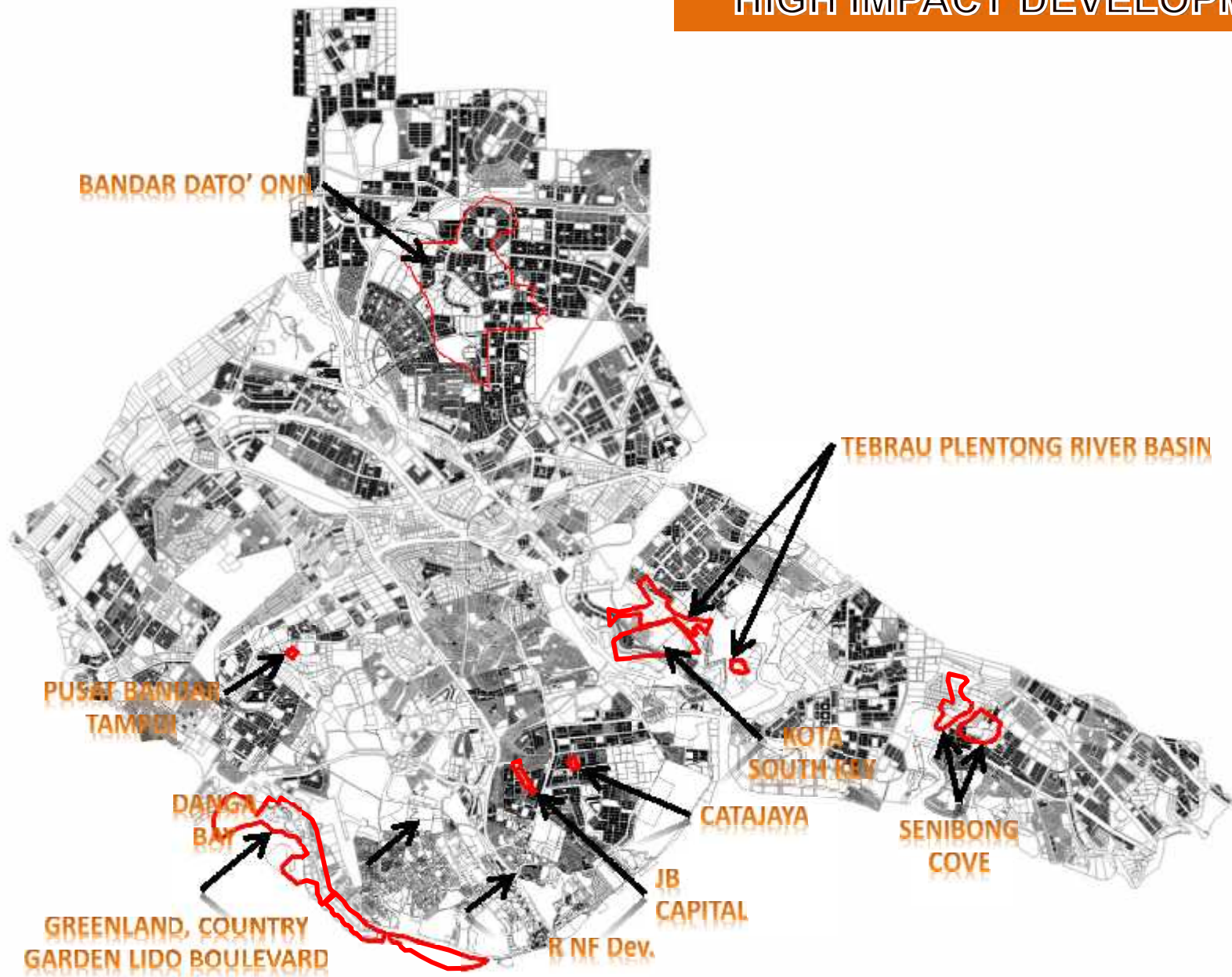
Established in 1855, JBCC has more than 250 heritage buildings

EXISTING LAND USE

LAND USE	AREA (HEKTARE)	PERCENTAGE
Built-up area	8,804.39	40.9
Utilities	3,319.74	15.4
Forest and water body	2,853.58	13.2
Agriculture	6,573.70	30.5
JUMLAH	21,551.40	100



HIGH IMPACT DEVELOPMENT



PERSPECTIVE



DANGA BAY

PERSPECTIVE

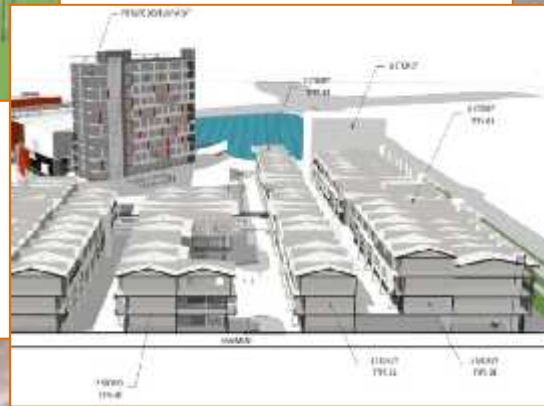


PERSPECTIVE





PERSPECTIVE



SENIBONG COVE



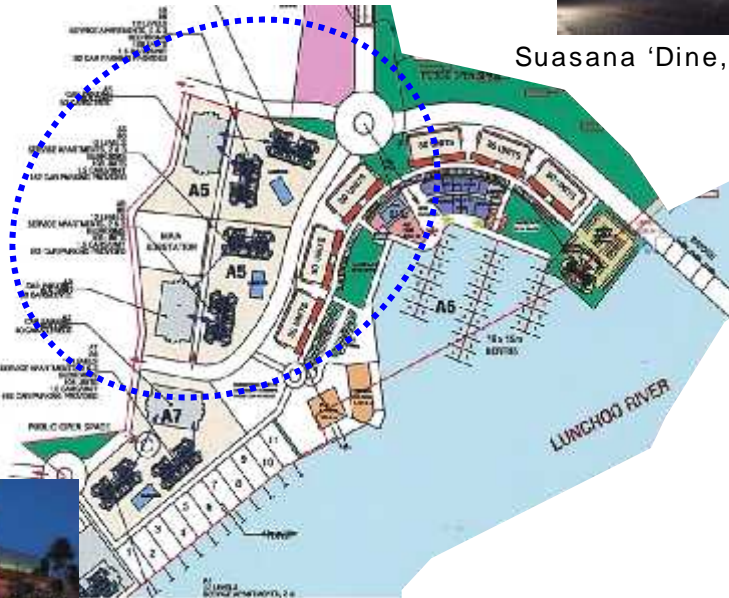
PERSPEKTIF



Pemandangan Pusat Marina



Kemudahan Dan Ruang Niaga Yang Menarik



Suasana 'Dine, Leisure & Entertain'



KONSEP MARINA BUSINESS CENTRE

COUNTRY GARDEN







GREENLAND GROUP







R & F PROJECT









SCENARIO FROM THE RAPID DEVELOPMENT

- Will be more number of housing unit in JB City Centre (approximately 20,000 unit)
- More people will live in JB (100,000 expected)
- Generate more requirement for infrastructure
- Lifestyle and Social changes
 - additional of vehicle on the road
 - traffic jam



CHALLENGE FOR JOHOR BAHRU CITY

HOUSING.

- Ensure building are well maintain
- Need to strengthen the function of Commissioner of Building (in term of instrument and enforcement)
- Well function of management cooperation.



CHALLENGE FOR JOHOR BAHRU CITY

- **INFRASTRUCTURE**

- Need more traffic management
 - Introducing more efficient public transport
 - i.e. BRT as propose by IRDA
 - Encourage people to use public transport
 - Introducing restricted zone for private transport
 - Introducing free-car day in CBD
- Upgrading main trunk road within IM



CHALLENGE FOR JOHOR BAHRU CITY

Social

- La 21 programmed should ready and open for international programmed
- Encourage more private entity to participate
- Establish smart partnership among private, education and government. (Private, UTM, MBBJ, IRDA)



CHALLENGE FOR JOHOR BAHRU CITY

- **Environment**

- Green Neighborhood Initiative

- Towards more green housing development

- Blueprint on Low Carbon Society (IRDA)

- More than 40 programmes identified

- National Blue Ocean Strategy (NBOS)

- National programmed to enrolled big impact project on environment.



WAY FORWARD

- Revisit the existing Master plan (Local Plan of Johor Bahru District). Needed for comprehensive rationalization.
- In the higher level and wider scope...
 - need to evaluate the process of preparing and amendment of the plan. Current process is time-consuming.
- Looking forward to establish partnership with Japan counterparts for future city programmes.





*M*esra *B*erkhidmat *J*ujur *B*erbakti

THANK YOU

Planning has to do with management and development of urban and rural areas in order to protect and best serve the present and future generations..... (Royal Town Planning Institute –RTPI)



