
Malaysia Vision Valley 2.0: Potential Impacts on Labu's Development

Nur Izatilahima Mat Rahim¹ and Puteri Mayang Bahjah Zaharin^{1*}

¹Studies of Architecture, College of Built Environment, Universiti Teknologi MARA Puncak Alam Campus, 42300 Puncak Alam, Selangor, Malaysia

*Corresponding author: bahjah@uitm.edu.my

Abstract

The study examines the impacts of Malaysia Vision Valley 2.0 (MVV 2.0) on the growth and development of Labu. Leveraging the spatial triad theory and the concept of a sense of place, it explores the relationships between urban spaces and Labu's economic and social development, emphasising how changes in the built environment influence local livelihoods, social cohesion and identity. The methodology involves archival spatial mapping and interviews with the local community to capture historical trends, community perceptions, and potential challenges. The literature review establishes a theoretical framework highlighting the significance of perceived spaces in shaping urban identities. Findings reveal positive correlations between economic growth and community development, particularly where planned MVV2.0 projects align with existing community needs and capacities. The spatial triad theory guides the interpretation of existing urban spaces, while the concept of a sense of place informs the exploration of Labu's unique identity. Furthermore, the research uncovers challenges related to planning and community engagement, including gaps in coordination between stakeholder and limited opportunities for inclusive participation. This study enriches the discourse on urban development by synthesising theoretical frameworks with empirical data, underscoring MVV 2.0's potential to influence Labu's growth positively, contingent upon carefully considering the city's unique socio-cultural and spatial dimensions. The research recommends for a sustainable approach that balances economic growth with community well-being, preserve Labu's heritage, and protects the environment, ensuring MVV 2.0 creates a vibrant and resilient community true to Labu's identity.

Keywords:

Malaysia Vision Valley 2.0, Mukim Labu, Urban development, Socio-cultural impact, Economic significance.

Article History

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1. INTRODUCTION

Like a precious gem, Mukim Labu shines in the midst of obscurity. It is a village with untapped potential nestled in Negeri Sembilan, Malaysia. Labu, with its unique cultural identity, is a village of historical significance and future possibilities. Despite its underdevelopment, Labu, as part of the Seremban district, benefits from its proximity to the state capital, Seremban, enhancing its accessibility and connectivity.

Socially, Labu embodies a community marked by a distinctive cultural identity and social dynamics. The residents actively contribute to the region's rich historical, symbolic, and cultural diversity, fostering a profound sense of community and shared identity. With a population of 59,800 as of the Population and Housing Census of Malaysia, data as of 2022 (Department of Statistics Malaysia, 2024), Labu comprises 56,800 citizens and 3000 non-citizens, with 31,100 males and 28,800 females. This demographic composition reflects the diverse fabric of Labu's community and the varying needs that MVV 2.0 development must address to ensure balanced social advancement. While Labu boasts educational institutions as part of its social infrastructure, there is a notable absence of healthcare facilities and community spaces, potentially hindering the comprehensive well-being of its residents.

Labu, previously underdeveloped, has seen a shift in its economic landscape since 2008. Its proximity to Kuala Lumpur International Airport (KLIA) and the Klang Valley has attracted the government's attention, positioning Labu as a potential area for growth. Labu's role in the Malaysia Vision Valley 2.0 (MVV2.0) initiative, with a vision set for 2045 (Ashraf, 2023), is integral to its future planning. The town has witnessed urbanisation, especially with the ongoing development of neighbouring townships like Bandar Sri Sendayan, Bandar Ainsdale, and Bandar Enstek (Ashraf, 2023).

The MVV 2.0 initiative aims to transform Labu into an innovation and connectivity hub, with major projects such as a High Technology and Industrial Park and an Integrated Transportation District, including a new Integrated Transportation Terminal that will include Seremban station for the Kuala Lumpur-Singapore high-speed rail. According to Haslah (2024) in News Strait Times, Matrix Concepts plans to develop new land in Labu, Seremban, into a sustainable township to foster community and promote a positive socio-economic environment. The acquisition of approximately 404.7 hectares in Mukim Labu by Matrix Concept Holdings Bhd from Sime Darby (Jalil, 2024) further underscores this ambition. While township developments traditionally experience slower progress and lower margins in the early years, the overlapping phases of Bandar Sri Sendayan (BSS) and MVV developments could provide MVV's township with a stable environment for maturation, ensuring continuity and sustainable earnings, as noted by Jalil (2024). These plans aim to integrate Labu within Greater Kuala Lumpur and other critical areas, enhancing its regional significance.

Despite these aspirations, Labu remains relatively stagnant with slow development and lower margins compared to its neighbouring areas, even though it is near major initiatives such as the MVV Industrial Park. This park, poised to achieve a gross development value (GDV) of up to RM2.8 billion across 307.6 hectares in Parcel B, Labu, is located near Techpark @ Enstek and is anticipated for launch next year, said the State Industry and non-Muslim Affairs action committee chairman, Teo Kok Seong (Bernama, 2023). Currently, Sime Darby Property Bhd manages much of Labu's land for oil palm cultivation, alongside smaller industries and quarrying.

Labu's slow growth and historical underdevelopment raise concerns about the impact of Malaysia Vision Valley 2.0 (MVV 2.0). While MVV 2.0 aims to boost development, rapid urbanisation poses risks. Balancing Labu's unique identity with MVV 2.0's growth plans is crucial. This study explores how MVV 2.0 aligns with Labu's characteristics in ensuring sustainable and equitable development. It investigates how the Malaysia Vision Valley 2.0 (MVV2.0) impacts Labu's economic and social development. Furthermore, the study also analyses Labu's historical spatial patterns. It assesses how MVV2.0 might shape future growth by focusing on Labu's past development and the potential effects of MVV2.0 on its economic and social landscape.

2. LITERATURE REVIEW

2.1 Social Space (Spatial Triad Theory)

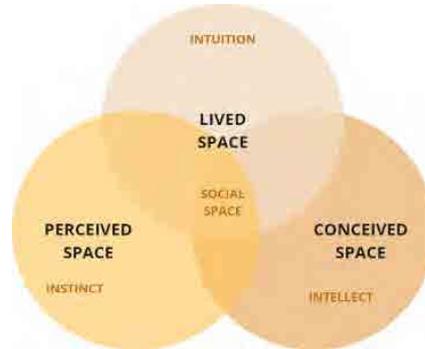


Figure 1: Spatial Triad Theory Framework
Source: Henri & Donald, 1991

Koolhaas (1995) argues that empty spaces in cities, often seen as insignificant, hold immense potential. However, transforming these voids into functional areas usually requires substantial changes, which can disrupt both new activities and the existing urban environment. In his designs for the Seattle Central Library and The Grande Bibliotheque in Paris, Koolhaas explores this concept of 'voids,' highlighting the challenges of integrating them into the urban fabric (Şimşek, 2019).

In *The Production of Space*, Lefebvre et al. (1991) assert that space is not just an empty container but is actively shaped by social, economic, and cultural forces. Lefebvre introduces the spatial triad: spatial practice (the routines and infrastructures linking work, life, and leisure), representation of space (the conceptual space created by planners and engineers), and representational space (the lived space shaped by images and symbols). In this triad, "nothingness" refers to overlooked or neglected urban areas that still contribute to the city's meaning.

Recognising the role of perceptions of nothingness in shaping urban narratives allow us to investigate the ways interventions, such as transportation networks. Lefebvre's conceived space, shaped by urban planning and policies, can be examined through significance theory, which explores how transportation networks carry symbolic meaning, reflecting societal values and priorities. Lived space, experienced in everyday life, reveals how transportation systems influence space use, accessibility, and interactions within the urban environment.

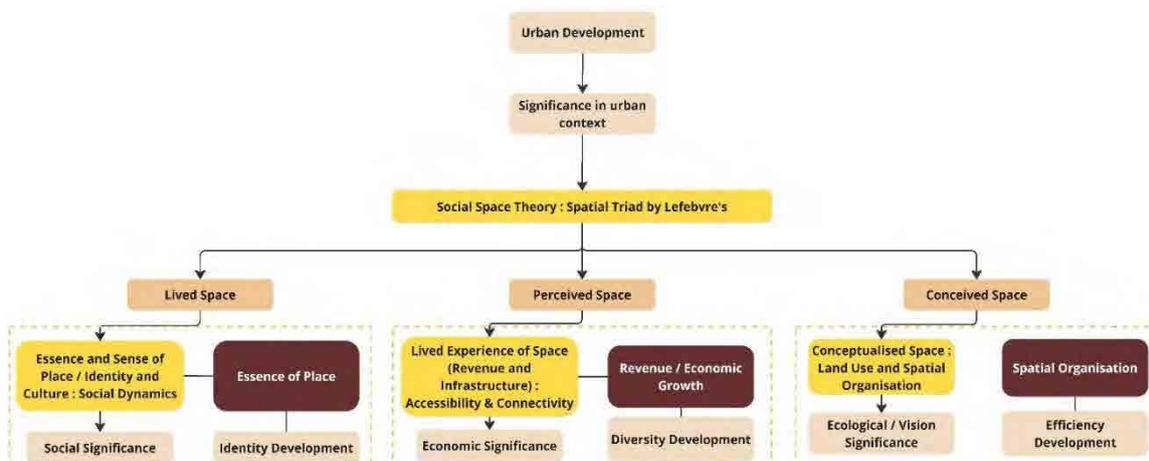


Figure 2: Chart of Urban Development Significance of Labu relation to Social Space Spatial Triad Theory.

Lefebvre’s theory on urban spaces, particularly social spaces, is crucial for understanding sustainable urban development (Wiedmann & Salama, 2019). By integrating social space theory, we can transform perceived and conceived "nothingness" in urban areas through meaningful transportation networks, thereby shaping urban development dynamics.

2.2 Lived Space: Essence and Sense of Place

The "sense of place" concept reflects the deep connections between human emotions, perceptions, and the physical environment. Williams and Stewart (1998) define it as the emotional and symbolic bond people form with specific locations, influenced by cultural, historical, and social contexts. This bond fosters a sense of security, identity, and belonging, positively impacting psychological well-being and community vitality (Williams & Stewart, 1998). Scholars like Agnew (2014), Cresswell (2004), and Relph (1976) argue that a sense of place arises from the interaction of a location's history, physical environment, and the community that inhabits it.

Cultural identity is central to this sense of place, as people's cultural backgrounds, beliefs, and values shape their perceptions and attachments to locations. Relph (1976) suggests that cultural identity influences how we perceive and belong to a place. Historical heritage also plays a crucial role, with the collective memory of a location's stories, events, and artefacts deepening their significance (Williams & Stewart, 1998). Social interactions enhance this sense of place, as shared experiences and traditions foster community and emotional bonds (Hummon, 1992).

Regional identities emerge as conceptual constructs formed through the interaction between societies and their physical and social environments. These identities are mental reflections of space, embedded in people’s minds and memories. The collective identity transforms physical spaces into regions. Paasi (1991) asserts that, in contrast to the individually experienced and produced concept of "place," a "region" has an institutionalised and collective nature. While place represents the process through which individuals’ daily practices intersect with structures of institutional power, a region exists as a symbolic entity, created collectively rather than through individual experience.

This sense of collectivism aligns with the concept of "lived space" or "space of representation," encompassing people’s feelings, collective actions, and voices expressed according to local social norms, informal institutions, narratives, and stories. These shared expressions often respond to external interventions or internal opposition, as well as formalised public policies, political actors, and planners, all of whom shape their everyday living spaces and lifestyles (Lefebvre 1991; Soja 1996; Raagmaa 2001).

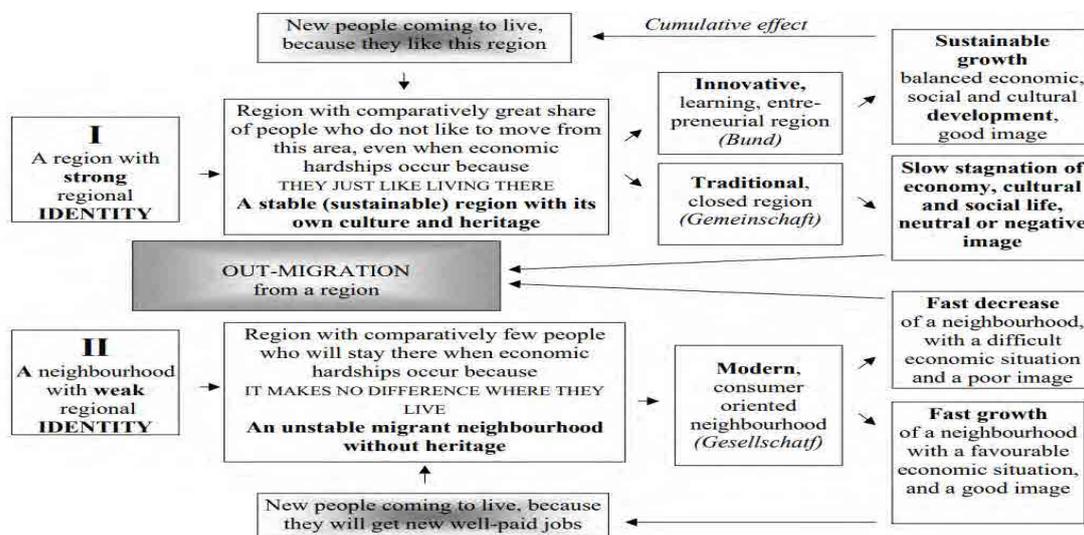


Figure 3: The hypothetical effect of regional identity on population migratory behaviour framework.

Based on Figure 3, Raagmaa (2001) highlights the dynamics of regional identity and its influence on migration, economic development, and cultural sustainability. Regions with a strong regional identity tend to attract and retain people, even during economic hardships, because residents value the cultural and social heritage of the area. Such regions are often more stable and can develop sustainably, innovation and entrepreneurial growth, or even maintaining traditional values. Over time, this can lead to balanced economic, social, and cultural growth or slower stagnation if the region becomes too insular.

Conversely, areas with a weak regional identity struggle to retain people during challenging times, as residents feel less attached and see little distinction between living there or elsewhere. These neighbourhoods tend to become unstable, with little connection to the area's heritage. While some may experience rapid growth due to economic opportunities, others face a quick decline, especially when economic conditions worsen, leading to poor living environments and weak community ties. This underscores the importance of enhancing a powerful sense of place and community to achieve sustainable regional development.

2.3 Urban Morphology Analysis Elements

Urban morphology studies cities' structure and development patterns, focusing on how they change over time (Heath et al., 2011). Urban morphology is described as 'the pattern of land use within a town'. (Kropf, 2009) Conzen (1960) identified key elements such as land uses, building structures, plot patterns, and street patterns (Heath et al., 2011). Morphologists typically analyse urban forms through buildings, streets, and plots, focusing on built forms, boundaries of paths and plots, and land (Scheer, 2017). Land use zoning categorises land for residential, commercial, industrial, and recreational uses. In urban morphology, boundaries are crucial in shaping spatial and social dynamics, fostering community cohesion and identification (Heath et al., 2011).

However, some urban theorists critique this traditional view. Jacobs (1984) argued that successful neighbourhoods often lack distinct boundaries, thriving on the overlap and integration of different areas. This interweaving creates a more vibrant urban environment. Similarly, Lynch (1981) criticised planning cities as separate neighbourhoods, warning that this could lead to social segregation and advocating for a continuous urban fabric instead (Heath et al., 2011).

2.4 Malaysian Vision Valley 2.0

Malaysia Vision Valley 2.0 (MVV 2.0) is a major development initiative in Negeri Sembilan, projected to attract RM294 billion in investments over the next 30 years (Rodzi, 2018). Covering approximately 153,411 hectares across Seremban and Port Dickson (*Malaysia Vision Valley 2.0 – NS Corporation*, n.d.; Seremban City Council & Port Dickson Municipal Council, 2021) the project, led by Sime Darby Property Bhd, focuses on high-tech and industrial development in its first phase, spanning 27,000 acres over 30 years (*Malaysia Vision Valley 2.0 Officially Launched, Nine Years On*, 2018). MVV 2.0 targets four key economic drivers: high-tech industry, services and tourism, education and research, and logistics and aviation, aiming to position Negeri Sembilan as a hub for technological innovation and economic growth. The project has already exceeded initial investment targets, securing RM2 billion within a year, surpassing the state's annual goal of RM1 billion (Rodzi, 2018).

Incorporated into the National Physical Plan (NPP) as one of the 17 Promoted Development Zones, MVV 2.0 also aligns with the State Structure Plan (SSP), which seeks to extend Seremban and Port Dickson as parts of Greater Kuala Lumpur (*Malaysia Vision Valley 2.0 Officially Launched, Nine Years On*, 2018; Seremban City Council & Port Dickson Municipal Council, 2021). The Comprehensive Development Plan (CDP) outlines strategies for sustainable economic, social, and environmental development, with oversight by the state-led MVV Secretariat, prioritising four economic drivers: High Technology Manufacturing, Wellness Tourism, Skill-Based Education and Research, and Specialized Services (*Malaysia Vision Valley 2.0 Officially Launched, Nine Years On*, 2018).

3. RESEARCH METHODOLOGY

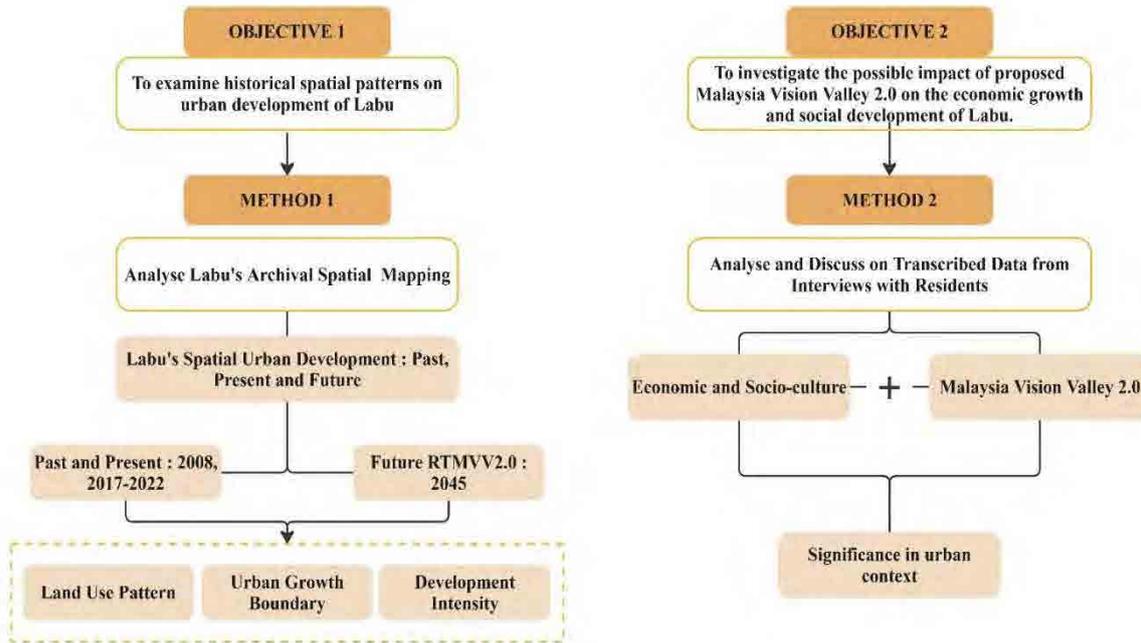


Figure 4: The Research Methodology Framework.

This study employs a mixed-method approach to examine the historical spatial evolution and socio-economic impacts of development in Labu, specifically through archival spatial mapping and in-depth interviews with local communities. Each method serves to provide a layered understanding of Labu's development, integrating insights from community members.

3.1 Method 1: Archival Spatial Mapping

This method adopts a historical spatial analysis approach to trace how land use and development in Labu have evolved over time. The process began with defining Labu's geographical boundaries through the triangulation of administrative records, historical documentation, and spatial data from the Planning Land Use Information System (I-Plan). This ensured both historical accuracy and local contextual relevance.

Next, various spatial datasets were compiled, including historical maps from I-Plan, current satellite imagery from Google Earth, and land use surveys and cadastral records. These sources were cross-referenced to build a coherent and comprehensive dataset that captures both temporal and spatial shifts in land use patterns.

The historical maps were then georeferenced using control points to align them with modern spatial coordinates. This step was crucial for enabling accurate comparisons across different periods. Following geo-referencing, the maps underwent digitisation to create usable spatial layers to represent key elements such as land use, infrastructure, and natural features. Each layer was categorised according to its corresponding historical phase and analysed using GIS tools to identify trends in development intensity and infrastructure changes.

Finally, the overlaid spatial layers visualise the chronological transformation of Labu's built environment. This visual analysis helped reveal distinct phases of growth, stable zones, and areas experiencing significant change, offering important insights into the spatial trajectory of Labu's development.

3.2 Method 2: In-Depth Interview with the Local Communities and Negeri Sembilan Corporation (NS Corp)

Labu, with a population of 59,800 (Department of Statistics Malaysia, 2024), is primarily made up of Bumiputera, including Orang Asli (77.7%), followed by Indian (11.3%), Chinese (9.8%), and other minorities (1.2%). The population is largely of working age (69.1%), with children making up 25.6% and the elderly 5.3%. Home ownership stands at 56.7%, while 28.0% rent and 15.3% live in government quarters. These figures help frame the area’s social and economic conditions, particularly in relation to its readiness for major development initiatives like MVV 2.0.

This method aimed to capture the community’s views on the social and economic effects of the MVV 2.0 project, complementing the spatial analysis. Purposeful sampling was used to select eight respondents from varied backgrounds, including five Malays and three Orang Asli, ensuring representation across age and economic groups.

Semi-structured, in-depth interviews were conducted using open-ended questions. With participants’ consent, audio recordings were made for accurate transcription and to capture emotional context. The data was analysed using thematic coding to identify key themes such as economic effects, social changes, and environmental concerns. Patterns and differing views were noted based on demographics.

Findings from the interviews were then compared with spatial mapping data, allowing links to be drawn between changes in land use and the lived experiences of local communities. This helped provide a fuller picture of how development is affecting Labu on both a physical and social level.

4. FINDINGS AND DISCUSSION

The findings are organised within the theoretical framework, incorporating archival spatial mapping, interviews with local communities, and a comparative analysis of key themes from the community’s perspective on the MVV 2.0 initiatives.

4.1 Theoretical Framework

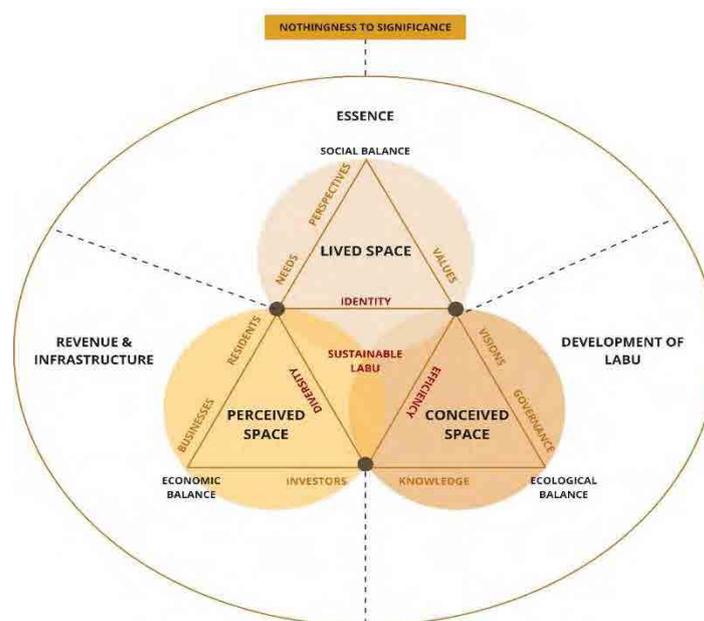


Figure 5: The Theoretical Framework showing integration of Spatial Triad Theory with Labu’s issues and variables to achieve sustainable development of Labu

The theoretical framework in Figure 5 integrates Henri Lefebvre's spatial triad—perceived space, conceived space, and lived space—with Labu's development context. This framework uses these three dimensions to explore the relationships between space, society, and urban development in Labu.

This framework's core is sustainable urbanism, which emerges from balancing identity, diversity, and efficiency, supported by governance, knowledge, and infrastructure. Achieving this balance involves addressing key issues like revealing Labu's essence, ensuring revenue and infrastructure for social programs, and fostering development that considers both broad and local impacts.

Transforming Labu's perceived "nothingness" into meaningful spaces is central to this framework. By enhancing Labu's essence through thoughtful development and infrastructure, overlooked areas can gain significance and contribute to the region's overall sustainability.

This framework provides a comprehensive guide for Labu's development, ensuring that the urban space remains socially balanced, economically viable, and ecologically sustainable.

4.2 Archival Spatial Mapping

The study employs spatial mapping to analyse boundary settings, land use, development intensity, demographics, street patterns, and economic trends.

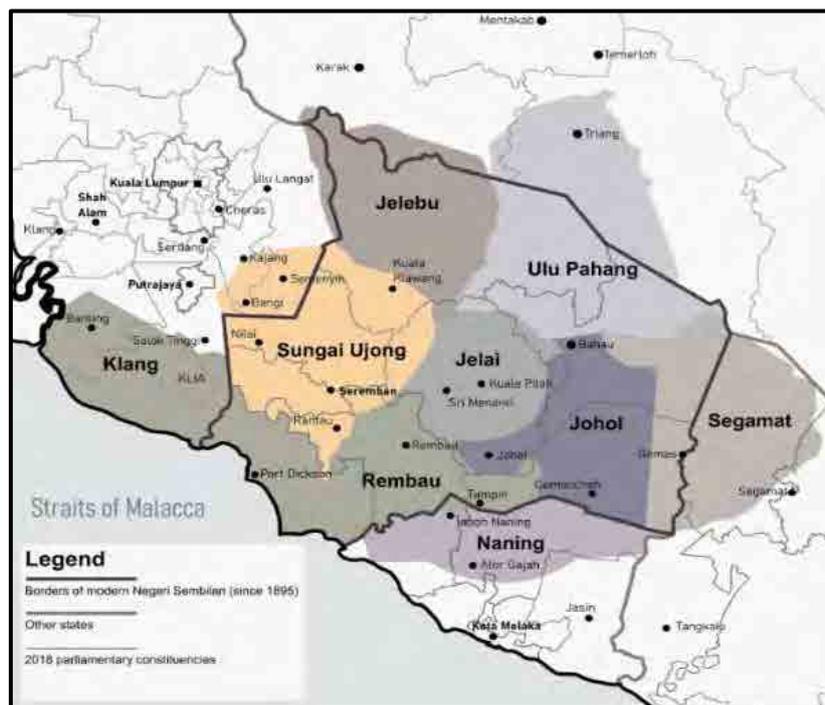


Figure 6: The Border Boundaries of Negeri Sembilan State Before 1780, Showing Sungai Ujong (Now Seremban District)

Source: Portal Rasmi Majlis Dato Lembaga Adat Sungei Ujong, 2023

4.2.1 Boundaries Setting: Border and Development of Labu

Labu, originally a district in Sungai Ujong (now Seremban), was established between 1780 and 1800 CE by Dato' Mongkon, who was granted permission by Dato' Kelana Leha, the ruler of Sungai Ujong. In 1863, a border dispute arose between Selangor and Sungai Ujong, leading to negotiations between Raja Abdullah of Selangor and Dato' Kelana. The conflict was resolved, establishing Sungai Sepang as the border (Arkib Negara Malaysia & Aliza Minai Rajab, 1863).

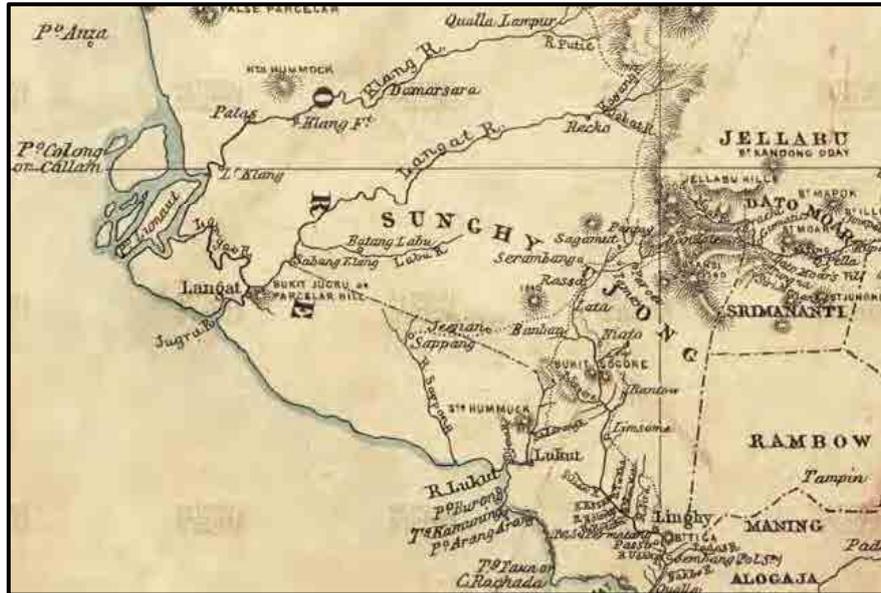


Figure 7: The Map of the Selangor-Sungai Ujong Border, 1876
 Source: Captain Innes R E et al., 1876

From 1872 to 1897, political unrest in Sungai Ujong led to British intervention, restoring order (Seremban Municipal Council, 2019; Wilkinson, 1911). Since 2008, Labu has seen significant urbanisation, particularly within the Malaysia Vision Valley growth corridor, with development expanding in nearby townships like Bandar Sri Sendayan, Bandar Ainsdale, Bandar Kota Seriemas, and Bandar Baru Enstek.



Figure 8: Overlapping of border Mukim Labu and Kota Seriemas (coloured)



Figure 9: Overlapping of border Mukim Labu and Bandar Baru Enstek (coloured)

4.2.2 Spatial Development Chronological Mapping Analysis (2008, 2017-2022)

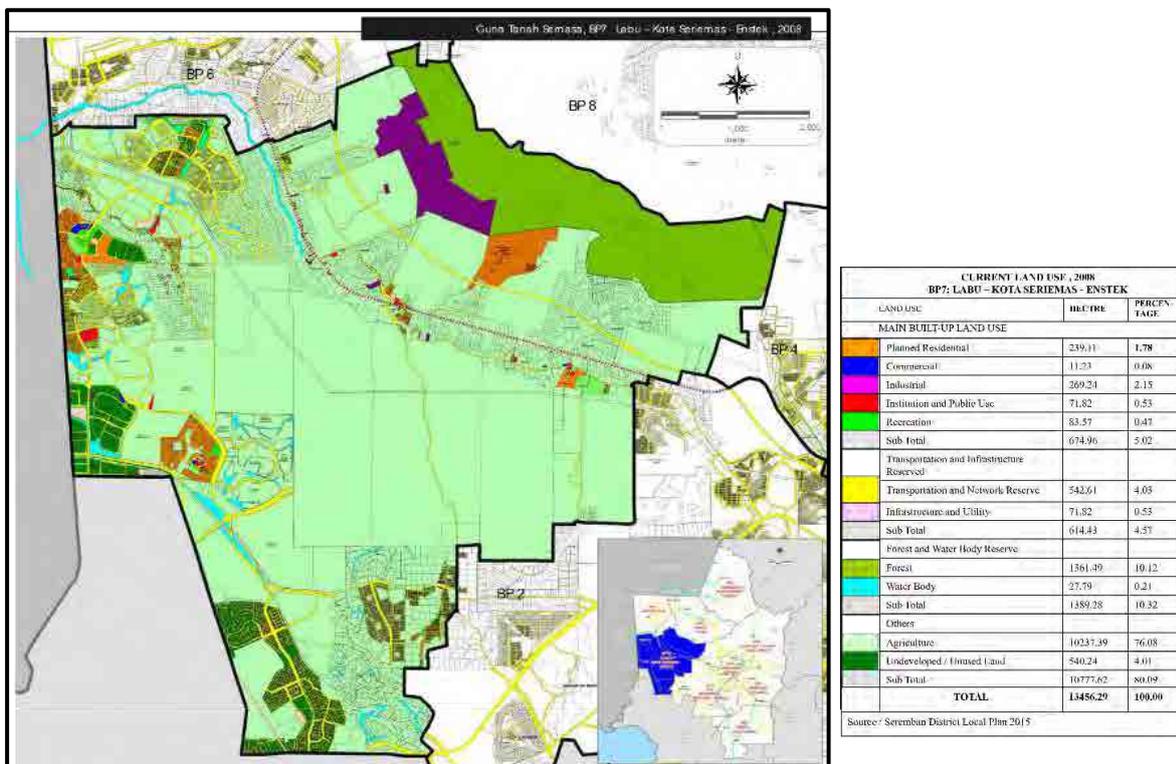


Figure 10: Spatial Urban Development in Labu-Kota Seriemas-Bandar Baru Enstek : Land Use Spatial Pattern 2008

Source: Seremban City Council & Port Dickson Municipal Council, 2021

Figure 10 shows that in 2008, 80% of land in Mukim Labu was used for agriculture or was vacant. The spatial land use analysis for 2017-2022, detailed in Table 2 and Figures 11-17, examines the development patterns of Mukim Labu, excluding Bandar Baru Enstek and Kota Seriemas.

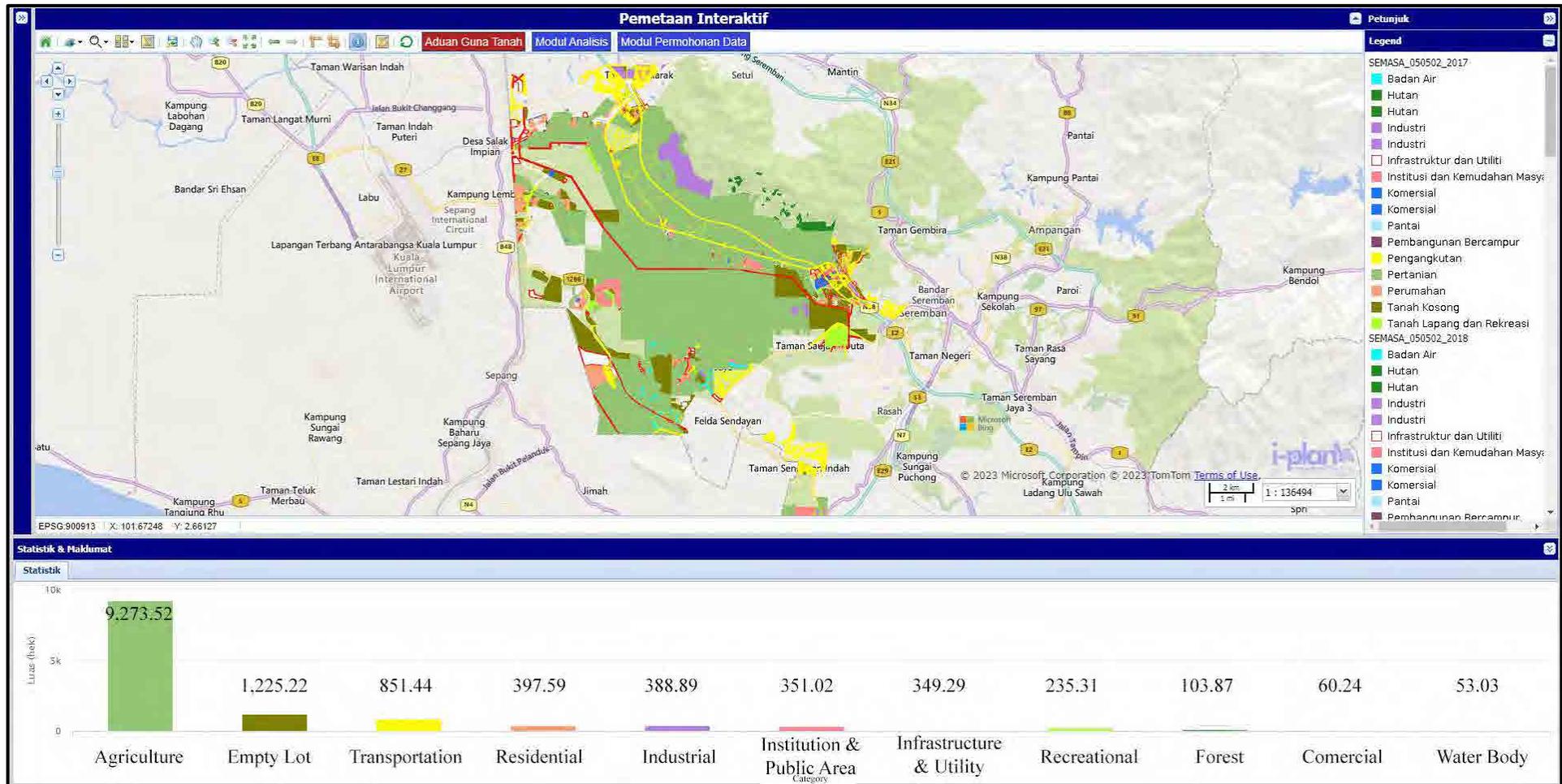


Figure 11: Spatial Urban Development in Labu: Land Use Spatial Pattern 2017

Source: Sistem Maklumat Guna Tanah Perancangan Bersepadu (i-Plan), n.d.

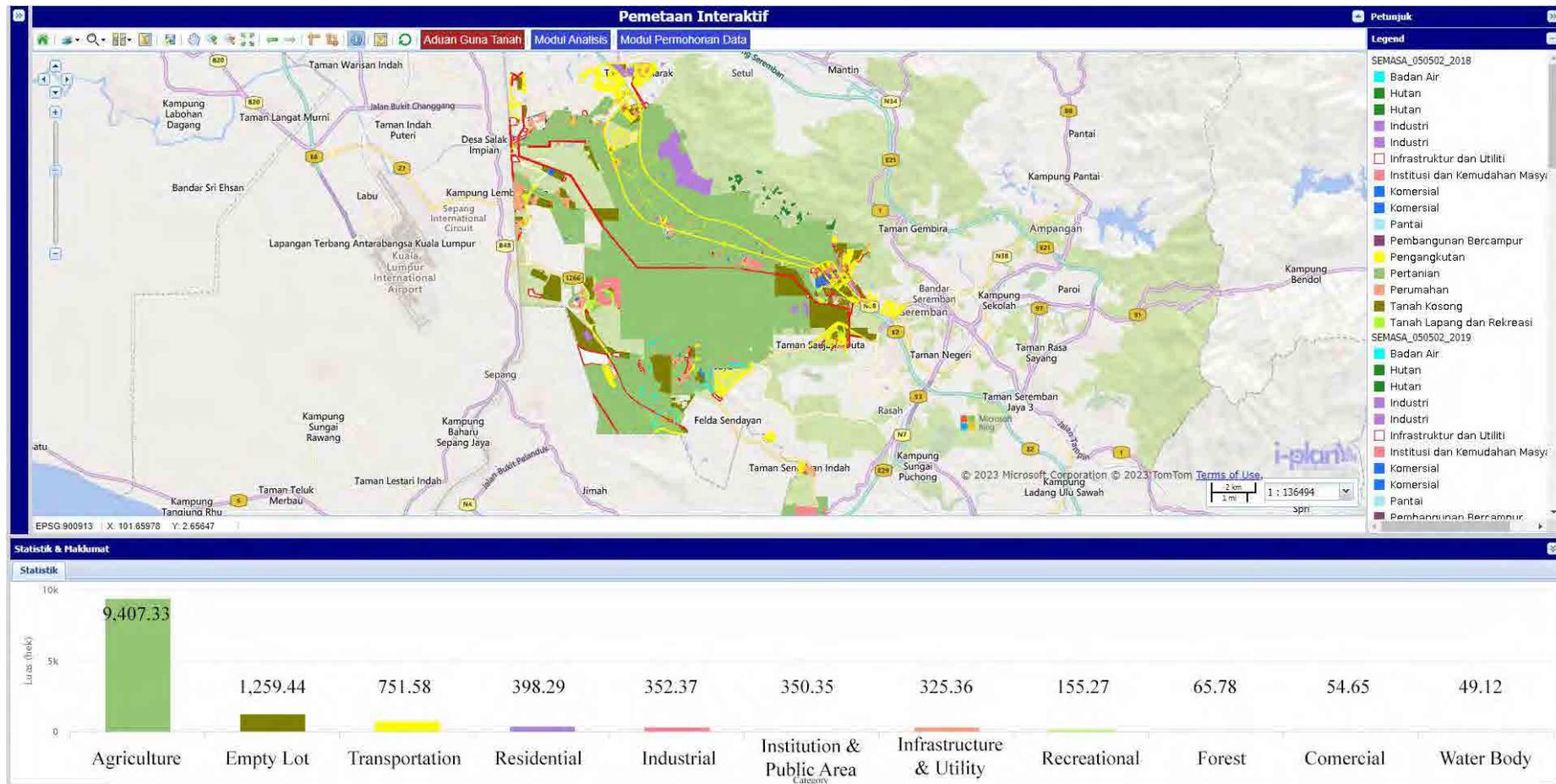


Figure 12: Spatial Urban Development in Labu: Land Use Spatial Pattern 2018
 Source: Sistem Maklumat Guna Tanah Perancangan Bersepadu (i-Plan), n.d.

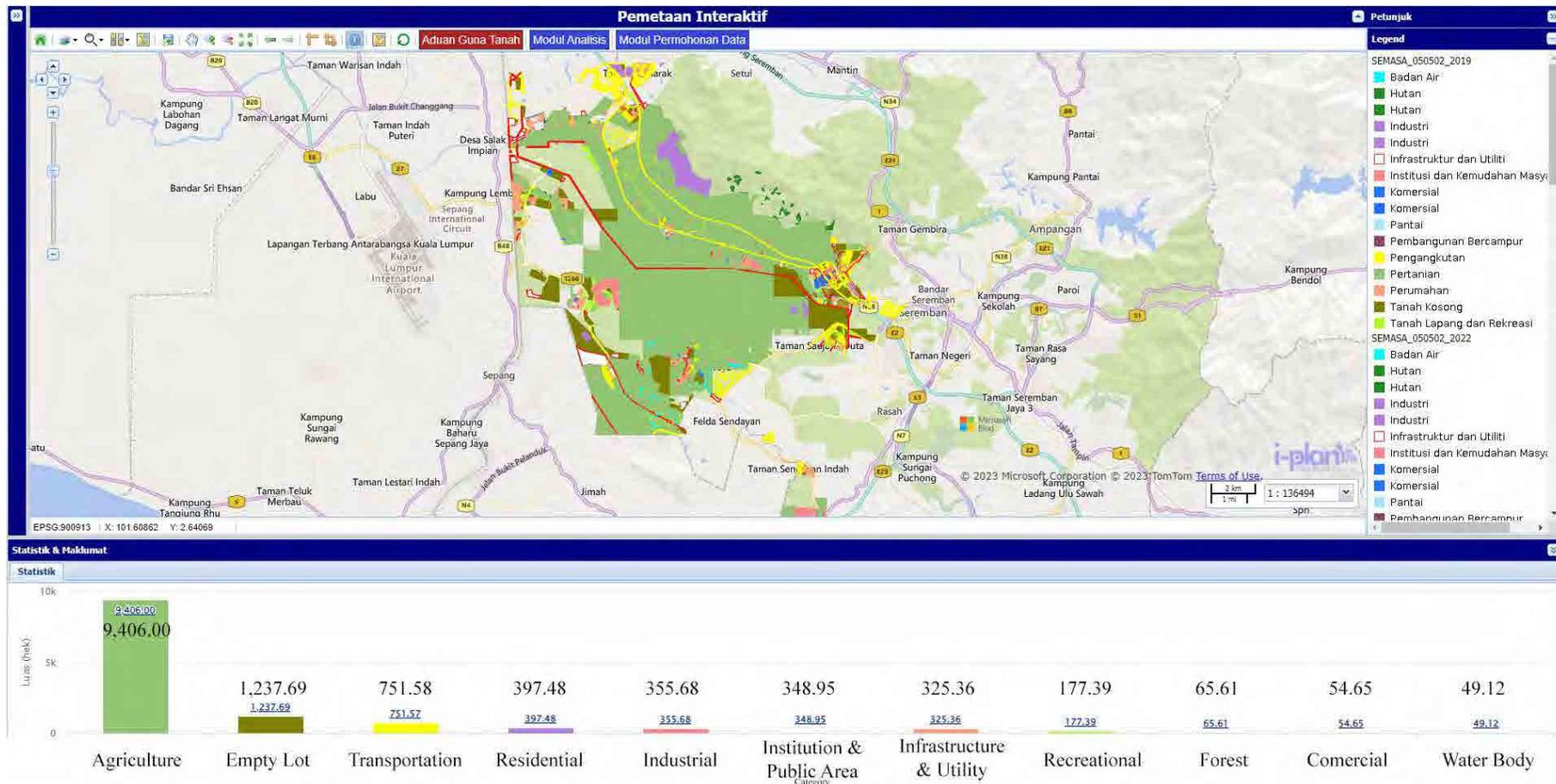


Figure 13: Spatial Urban Development in Labu: Land Use Spatial Pattern 2019

Source: Sistem Maklumat Guna Tanah Perancangan Bersepadu (i-Plan), n.d.

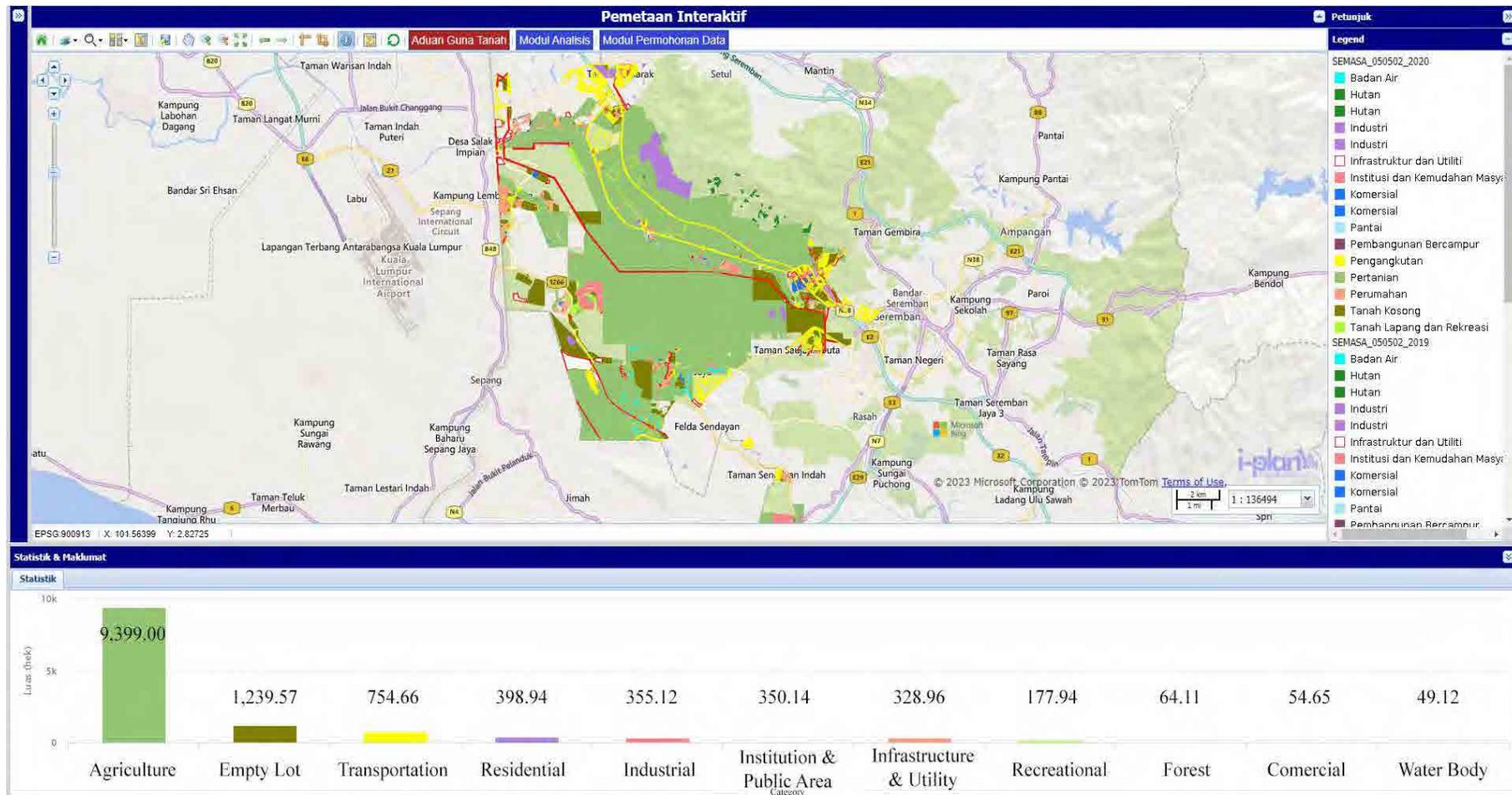


Figure 14: Spatial Urban Development in Labu: Land Use Spatial Pattern 2020

Source: Sistem Maklumat Guna Tanah Perancangan Bersepadu (i-Plan), n.d.

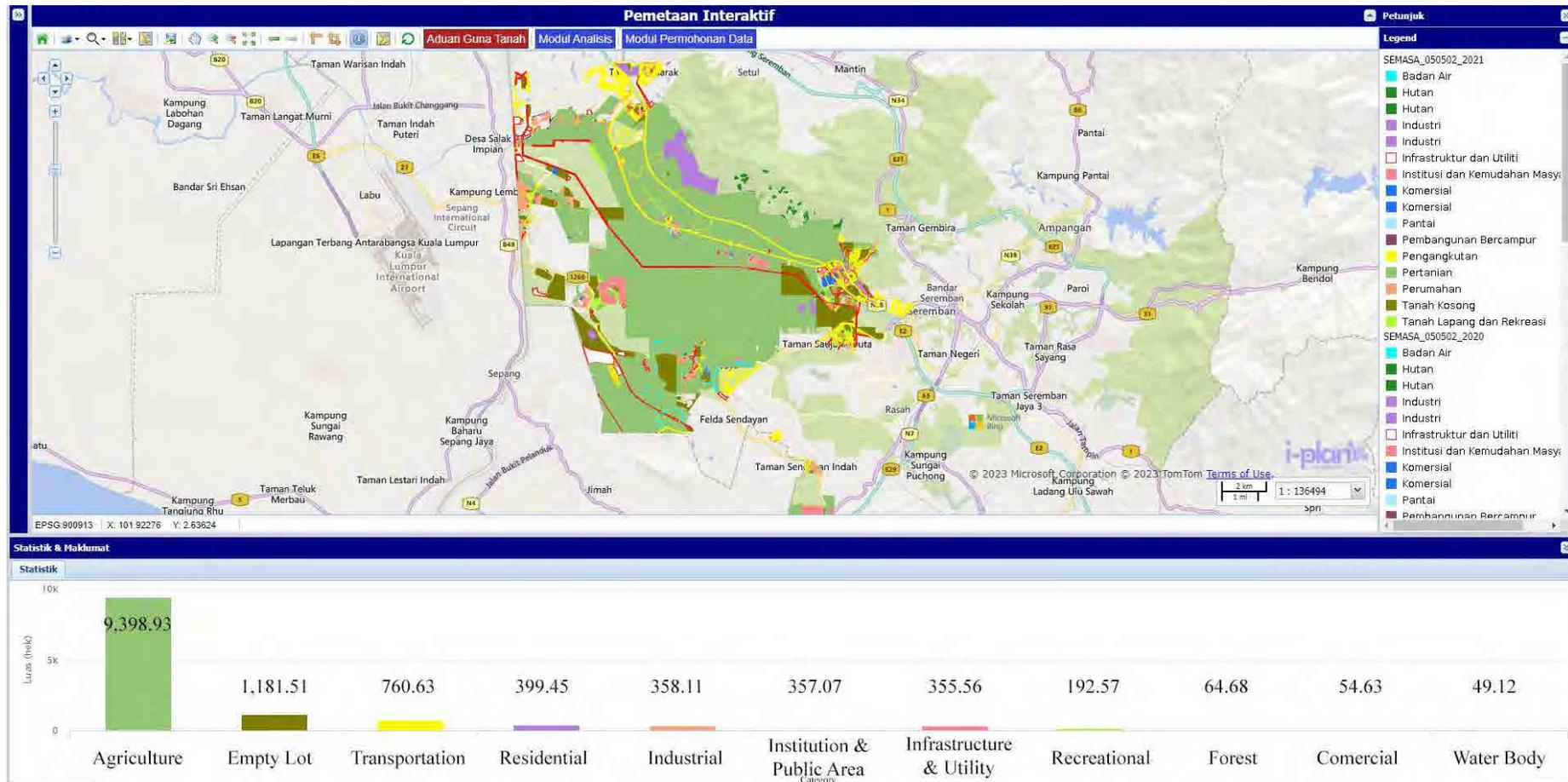


Figure 15: Spatial Urban Development in Labu: Land Use Spatial Pattern 2021
 Source: Sistem Maklumat Guna Tanah Perancangan Bersepadu (i-Plan), n.d.

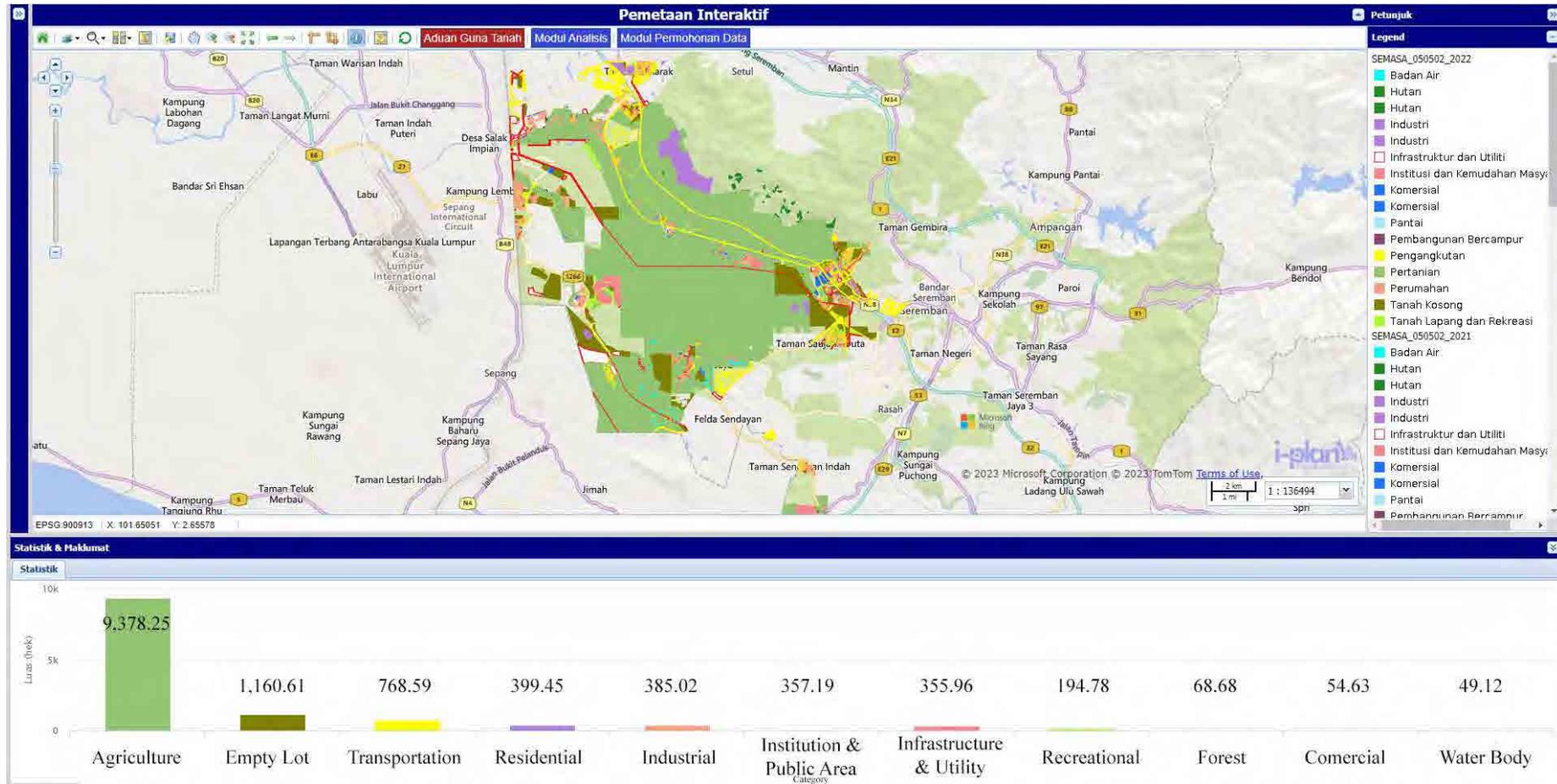


Figure 16: Spatial Urban Development in Labu: Land Use Spatial Pattern 2022
 Source: Sistem Maklumat Guna Tanah Perancangan Bersepadu (i-Plan), n.d.

Table 2: Chronological Land Use Pattern in Labu.

Land Use	Year						
	2008	2017	2018	2019	2020	2021	2022
	Land Use (ha)						
Agriculture	10,237.39	9273.52	9407.33	9406.00	9399.00	9398.93	9378.25
Transportation	542.61	851.44	751.58	751.57	754.66	760.63	768.59
Infrastructure and Utility	71.82	349.29	350.35	348.95	350.14	357.07	357.19
Residential	239.11	397.59	325.36	325.36	328.96	358.11	385.02
Industrial	289.24	388.89	398.29	397.48	398.94	399.45	399.45
Institutional	71.82	351.02	352.37	355.68	355.12	355.56	355.96
Commercial	11.23	60.24	65.78	65.61	64.11	64.68	68.68
Residential and Open Space	63.57	235.31	155.27	177.39	177.94	192.57	194.78
Empty Lot	540.24	1225.22	1259.44	1237.69	1239.57	1181.51	1160.61
Forest	1361.49	103.87	49.12	49.12	49.12	49.12	49.12
Water Body	27.79	53.03	54.65	54.65	54.65	54.63	54.63

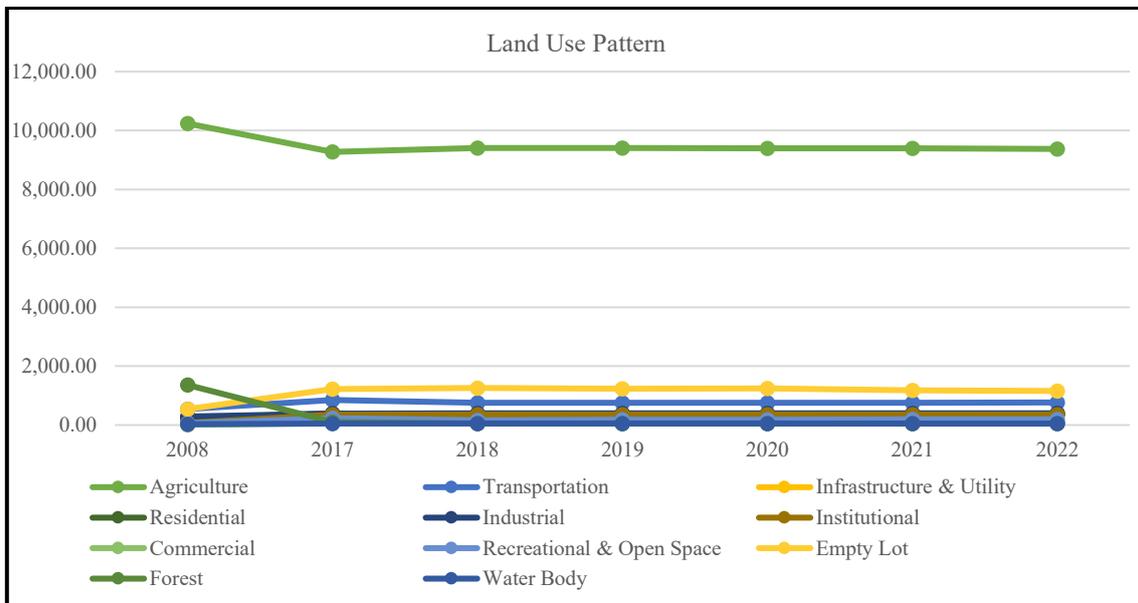


Figure 17: The Land Use Graph Pattern in Labu (2008-2022)

Between 2008 and 2022, Labu's land use remained primarily agricultural, with slight increases in transportation, infrastructure, and urban areas. Residential and industrial land areas grew, reflecting urban expansion and increased economic activity. Institutional land also expanded, supporting public services for the growing population. Commercial and recreational spaces grew moderately, while empty lots fluctuated, possibly due to changes in land use planning or economic factors. Forest and water areas remained stable, indicating conservation efforts.

However, overall development during this period was slow, with some areas experiencing minimal change. Municipal planning initiatives in the RTMVV 2045 outline significant shifts, moving from agriculture to a more diverse mix of mixed-use and industrial development. This shift aims to capitalise on Labu's economic potential and guide future urban growth, positioning Labu for a more integrated and prosperous urban landscape by 2045.

4.2.3 Development Intensity Based on Rancangan Tempatan (Local Planning) Daerah Seremban 2015 and Rancangan Tempatan RTMVV 2045

Table 3: Development Intensity of Seremban

Local Plan	Commercial Plot Ratio	Industrial Plot Ratio	Residential Plot Ratio
Local Plan Seremban District (RTDS) 2015	1:3.5, 1:3, 60:40	40unit/acre	40unit/acre
Local Plan Malaysia Vision Valley (RTMVV) 2045	1:4, 1:5, 1:7	1:4	50,60,70

Table 3 illustrates the development intensity in the Seremban district from RTDS 2015 to RTMVV 2045. The district encompasses Seremban town, Setul, Labu, Rasah, Ampangan, Rantau, Pantai, and Lenggeng.

Comparing the Local Plan for Seremban District (RTDS) 2015 with the Malaysia Vision Valley Local Plan (RTMVV) 2045 reveals differences in development intensity. The RTDS 2015 allows commercial development up to 3.5 times the land area (1:3.5 ratio), while the RTMVV 2045 increases this to 4, 5, or 7 times the land area (1:4, 1:5, 1:7 ratio), reflecting a push for more commercial growth. For industrial development, RTDS 2015 specifies 40 units per acre, whereas RTMVV 2045 proposes a higher-density ratio of 1:4. Residential development also sees a change, with RTDS 2015 having a 60:40 mix, and RTMVV 2045 offering higher residential densities of 50, 60, or 70.

Overall, RTMVV 2045 promotes higher development intensity, aiming to boost economic activity and urban growth. This increased intensity is expected to attract more businesses and investors, create additional job opportunities, and enhance infrastructure development. By allowing greater commercial and industrial densities, the plan seeks to transform Labu into a vibrant economic hub, fostering sustainable growth and improving the region's competitiveness. However, this push for economic expansion must be balanced with efforts to preserve Labu's cultural heritage and ensure environmental sustainability to achieve a holistic and equitable development.

Comparing the RTDS 2015 and RTMVV 2045 plans reveals a shift towards higher urban density and more efficient development.

4.2.4 Demographic Trends

Figure 18 and Table 4 outline the demographic trends for Malaysia Vision Valley (MVV) from 2017 to 2045 across three scenarios: Current Trend, Norm Growth, and Residents' Employment Ratio. The Current Trend scenario shows modest growth rates, ranging from 0.75 to 0.97, indicating steady but slow population and employment increases. In contrast, the Norm Growth scenario forecasts more rapid growth, with rates rising from 0.75 to 1.81. The most significant change is seen in the Residents' Employment Ratio, which predicts a sharp increase in employment, growing from 0.75 to 2.20, suggesting a potential 3.90% boost in local employment if MVV 2.0 is implemented, compared to just 0.92% under the Current Trend.

This data highlights the transformative potential of MVV 2.0 on the Seremban region's demographic landscape. The projected employment growth under the Residents' Employment Ratio scenario is particularly significant as it suggests a substantial increase in job opportunities, which could lead to a corresponding rise in population due to an influx of workers. The rapid growth anticipated in the Norm Growth and Residents' Employment Ratio scenarios underscores the MVV 2.0 initiative's ability to accelerate economic activity, making the region more attractive for investment and settlement.

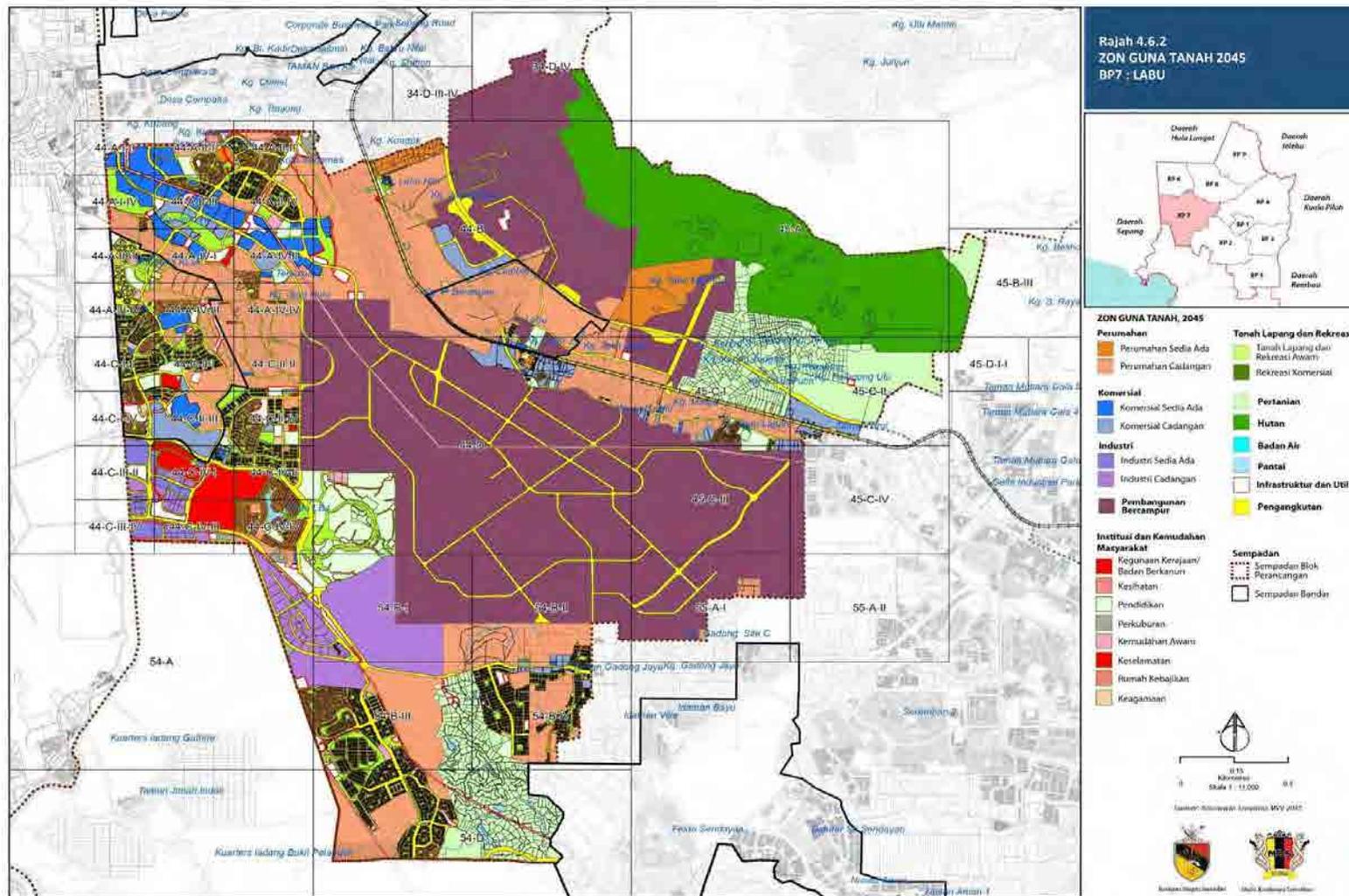


Figure 18: Spatial Urban Development in Labu: Land Use Spatial Pattern Based on Local Plan 2045
Source: Seremban City Council & Port Dickson Municipal Council, 2021

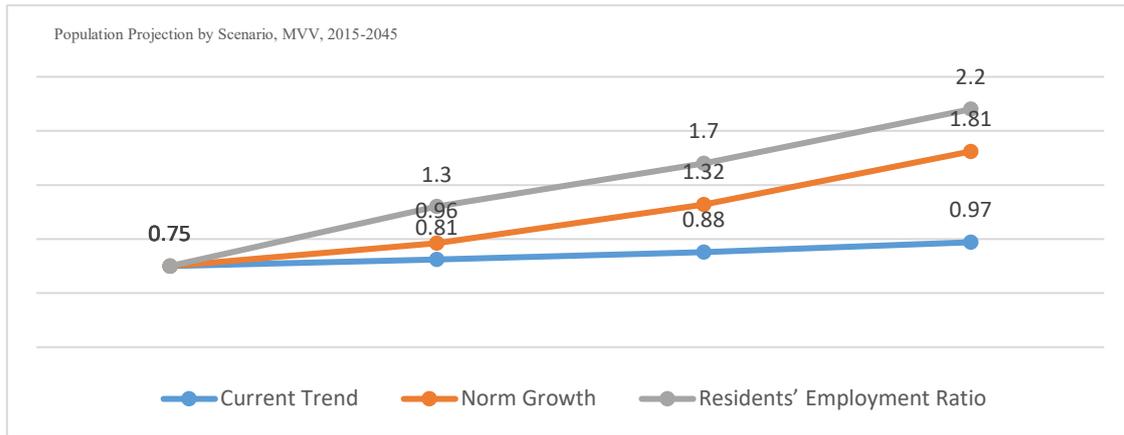


Figure 19: Demographic Trends of Seremban District (2017-2045)
 Source: Seremban City Council & Port Dickson Municipal Council, 2021

Table 4: Demographic Trends Based on Scenario, MVV, 2015-2045

Scenario	2017	2025	2035	2045	Percentage (%)
Current Trend	0.75	0.81	0.88	0.97	0.92
Norm Growth	0.75	0.96	1.32	1.81	3.20
Residents' Employment Ratio	0.75	1.30	1.70	2.20	3.90

These projections indicate that MVV 2.0 could be critical in reshaping Seremban's socio-economic fabric. The significant employment boost suggests a strong potential for economic upliftment, which could improve the quality of life for residents by increasing income levels, reducing unemployment, and fostering a more vibrant local economy. However, this rapid growth also raises questions about the region's capacity to support such expansion, particularly in infrastructure, housing, and services, highlighting the need for careful planning to ensure sustainable development.

Demographic projections indicate that MVV 2.0 could significantly accelerate job growth, highlighting the need for policies that promote job creation and economic growth.

4.2.5 Economic Trends

Figure 19 and Table 5 show the MVV 2.0 Economic Zone's annual GDP growth, broken down by state.

Table 5: Economic Trends of Seremban District GDP target for 2015-2045

Sector	2015	2025	2035	2045
Services	31,250	57,560	121,110	255,290
Agriculture	31,250	54,420	109,420	222,745
Manufacturing	31,250	48,920	98,240	190,200

In 2015, the MVV GDP was RM31,276 million, contributing 83% to Negeri Sembilan's GDP. By 2045, the MVV GDP is projected to reach RM255,290 million, increasing its contribution to 89% of Negeri Sembilan's GDP.

Table 6: Economic Achievement of MVV comparison table of 2015 and 2045

Year	Sector			
	Services	Agriculture	Manufacturing	Other Sectors
2015	49%	3%	44%	4%
2045	62%	0.4%	35%	3%

Table 6 shows economic trends in Seremban District from 2015 to 2045, focusing on GDP targets for the Services, Agriculture, and Manufacturing sectors. Services' GDP target rises from RM31,250 million to RM255,290 million, reflecting growth in the sector's importance, while Agriculture increases from RM31,250 million to RM222,745 million, though more slowly. Manufacturing's GDP target grows from RM31,250 million to RM190,200 million. The services sector's contribution to MVV's economy climbs from 49% to 62%, while Agriculture's share drops from 3% to 0.4%, and manufacturing's share decreases from 44% to 35%. Overall, these trends suggest a move toward a more diversified and service-driven economy in the MVV region, with continued but shifting importance of the manufacturing and agriculture sectors.

Economic trends show substantial growth targets for services, agriculture, and manufacturing. By 2045, the economy will shift towards a service-oriented model, with reduced emphasis on agriculture and manufacturing. Strategic investments in human capital, innovation, and infrastructure are essential to support this transition and improve regional competitiveness.

The analysis of Labu's development from 2017 to 2022 shows minimal progress, but significant changes are anticipated with the RTMVV 2045 plan. From 2008 to 2022, land use patterns demonstrate stability in agriculture and forests with urban expansion.

4.3 Possible Impact of Proposed Malaysia Vision Valley 2.0 on Labu's Economic Growth and Social Development of Labu.

This section examines the potential impact of Malaysia Vision Valley 2.0 on Labu's social and economic development based on interviews with residents. The focus is on economic opportunities, social development, infrastructure, and environmental factors.

Table 7 details the respondents, categorised by race and age group. Out of eight individuals, five are Malay and three are Orang Asli. The Malay respondents are divided into three age groups: two aged 20-30 (Respondents 1 and 2), two aged 31-40 (Respondents 3 and 4), and one aged 41-50 (Respondent 5). The Orang Asli respondents include one aged 31-40 (Respondent 8) and two aged 41-70 (Respondents 6 and 7).

Table 7: Respondents Group Category

Races	Age Category	Respondents
Malay	20-30	Respondent 1 and 2
Malay	31-40	Respondent 3 and 4
Malay	41-50	Respondent 5
Orang Asli	31-40	Respondent 8
Orang Asli	41-70	Respondent 6 and 7

4.3.1 Local Community Perception on The Current Significance and Issues in Labu

Table 8 represents an analysis of the transcribed feedback obtained from the local community in Labu, highlighting key themes about the Spatial Triad Theory. The table categorises respondents' feedback into three components of the Spatial Triad Theory: **Lived Space**, **Perceived Space**, and **Perceived Space**, and identifies corresponding key themes that reflect the community's concerns and perspectives.

A recurring theme in the interviews is the lack of community engagement and its impact on social cohesion in Labu. Respondent 1's concern about limited gathering spaces and disconnection from local history underscores the perceived space of a fragmented community, where the absence of communal areas diminishes social bonds and weakens collective identity. Similarly, Respondent 4's observation of underused community spaces, such as the community hall, further highlights this issue. The lived space here reflects a community where opportunities for social interaction are missed, weakening social

cohesion. These findings indicate a significant need for initiatives that foster greater community engagement and optimise the use of public spaces to rebuild and strengthen social ties.

Preserving cultural heritage and local history is another critical concern among the residents. Respondent 5 emphasises the importance of shared historical narratives in strengthening cultural identity, which aligns with the conceived space—residents' mental and emotional connection to their heritage. This sentiment is echoed by Respondent 6, who highlights the history of the Orang Asli community as a vital component of Labu's cultural landscape. These insights underscore the significant role that cultural preservation plays in fostering a strong sense of identity and belonging within the community. The findings suggest that any development in Labu, such as the proposed Malaysia Vision Valley 2.0, must prioritise protecting and promoting local heritage to maintain the community's cultural integrity.

Economic opportunities and infrastructure are also crucial themes identified in the interviews. While not explicitly mentioned in every response, the underlying need for economic stability and improved infrastructure is evident. Respondent 7's focus on the importance of education and land preservation points to the perceived space of economic development as a means of enhancing community well-being. The desire for educational facilities and land preservation reflects a community that values sustainable growth and long-term economic opportunities. These findings highlight the need for strategic development plans that address economic and infrastructure needs, ensuring that growth is inclusive and benefits all community members.

Table 8: Imperative Key-themes Based on Current Significance and Issues in Labu

Respondent	Key Feedback	Spatial Triad Theory	Key Themes
1	Lack of community engagement and local history awareness; unstable residence	Perceived: Limited gathering spaces reduce social cohesion. Conceived: Disconnection from local history.	Community engagement, local history, residential stability.
3	Cultural integration and social gatherings during Hari Raya	Lived: Enhances belonging. Conceived: Memories shape perceptions.	Cultural integration, social cohesion, community gatherings.
4	Visits to friends; community hall perceived as unused	Lived: Builds community. Perceived: Underused spaces weaken engagement.	Social connections, community spaces.
5	Shared historical narratives	Conceived: Awareness strengthens cultural identity.	Preservation of local history, cultural identity.
6	History of Orang Asli community	Lived: Shapes cultural landscape. Conceived: Preserving heritage fosters identity.	Indigenous heritage, land rights
7	Significant landmarks; desire for education and land preservation	Perceived: Education impacts community development. Conceived: Preserving heritage fosters belonging.	Education, land rights, preservation heritage.

The preservation of indigenous heritage and the protection of land rights are significant concerns for the community, particularly for the Orang Asli population. Respondent 6's emphasis on preserving the cultural landscape and heritage of the Orang Asli illustrates the lived space of a community deeply connected to its land and traditions. The conceived space here involves recognising and respecting these connections in future development plans. The findings indicate that protecting indigenous rights and heritage should be a key consideration in Labu's development, ensuring that the voices and needs of marginalised groups are not overlooked.

These findings are significant because they have implications for future development projects like Malaysia Vision Valley 2.0. The community’s concerns about social cohesion, cultural heritage, and economic stability must be at the forefront of any development strategy. These factors are not merely peripheral issues but are central to the community's identity and well-being. If not adequately addressed, the social and cultural fabric of Labu could be further strained, leading to a potential disconnect between the community and the benefits promised by such large-scale projects.

4.3.2 Local Community Perception on the Proposed Malaysia Vision Valley 2.0

Table 9 presents local community views on MVV 2.0, highlighting its socio-economic, infrastructural, and environmental impacts. The analysis, based on thematic interview coding, explores how residents perceive MVV 2.0's effects on their quality of life and community dynamics, using spatial triad theory to examine interactions between lived, perceived, and conceived spaces.

The analysis of the local community's perspectives on the proposed Malaysia Vision Valley 2.0 (MVV 2.0) reveals a complex interplay of optimism and concern, reflecting the multifaceted nature of urban development and its potential impacts on Labu's economic growth and social fabric. The thematic coding of interviews, when analysed through the lens of the spatial triad theory, provides a nuanced understanding of how MVV 2.0 might shape Labu's future.

Table 9: Imperative Key-themes from Local Communities’ Perspectives Towards the Proposed Malaysia Vision Valley 2.0

Respondent	Respondent Feedback		Spatial Triad Theory	Key Themes
	Positive Outlook	Concerns		
6	Anticipates economic opportunities	worries about socio-cultural neglect.	Lived: Economic impacts social dynamics; Conceived: Neglect shapes identity	Economic opportunities, socio-cultural neglect.
7	Expects benefits for the Orang Asli community	Concerns about past neglect	Conceived: Economic benefits shape perceptions	Economic opportunities, socio-cultural neglect.
8	Envisions market contributions	Concerns about socio-cultural neglect	Lived: Economic impacts community interactions	Economic contributions, socio-cultural neglect.
3	Sees regional benefits	concerned about parking fees	Lived: Infrastructure impacts daily activities	Economic benefits, infrastructure concerns.
2		Concerned about parking fees.	Lived: Infrastructure impacts daily activities	Infrastructure concerns.
5		Concerned about environmental impact and historically loss of paddy fields	Conceived: Environmental concerns shape perceptions.	Environmental impact, historical preservation.

Several respondents expressed a positive outlook towards the economic opportunities that MVV 2.0 could bring. For example, Respondent 6 anticipates that the project will create economic opportunities, which could improve market access and support local businesses. Similarly, Respondent 7 expects the Orang Asli community to benefit economically from the development, which could address some of the socioeconomic disparities they have historically faced.

The spatial triad theory helps to frame these economic opportunities within the broader context of Labu's development. In terms of **lived space**, the economic impacts are enhancing residents' daily lives by potentially increasing job opportunities and improving local infrastructure. The **conceived space** of MVV 2.0, which is primarily focused on economic growth, is expected to shape the community's perceptions and aspirations for the future. However, the **perceived space**, how the community currently experiences Labu could be disrupted if economic benefits are not equitably distributed or if they come at the cost of social and cultural neglect.

Despite the optimistic view on economic growth, there is a significant concern about the socio-cultural implications of MVV 2.0. Respondents 6 and 8 voiced worries about socio-cultural neglect, which could arise from a development agenda that prioritises economic gain over the preservation of community identity and social cohesion. This is particularly relevant for the Orang Asli community, historically marginalized in development projects.

The spatial triad theory illustrates how MVV 2.0's conceived space, focused on transforming Labu into a commercial hub—might overlook the lived space of the residents, who value their socio-cultural environment. Suppose the project fails to address these socio-cultural dimensions. In that case, it risks alienating the community, leading to a disconnection between the economic vision of MVV 2.0 and the social reality of Labu.

Infrastructure development is another area of mixed feelings. While some respondents, such as Respondent 3, acknowledge the potential regional benefits of improved infrastructure, there are concerns about specific issues like parking fees and the environmental impact. For instance, Respondent 5 is worried about the environmental degradation that might accompany the project, particularly the historical loss of paddy fields and the reduction in river size.

These concerns reflect the lived-space impacts of infrastructure changes on daily activities, such as mobility and access to services. The conceived space of MVV 2.0, with its emphasis on modern infrastructure, must, therefore, consider these lived experiences to ensure that the development is not only economically viable but also socially sustainable and environmentally responsible.

4.3.3 Addressing the Impact of MVV2.0 on Labu's Economic Growth and Social Development Based on Local Community Perspectives

The overall findings suggest that while MVV 2.0 holds significant potential to boost Labu's economy, this potential comes with challenges that must be addressed to ensure inclusive and sustainable development. Economically, MVV 2.0 is expected to create jobs, improve market access, and support local businesses, thereby transforming Labu's economic landscape. However, such growth must be carefully managed to prevent the widening of social inequalities. The economic benefits envisioned in the conceived space must align with the community's lived experiences to avoid alienation and to ensure that all residents can share in the prosperity.

Equally important is the project's capacity to strengthen social development while preserving Labu's cultural heritage. Concerns over socio-cultural neglect highlight the importance of engaging with the community's lived and perceived spaces, particularly in protecting the identity of marginalised groups such as the Orang Asli. Integrating social and cultural considerations into MVV 2.0's planning and implementation will help safeguard social cohesion and ensure that economic progress does not erode Labu's heritage.

The findings also emphasise the need for infrastructure and environmental sustainability. Community concerns about environmental degradation and the underuse of public spaces suggest that MVV 2.0 must adopt sustainable development practices that incorporate environmental stewardship and preserve community spaces. By minimising ecological disruption and enhancing the quality of life, the development can contribute to a more resilient and vibrant Labu.

5. CONCLUSIONS & RECOMMENDATION

This study set out to examine the impacts of Malaysia Vision Valley 2.0 (MVV 2.0) on Labu's growth and development, focusing on the relationships between urban spaces, economic growth, and social development through the lens of the spatial triad theory and the concept of a sense of place.

The analysis of historical spatial patterns in Labu reveals significant insights into the town's urban development trajectory. Through archival spatial mapping, it is evident that the boundaries and borders of Labu have played a crucial role in shaping its development. The spatial development chronological mapping analysis from 2008 to 2022 indicates that Labu has experienced gradual but uneven growth. This is particularly evident when comparing development intensity based on the Rancangan Tempatan (Local Planning) Daerah Seremban 2015 and the Rancangan Tempatan RTMVV 2045. Demographic trends show a stable yet slow population growth, which aligns with the economic trends dominated by agriculture and small-scale industries. Although there has been some development, it is clear that Labu's growth has been limited compared to its neighbours, largely due to its peripheral location and the limited influence of broader urbanisation processes until recent years.

The possible impact of the proposed Malaysia Vision Valley 2.0 (MVV 2.0) on Labu's economic growth and social development presents a complex picture with both positive and negative aspects. Based on local community perceptions, Labu currently needs more infrastructure and a stagnant economy heavily reliant on agriculture. However, the introduction of MVV 2.0 is a potential catalyst for change. The local community recognises the proposed development as a double-edged sword, offering opportunities for economic revitalisation and enhanced social infrastructure while posing risks such as displacement and the loss of local identity.

Addressing the potential impacts of MVV 2.0 on Labu, the findings suggest that the project could lead to significant economic growth by attracting high-value investments and creating job opportunities. This aligns with spatial theory, particularly conceived and perceived spaces, where the planned developments might reshape Labu's economic landscape and social fabric. On the other hand, there are concerns about social cohesion and preserving Labu's unique cultural heritage. The development might introduce social stratification or exacerbate existing inequalities, as the benefits may not be evenly distributed across the community.

Several key recommendations are proposed for urban development. Firstly, Advocate for a balanced approach to urban planning that carefully considers social, economic, and environmental factors. Efforts should be made to ensure harmonious integration within urban spaces, maximizing benefits while minimizing potential negative impacts.

Actively involve local communities in the planning and decision-making processes related to urban development. This engagement ensures that development aligns with residents' unique needs and aspirations, fostering a sense of ownership and inclusivity.

Additionally, design and implement plans for cultural and community development, emphasising the importance of inclusion, cultural diversity, and a strong sense of community identity within the urban environment.

This study is subject to certain limitations. Firstly, the number of in-depth interviews was limited to eight participants, which, while providing valuable qualitative insights, may not fully capture the diversity of perspectives across the entire population of Labu. Secondly, the spatial analysis was based on available archival data and planning documents; more recent or detailed datasets could yield deeper insights. Thirdly, as MVV 2.0 is still in its proposed and early development phases, the assessment of its potential impacts is necessarily speculative, relying on projected rather than realised outcomes. These limitations highlight the need for ongoing monitoring and evaluation as the project progresses.

Future studies should expand the scope of community engagement to include a wider range of stakeholders, such as business owners, youth groups, and policymakers, to capture a broader spectrum of views. Longitudinal research following the progression of MVV 2.0 would provide valuable evidence on the actual economic, social, and cultural impacts over time. Additionally, integrating more advanced spatial analysis tools and real-time datasets could improve the precision of development impact assessments.

In conclusion, this research meets its objectives by uncovering the archival spatial patterns of Labu's development and assessing the potential impact of MVV 2.0. It also provides a nuanced understanding of how urban transformation must consider spatial theories and community identity. The study's recommendations emphasise the need for balanced urban planning, community engagement, and cultural preservation to foster sustainable and vibrant urban spaces. As cities like Labu evolve, planning efforts must reflect the needs and aspirations of their inhabitants, ensuring a future that is both economically prosperous and socially cohesive.

While this research is grounded in the context of Labu, its approach which integrating spatial analysis, community perspectives, and socio-cultural considerations, offers transferable insights for other towns within the Malaysia Vision Valley 2.0 region and comparable regional development initiatives.

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