

# SITE ANALYSIS

JALAN IMPIAN EMAS, SKUDAI JOHOR

HISTORY LOCATION LEGAL ZONING

## INTRODUCTION

### SITE LOCATION

OUR SITE IS LOCATED ON ABOUT 0.3 ACRES LAND NEAR TAMAN MUGKIN EMAS. THE PLOT SIZE IS REQUIRED TO BE 10M X 100M.

LOT NUMBER : LOT 2043  
TOTAL AREA : 2000 100' X 100'  
WATER : TOWN  
DISTRICT : JOHOR BAHRU  
STATE : JOHOR  
CURRENT LAND USE : COMMERCIAL  
NEW PURPOSE : LEARNING CENTER



### CURRENT CONDITION

THERE IS NO ANY FORM OF DEVELOPMENT HAPPENING ON OUR SITE CURRENTLY. THEREFORE, IT IS A LAND FILLED WITH TREES AND BUSHES. HOWEVER, THE LOT IS UNDER DRAINAGE AND COMPLETED DRAINAGE AND DRAINAGE SYSTEM IN THE JOHNS PLAN.



AS WE CAN OBSERVE, THE PROPOSED SITE IS LOCATED ABOUT 80 METERS FROM TAMAN EMAS AND TAMAN MUGKIN EMAS. HOWEVER, BOTH TOWNS HAVE VERY UNUSUAL PLANNING PATTERNS, FORMING AN EXTREME CONTRAST IN PLAN. TAMAN EMAS HAS A MORE RIGID - STRUCTURAL PLANNING PATTERN, WHILE TAMAN MUGKIN EMAS SHOWS UNUSUAL PLANNING OF RESIDENTIAL AND COMMERCIAL BUSINESS AREA.

## HISTORICAL TIMELINE

**1855** THE START OF MODERN JOHOR UNDER FEDERATION BRING BRITISH TO ESTABLISHED JOHORE PUTERI AS JOHORE ADMINISTRATIVE CENTER.

**1866** SIR RAN AND SIR RAN AT TAMAN MUGKIN PUTERI TO JOHOR BAHRU. VARIOUS GOVERNMENT DEPARTMENTS WERE ESTABLISHED.

**1920** MAJOR DEVELOPMENT OF ROADS AND PORTS FOR EACH TOWNSHIP.

**1953** WALKER POWER DAM (DAM) WAS PUTERAN WAS FOUNDED.

**1978** UTM JOHOR CAMPUS WAS BUILT IN JOHOR, MAKING WAY TO MANY OPPORTUNITY FOR STUDENTS.

**1990** MAJOR DEVELOPMENT OF JOHOR AREA TURNING INTO A PROGRESSIVE COMMERCIAL, RESIDENTIAL AND LIGHT INDUSTRIAL AREA.

**2003** CONCENTRIC DEVELOPMENT OF REGIONAL CITY. MANY NEW DEVELOPMENT PROJECTS.

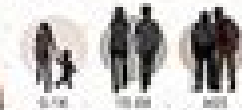
## DEMOGRAPHY

### POPULATION



FROM 2000-2005, THERE IS A SIGNIFICANT GROWTH OF FOREIGNER LIVING IN JOHORE.

### AGE GROUP



FROM 2000-2005, TEENAGERS AND ADULTS PLAY IMPORTANT ROLES TO FORM THE WHOLE JOHORE COMMUNITY.

### ETHNICITY



MALAY IS THE BIGGEST GROUP OF ETHNIC IN JOHORE BAHRU. IT IS FOLLOWED BY CHINESE, INDIAN AND THE OTHERS.

- MALAY (55%)
- CHINESE (25%)
- INDIAN (15%)
- OTHER (5%)

## ZONING

### 2KM RADIUS



THE AREA SURROUNDING THE PROPOSED SITE IS ESPECIALLY MODERATELY DEVELOPED RESIDENTIAL AREA, PUBLIC EDUCATION, COMMERCIAL BUSINESS AREA, AND INDUSTRIAL AREA.

## SITE SECTION

### TOPOGRAPHY



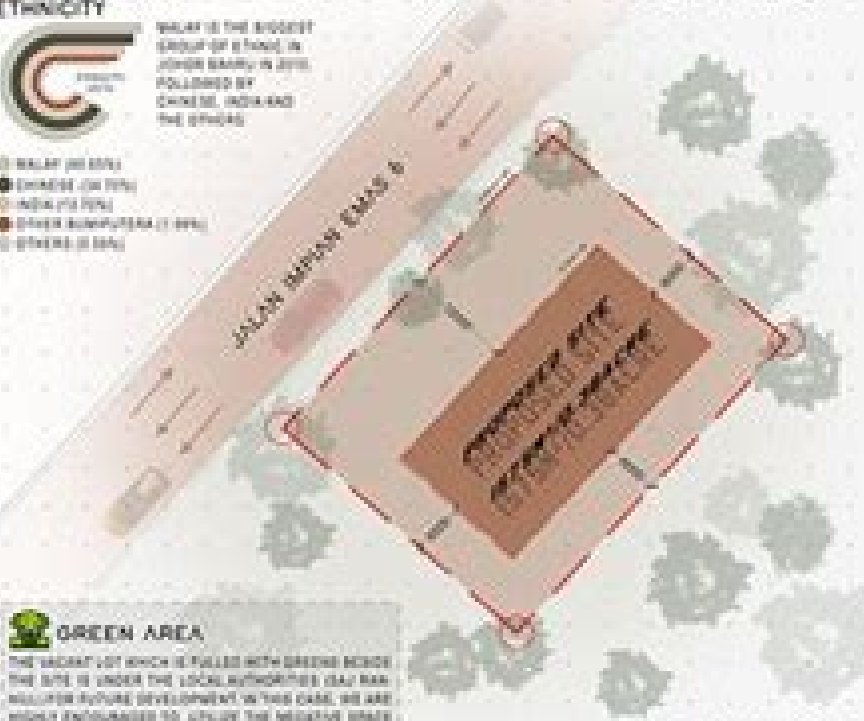
## KEY PLAN

### NTS

WHAT IS THE BIGGEST GROUP OF ETHNIC IN JOHORE BAHRU. IT IS FOLLOWED BY CHINESE, INDIAN AND THE OTHERS.

## LOCATION PLAN

### NTS



## GREEN AREA

THE VACANT LOT WHICH IS FILLED WITH GREEN BUSHES. THE SITE IS UNDER THE LOCAL AUTHORITIES (JALAN) HAS MAJOR FUTURE DEVELOPMENT. IN THIS CASE, WE ARE HIGHLY ENCOURAGED TO UTILIZE THE NEGATIVE SPACE BY TURNING IT INTO A PUBLIC AREA FOR OUR USERS SUCH AS A GARDEN OR A RECREATIONAL PARK.

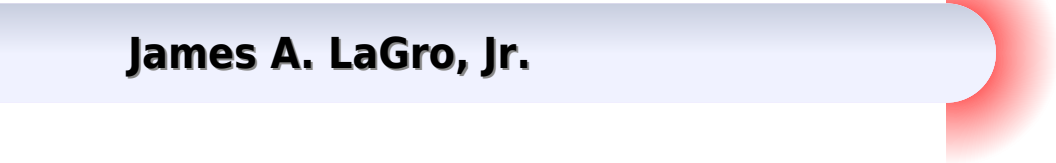
## SITE PLAN

### SCALE 1:500



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**James A. LaGro, Jr.**



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