

BARRIERS IN LAND DEVELOPMENT AT RURAL AREAS
JERAM, KUALA SELANGOR

ADILATUL SHAFIQAH BINTI MOHD SHARIFF

UNIVERSITI TEKNOLOGI MALAYSIA

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BARRIERS IN LAND DEVELOPMENT AT RURAL AREAS JERAM, KUALA
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A thesis submitted in partial fulfilment of the
requirements for the award of the degree of
Bachelor of Engineering (Geomatics)

Faculty of Built Environment and Surveying
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DEDICATION

This thesis is dedicated to my father, he has cheered me on when I was discouraged. He taught me that every work that we do, do it with full responsibility and honesty. It is also dedicated to my mother, who have done so much for me. All of her love and support gave me strength in continuing to finish my degree. Thanks mom and dad for always believing in me and for encouraging me to strive for my dreams.

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ABSTRACT

In this country, land development is regulated through land law as well as planning law. Land laws include the National Land Code 1965, the Strata Titles Act and others while the planning laws include the Town and Country Planning Act 1976 and the Road, Drainage and Building Act. Therefore, any development of the land proposed must comply with the requirements of land law as well as the requirements of planning law. Land development means carrying out building works, engineering, mining or change of use of land or buildings or land subdivision and consolidation of land. The problem of land development is very important in rural areas because it is often lagging behind and because there is a Local Authority that ignores land development procedures in rural areas. The method for this study is to go to visit rural areas such as in the village to make a quantitative survey of the villagers as well as obtain information from the Local Authority, District Council and so on. The purpose of this study is to identify the land development in Jeram and to study the land development barriers in Jeram. Last but not least, this study will reveal the problems of land development and can show the importance of land development management from government agencies in matters of land development. In conclusion, in the development of land, landowners who want to develop the land they own must be sensitive to the requirements of land law and also planning law to avoid violations of planning laws or violations of land conditions that can cause their land to be forfeited (confiscated) by State Authorities.

ABSTRAK

Di negara ini, pembangunan tanah diatur melalui undang-undang tanah dan juga undang-undang perencanaan. Undang-undang tanah merangkumi Kanun Tanah Negara 1965, Akta Hak Milik Strata dan lain-lain sementara undang-undang perancangan merangkumi Akta Perancangan Bandar dan Desa 1976 dan Akta Jalan, Saliran dan Bangunan. Oleh itu, apa-apa pembangunan tanah yang dicadangkan mesti mematuhi kehendak undang-undang tanah dan juga kehendak undang-undang perancangan. Pembangunan tanah bermaksud melaksanakan pekerjaan bangunan, teknik, perlombongan atau perubahan penggunaan tanah atau bangunan atau pembahagian tanah dan penyatuan tanah. Masalah pembangunan tanah sangat penting di kawasan luar bandar kerana sering ketinggalan dan kerana ada PBT yang mengabaikan prosedur pembangunan tanah di kawasan luar bandar. Kaedah untuk kajian ini adalah dengan mengunjungi kawasan luar bandar seperti di kampung untuk membuat tinjauan kuantitatif penduduk di samping mendapatkan maklumat dari PBT, Majlis Daerah dan sebagainya. Tujuan kajian ini adalah untuk mengenal pasti pembangunan tanah di Jeram dan mengkaji halangan pembangunan tanah di Jeram. Akhir sekali, kajian ini akan mendedahkan masalah pembangunan tanah dan dapat menunjukkan begitu pentingnya pengurusan pembangunan tanah dari agensi kerajaan dalam hal pembangunan tanah. Kesimpulannya, dalam pembangunan tanah, pemilik tanah yang ingin memajukan tanah yang mereka miliki harus peka terhadap kehendak undang-undang tanah dan juga undang-undang perencanaan untuk mengelakkan pelanggaran undang-undang perencanaan atau pelanggaran keadaan tanah yang dapat menyebabkan tanah mereka dirampas (dirampas) oleh Pihak Berkuasa Negeri.

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LIST OF ABBREVIATIONS

NLC	-	National Land Code
SPSS	-	Statistical Package for Social system Science
FMS	-	Federated Malay States
FELDA	-	Federal Land Development Authority
LA	-	Local Authority

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CHAPTER 1

INTRODUCTION

1.1 Background of Study

Development is an important aspect to measure the progress or regression of a country or state. Of course, the whole place wants advanced development. To achieve these goals, the government plays a very important role in dealing with matters relating to land. In reality, this land development is a complex and requires the cooperation of various parties, but the targeted goal has made Malaysia increasingly in the aspect of land development.

The focus of this land development was originally on urban areas only. But now, it is not only moving fast in urban areas, but also in suburban areas and rural areas as well as getting attention from the government. Despite the fact that development in rural areas has been seen as very important since the post-independence era, but its development is still seen at an unfavourable level. If we look at the first decade after 1957, the main focus of development is to increase the level of agricultural productivity. Then in the “*Rancangan Malaya Kedua*” for the years 1961-1965 has introduced new strategies as well as commitment and a sense of responsibility has been arranged under the Ministry of Rural Development established in 1959.

This event adds to the pressure to restructure Malaysia's development policy. Development efforts in these rural areas were introduced as early as the reign of Tun Abd Razak, the second prime minister. Apart from the backwardness of development, the poverty rate in rural areas is also high compared to urban areas. Although there are various policies and strategies that have been formulated and implemented, but the evolution in the rural areas is still at a low level.

As is well known, rural area means an area with a population of less than 10,000 people with the characteristics of agricultural areas and natural resources where the population lives either in groups, in line or scattered. However, it can often be seen that economic achievement as well as living standards in rural areas is very different when compared to urban. This condition occurs due to various internal and external factors that contributed to the delay in the development of rural areas.

Kuala Selangor District consists of nine sub-districts with an area of 119,452.46 hectares of 295,178.97 acres or 1,194.55 sq km. Mukim Tanjong Karang is the largest district covers an area of 43,125.48 hectares (36.1%). This district is the second largest district in the State of Selangor Darul Ehsan. Kuala Selangor district is bordered by Sabak Bernam district located in the north, Hulu Selangor district located in the northeast and the Klang district located in the East and the Straits of Melaka located in the West. Its population of more than 5,000 people, but the number is 80% of the Malays.

For Jeram, with an area of 14,226.69 hectares of 35,154.78 acres is currently the largest village also in the state of Selangor, sitting in the District of Kuala Selangor, from Klang to Jeram a distance of 19 miles and from Kuala Selangor to Jeram a distance of 10 miles, meaning Jeram are located in the middle between Klang and Kuala Selangor. Malay mostly live in traditional Malay villages and some in towns. Their main occupations are farmers, fishermen, working in private and government factories. The Chinese live in new towns and villages. Most of them work as fishermen, farmers and traders. The Indians live in oil palm / rubber plantations and work as plantation workers. Most of the population in this district still depends on the agricultural sector as their main livelihood. Even so, Jeram is still experiencing lags in terms of development.

1.2 Problem Statement

If you look at the Rural Development Master Plan, the vision is to make rural areas as areas where the economy is viable, the society is prosperous and the

environment is sustainable in line with the vision of the country towards achieving developed and high-income countries. Apart from that, this rural development master plan has also outlined seven main thrusts for development in rural areas. Among these are the development of an integrated management, development of infrastructure and public facilities are extensive and the third is the development of economically viable, competitive and resilient. Furthermore, development in Malaysia has begun to grow rapidly during the reign of the fourth Prime Minister, Tun Dr Mahathir Muhammad.

As a rural area, agriculture is one of the important sectors that will generate the economy of the local community in general and the economy of the country in particular. In Jeram, the main agriculture is oil palm and rubber. In the agricultural sector, the body responsible is the Federal Land Development Authority or better known as FELDA. FELDA is a role as a body that carries out and implements land development projects as well as carrying out activities that can help modernize the agricultural sector in areas where FELDA is empowered to administer it, especially in activities related to the production, processing and marketing of agricultural products and livestock. Through the Local Plan were planned, there are a lot of vacant land left without any development. This shows that in fact the economy of Jeram, Kuala Selangor in the agricultural sector can still grow if these lands are cultivated. However, the slowdown in developing and managing this land makes these rural areas lag behind and neglected which causes problems for land development in the rural areas.

Apart from that, the development of land in the Jeram area, namely in the Kuala Selangor district itself, is still underperforming. The use of land in this area is not used optimally. Optimization of land use is a very important to ensure that any land available in Jeram is used in the best way that can benefit the community and the government. However, when there are still lands that are potentially undeveloped, it will cause huge losses, especially to the state in terms of generating state revenue.

1.3 Objectives

In this study, there are two main objectives that have been outlined. The objectives are:

- i. To identify land development around Jeram, Kuala Selangor
- ii. To study the land development barriers in Jeram, Kuala Selangor

1.4 Research Question

This study tries to answer the following question under each of the objectives.

- i. What are the problems in land development in the rural areas?
- ii. What is the cause of the problem of land development in the rural areas occurs?
- iii. What are the plans' made in the study area by the Selangor Town and Country, Planning Department or the Kuala Selangor District Council Local Plan and other agencies?

1.5 Scope of Study

The study that will be done this time is more focused on the development in Jeram physically. Jeram is an area located in rural areas. Therefore, its development is moving relatively slowly. Therefore, this study is conducted to study the aspects that are obstacles in development in Jeram. At the beginning of the study, the aspect seen is the development around Jeram which includes existing physical development and development that is currently under construction. This study is more referenced to officials in Local Authorities, Professional Officers and also local residents.

1.5.1 Software

The software used in this study is ArcGIS 10.5, where this software is used for creating and using maps, compiling geographic data, analyzing mapped information and others. Besides, this software is used for the purpose of digitizing maps around Jeram, Kuala Selangor. In addition, the map that this study produced later it is able to provide a clearer picture of the study conducted.

1.6 Methodology

The research methodology involves the whole process in completing this study. It involves two main aspects, namely site visits to collect relevant and up-to-date data and the second aspect is a literature review obtained from reports and papers that have been done by the parties directly or indirectly involved in land development. However, the methodology of this study needs to go through five stages of study.

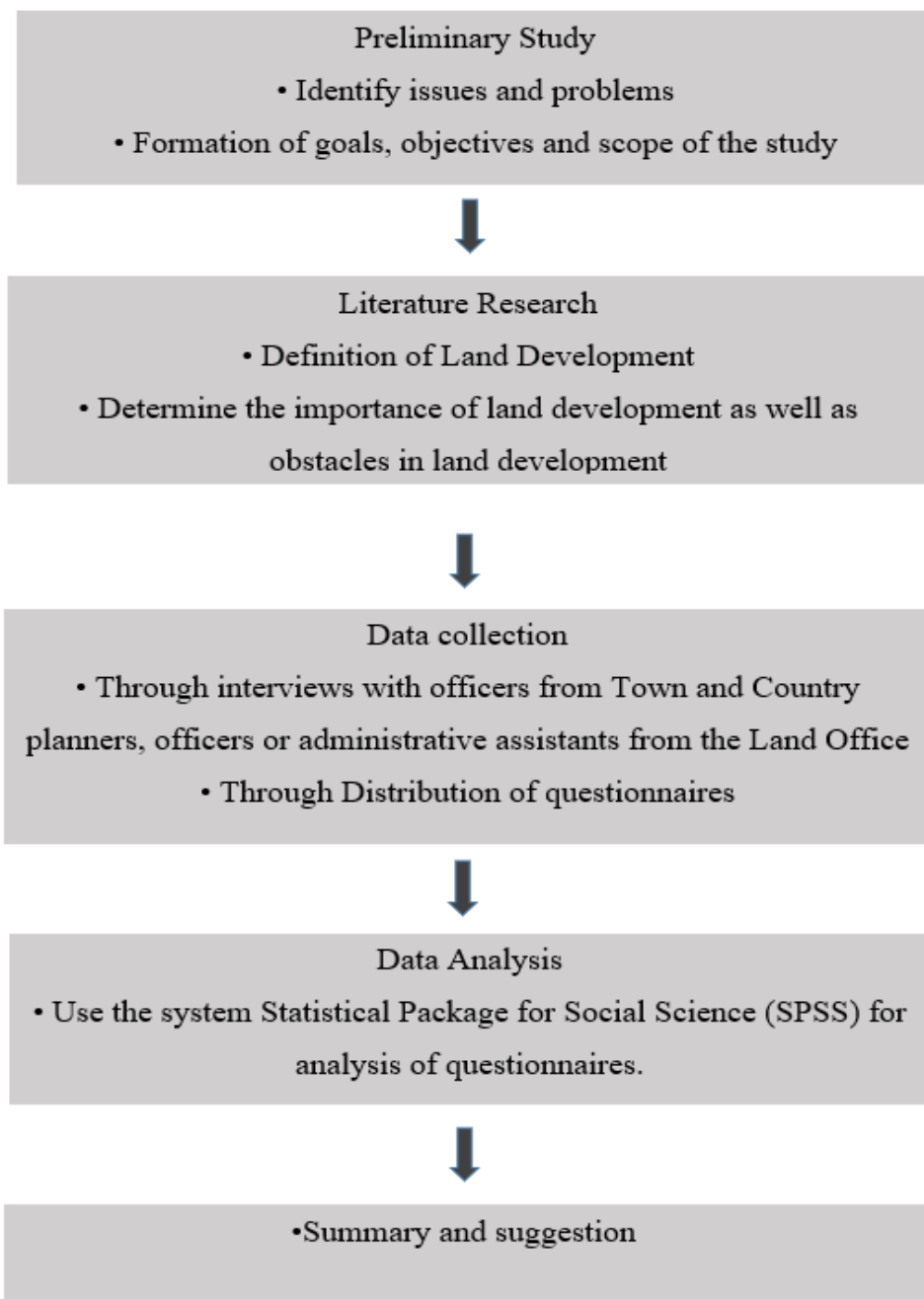


Figure 1.0 Research of Methodology

a) Preliminary Study

At this stage, the preparation of a comprehensive framework that is at the beginning is to identify all the issues and problems that exist in the study area either

directly and indirectly. Next from the issues and problems that have been identified, the goals, objectives and scope of the study are determined.

b) Literature Review

This literature review involves two main sources, the first source is through primary data that is through survey questions, interviews and visits to the study site. The second source is through secondary data that is the result of reading journals, books, articles, websites of official government portals, seminar papers and also newspaper clippings.

c) Data Collection

To carry out this study, there are several methods used to obtain important information. Interviews with officials at the Kuala Selangor District Council, especially in the planning and development division, is a very important one in knowing the real scenario of development in Jeram. Apart from that, the views of officials from other departments such as the Kuala Selangor Land and District Office are also taken into account to get a clearer picture. Perceptive from locals are also seen. In addition, survey questions are also used in obtaining information and views of certain parties.

d) Analysis Data

At this stage, all data and information obtained will be collected and analyzed by using the Statistical Package for Social system Science (SPSS).

e) Conclusion and suggestion

This conclusion and recommendation stage is the last stage in this study. It is a summary of the studies that have been carried out. The results of the study should coincide with the goals and objectives that have been set. Positive, constructive suggestions are also included at this stage.

1.7 Significant of Study

Land development is the result of a process when owners, developers, professionals and local authorities discuss and interact with each other (Ismail Omar, 2011). If in the past development was often associated with urban areas, but now rural areas are also getting attention from the government. This is to ensure that the development that takes place in urban areas moves in tandem with the development in rural areas.

This study is conducted to identify the development of existing Jeram as well as those still under construction as well as problems that are the cause of land development in Jeram. Therefore, it is hoped that this study will be able to help the parties directly or indirectly involved in the development of Jeram. Among the parties targeted include the Local Authority. Through this study, it is hoped that the Local Authorities will be able to see the true nature of the problems that arise during development and give more attention to development in the future. In addition, this study was also conducted to benefit non-governmental agencies involved in the development of Jeram.

1.8 Summary

This chapter provides a brief description of the study to be done, namely problems in land development in rural areas (Jeram) as well as a little information on the study site that will be made a benchmark for the next step in conducting this study. This is because based on the problems identified, the author will be able to determine the objectives of the study to be achieved. In this chapter, the author has conducted a discussion with the supervisor on the topic that has been selected.

CHAPTER 2

LITERATURE REVIEW

2.1 Introduction

The history of Jeram, Kuala Selangor will be described in detail in this chapter. Meanwhile, the National Land Code 1965, Town and Country Planning 176 (Act 172) and other acts related to land development are also described in chapter 2 of this literature review. The author will also elaborate on the definition of development as well as the definition of rural. Apart from that, this thesis study will also explain about the study area in Jeram, Kuala Selangor. The aspects that will be seen are related to the development that has been developed in Jeram such as the importance of land development and the obstacles found in a land development.

2.2 Early History of Jeram, Kuala Lumpur

Jeram is a mukim in the district of Kuala Selangor, Selangor. Kuala Selangor Municipal Council among other mukim in Kuala Selangor are Api-api, Batang Berjuntai, Ijok, Kuala Selangor, Pasangan, Tanjong Karang, Ujong Permatang, and Ulu Tinggi. In general, Selangor is surrounded by four major river basins, namely the Sungai Langat basin and the Sungai Klang basin in the south as well as the Sungai Bernam basin and the Sungai Selangor basin (the largest basin in the state) in the northern part. These major rivers are seen as a major factor in the beginning of the initial settlement of the community around this area.

In ancient times, it was customary for people to name a place follow the name of a river. As it is known that they lived near riverbanks, which was a means of communication at that time. Jeram amongst the oldest places in the state located in this

area and it was also noted in Malaysian history. It is said that Sultan Mansur Syah Melaka who ruled from 1459 to 1477 has ruled his kingdom His Majesty the Chinese in Jeram.

Through historical, the name Selangor initially refers to the settlement in a river mouth, which is now known as Kuala Selangor. Although the early history is still obscure, however historians agree that Selangor had the historical heritage that precedes the era of the Malacca Sultanate for over a century. While the glory of the Empire of Malacca, Selangor was among the included in the colonies of Malacca as it is recorded the name of Klang, Jeram and Bernam in Malay History by Tun Sri Lanang.

2.3 Background of Jeram, Kuala Selangor

Kuala Selangor District consists of nine mukims and one of it is Jeram and has a population projection for the administrative area of Kuala Selangor district from the year of 2010 until 2025 is 302,219 people. Apart from that, the Kuala Selangor district is also the main entrance in the northwestern part of the Kuala Lumpur. Jeram is also a rural economic centre with limited-service functions and serves as a rural service center with a minimum service catchment population of 2,500 people.

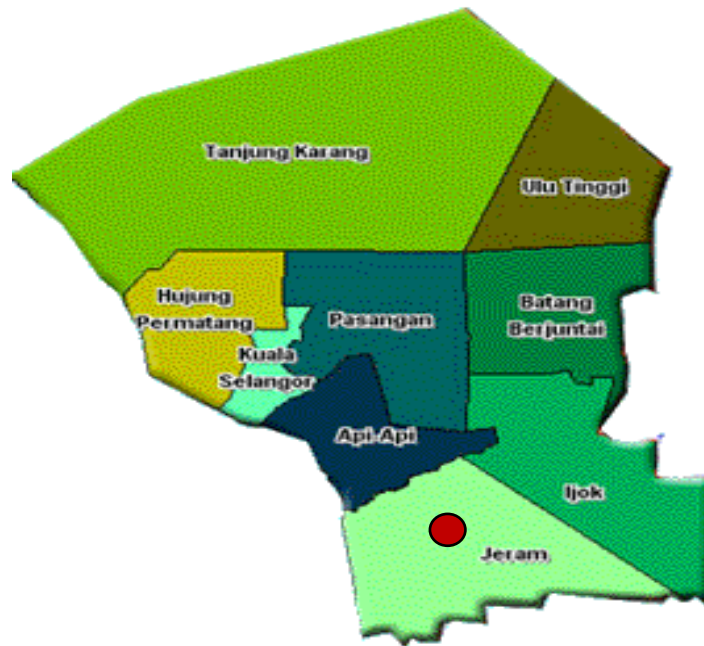


Figure 2.1 Kuala Selangor District and Location of Study Area
 (Source: Author's Map from Digitizing Using ArcMap 10.5)

Apart from that, Jeram also has eight villages under mukim of Jeram. The list of villages according to the Jeram sub-district is as shown in Table 2.1 below.

Table 2.1 The list of eight villages under mukim Jeram

No.	Villages
1.	Kampung Simpang 3 Jeram
2.	Kampung Bukit Kuching
3.	Kampung Sungai Buloh
4.	Kampung Bukit Hijau
5.	Kampung Pekan Jeram
6.	Kampung Sungai Sembilang
7.	Kampung Bukit Cherakah
8.	Kampung Tambak Jawa

(Source: Kuala Selangor District / Land Office Official Portal, 2020)

The community in Jeram consist of various races and religions. Among them are Malays, Chinese, Indians, Siamese and Orang Asli. However, the rapids are monopolized by the Malay, a total of 26,296 people. The second largest population of

the Chinese is 4672 people. Next is made up of Indians which is a total of 4,378 people. Non-bumiputeras have 67 people. However, Jeram also has a population consisting of non-citizens. The population of non-citizens are 1,331 and others are 51 people, which is the smallest number. This total population is based on the total population in 2019. Table 2.2 below shows related to the population for 2019.

Table 2.2 Number of Jeram Residents in 2019

Malay	26,296
Chinese	4,672
Indian	4,378
Non-bumiputeras	67
Non-citizens	1,331
Others	51
The Total Amount	36795

(Source: Kuala Selangor District / Land Office Official Portal, 2019)

Education is also a very important in society. Seeing the education sector as a very important sector, Jeram has provided two secondary schools and nine primary schools. For the secondary school category, namely Jeram Secondary School, this school was first opened in January 1984 with students coming from nearby primary schools and then there is also the Secondary Religious School which was established in February 1957.

However, in Jeram, the location of each village far from the city centre makes it difficult for students to get an education in urban schools. Therefore, almost every village has its own primary school. The schedule related to secondary and primary school is shown in Table 2.3 below.

Table 2.3 The Schedule related to secondary and primary school

Secondary school	Primary school
SMK Jeram	SK Jeram Bt 20
Sekolah Agama Menengah Jeram	SK Jeram
	SK Tambak Jawa
	SK Dato' Maharaja Lela
	SK Parit Mahang
	SJK(C) Pui Teh
	SJK(T) Ldg Braunston
	SJK(T) Ldg Bukit Cheraka
	SJK(T) Ldg Bkt Ijok

(Source: Kuala Selangor District / Land Office Official Portal, 2008)

In addition, the health aspect is also one that is highly emphasized. This is evidenced by the existence of two health clinics provided in Jeram. The existence of five rural clinics makes it easier for residents in rural areas to receive treatment. The following is a list of health clinics and rural clinics available in Jeram. Table 2.4: List of Health Clinics and Village Clinics.

Table 2.4 List of health clinics and villages clinics

Health clinic	Village clinic
Klinik Kesihatan Jeram	Klinik Desa Kampung Sungai Sembilang
Klinik Kesihatan Bukit Cerakah	Klinik Desa Bukit Kerayong
	Klinik Desa Bukit Kuching
	Klinik Kesihatan Bukit Cherakah

(Source: Kuala Selangor District Council Official Portal, 2021)

Public transport is a must for every resident. However, the transportation facilities in Jeram are still at a disappointing level. This is because, there are no bus services provided in the area. The service provided is only in Kuala Selangor, however, the journey from Jeram to Kuala Selangor is about 15 kilometers. Residents in the village will find it difficult to go to town as a result of this.

However, there are several public transportation options in Kuala Selangor, making it easy for inhabitants to get about. This is because, bus and taxi services are available and the transportation route allows the residents of the area travel to rural areas. The public buses from Kuala Lumpur also pass-through Kuala Selangor. This allows the residents of the area to travel to capital city.

Tourism is one of the sources of income for Jeram. This is because Jeram is very rich in natural resources. Therefore, it is an attraction for the public to visit the Jeram. The discovery of these points of interest prompted the government to preserve and safeguard them in order for them to become popular tourist destinations in Jeram. One of the interesting places that is often the focus is the Kampung Kuantan Fireflies Tourism Center. This is because that the miracle of the fireflies is only found in two places in this world and one of them is in Kampung Kuantan. Kampung Kuantan is famous for the magic of fireflies not only to local visitors, but also around the world.

The Kampung Kuantan are a fascinating discovery. The location is also not far from town of Jeram, it takes about 20 minutes to travel and this village is located about 56km from Kuala Lumpur and 9km from Kuala Selangor. Its beauty has managed to attract many visitors. Apart from the beauty found around it, it also has its own history. The discovery of these fireflies is the result of an adventure carried out in the Firefly area beginning in the early 1970s by a local entrepreneur who saw the commercial potential of this miracle. Now, this adventure has been entrusted to the Kuala Selangor District Council and it has grown rapidly with the addition of 27 canoes provided to accommodate visitors.

Apart from Kampung Kuantan, other tourism places available in Jeram are such as Taman Alam Kuala Selangor, Bukit Melawati, Bukit Belanda, Makam Anak Dara, Kampung Kuantan Royal Golf Club, Kuala Selangor Sports Complex and Jeram shooting range. The advantages of Jeram in terms of tourism can be seen with the discovery of natural and historical places that are interesting and able to be the focus of visitors who love a comfortable and fresh atmosphere.

Looking at the increasing number of visitors, then the accommodation facilities around Jeram began to grow like mushrooms. The facilities of this accommodation

include homestays, hotels, resorts, and chalets that are comfortable and able to give satisfaction to its visitors. Apart from that, Jeram also provides shopping facilities to its residents. Therefore, there are several shopping malls available in Kuala Selangor, namely Tesco Supermarket, One Plaza Kuala Selangor and Giant Supermarket.

2.4 National Land Code 1965

The National Land Code 1965 (NLC 1965) was enacted based on the FMS Land Code 1926, which is a law that applied to Selangor, Pahang, Negeri Sembilan, and also Perak before 1 January 1966. Based on the NLC section 1965 section 92 will explain indisputability of ultimate title, any right of the transaction, and so on. As such, the described NLC 1965 will provide an overview related to land development.

Section 92. State:

(1) Alienation of State land to any person or body under the final title shall give to that person or body a title to the land which shall not be disputed as provided in Part Twenty.

(2) The rights which may be exercised by any person or body to which state land has been vested under the final title shall include the following;

(3) The right (subject to the provisions of this Act and to any restriction of interest to which the land is for the time being) to divide the boundary or subdivision of the land, or to consolidate it with other land, in accordance with the provisions of Chapter 1 , 2 and 3 Part Nine;

(4) The right to demarcate the boundaries of any building thereon in accordance with the provisions of Chapter 4 of Part Nine;

(5) The right to take effect on the transfer, lease, mortgage, and any other transactions permitted under Division 4; and

(6) The right (subject to the provisions of its personal law and any other law for the time being in force relating to the disposal or reduction of property upon death) to dispose of the land, or any part thereof which has not been broken, by will.

The NLC 1965 also states that if the landlord wants to develop the land he owns, he must ensure that the proposed land use does not violate the categories, express conditions, permanent conditions and restrictions that may be imposed. In addition, if the category of land is different from the proposed use, then appropriate action should be taken so as not to violate the conditions. The current land development includes horizontal, vertical and below-ground development. Methods that include horizontal land development under the National Land Code 1965 include:

- i. Change the conditions and related matters (S.124 NLC);
- ii. Subdivision Land (S. 135 NLC);
- iii. Partition (S. 140 NLC);
- iv. Amalgamation (S. 146 NLC);
- v. Surrender and Re-alienation (S. 204A NLC);
- vi. Change the conditions and the simultaneous subdivision (S.124A NLC);

2.5 Town and Country Planning 176 (Act 172)

Apart from the 1965 NLC, there are also acts that formulate national policies in local government. There are several laws that apply at the local authority level, among them is the Town and Country Planning Act 1976 (Act 172). The Local Authority shall be the local planning authority under Act 172. Accordingly, the local authority must be responsible for planning and developing its area in the context of national development. Planning Control part 4, section 19 prohibits on development without planning permission. Meanwhile, section 21 is an application for planning permission.

Section 19. State:

Notwithstanding the provisions of subsection (1), planning permission is no need to;

1) For carrying out any work necessary for the maintenance, improvement, or other alteration of a building, the works that affect only the interior of the building and which does not;

- a) Involves any change in the use of the building or the land to which the building is attached;
- b) Touching materially on the outside of the building;
- c) Involves any additions to the height or floor area of the building;
- d) Involves any addition or alteration to a building that
- e) Touching or may affect drainage, sanitary arrangements or its soundness; or
- f) Violate, or engage in or result in inconsistencies with, any provision in the local plan;

2) For the carrying out by any authority established by law to facilitate any work for the purpose of installing, inspecting, repairing, or repairing any ditches, sewers, mains, pipes, cables, or other apparatus, or for the purpose of maintaining or repairing roads, including the demolition of any road or land for that purpose;

3) For any excavation, including the excavation of wells or for wells, made in the ordinary conduct of agricultural operations in zoning areas for agriculture;

4) For the use of any land or building for a period not exceeding one month or for a further period authorized by the local planning authority for the purpose;

- a) A movie theatre, stage, or temporary or moving show;
- b) An amusement park, party or temporary exhibition; or
- c) A ceremonial or temporary greatness of a religious, social or other nature, and for any development necessary to produce such use;

5) For the construction or erection on any temporary building land to accommodate employees involved in the construction or erection of a building on land, for which permission to plan has been granted;

6) For the use of any land or building in the premises of a dwelling house for any purpose incidental to the enjoyment of such dwelling house; or

7) For the making of any material change to the use of land or building prescribed by the State Authority (PBN) as a material change for which permission to plan is not necessary.

Section 21. State:

(1) An application for planning permission in respect of a development shall be made to the local planning authority and shall be in the form and shall contain particulars and be accompanied by the prescribed documents, plans, and fees.

(2) If the applicant is not the owner of the land on which the development is to be carried out, the written consent of the landowner for the proposed development shall be obtained and recorded in the application.

(3) If the development involves the erection of a building, the local planning authority may provide written instructions to the applicant in respect of any of the following, namely;

- i. The floor level of the building;
- ii. Front line with neighboring buildings;
- iii. Elevation of the building;
- iv. The class, design, and appearance of the building;
- v. The back of the building to a building line;
- vi. Entrance to the land on which the building will be erected; and
- vii. Any other matter deemed necessary by the local planning authority for planning purposes.

(4) The applicant who is given any written direction under subsection (3) shall amend the plan submitted with his application accordingly and re-submit the plan within the period or extended period specified by the local planning authority.

(5) If the plan is not resubmitted within the specified period or the extended period, the application for planning permission shall be deemed to have been withdrawn but the applicant may submit a new application.

(6) If the proposed development is located in an area in respect of which there is no local plan at the time, then, upon receipt of the application for planning permission, or, if the instructions have been given under subsection (3). After complying with the instructions, the local planning authority shall, by notice in writing served on the owner of the neighboring land, inform them of their right to object to the application and to state the reasons for their objection within twenty-one days from the date the notice is served.

(7) If any objection is received pursuant to subsection (6), the local planning authority shall, within thirty days after the expiration of the period of objection may be made;

- a) The applicant for the planning permission; and
- b) Any person who has lodged an objection pursuant to subsection (6) and who, in filing the objection, has requested a hearing.

2.6 Definition

In this content, the author will explain the definition of the development from the aspect of the Town and Country Planning and others. In addition, the author also gives a more detailed definition of rural.

2.6.1 Definition of Development

The definition of Development in the Town and Country Planning Act 1976 (Act 172) is defined as carrying out any building, engineering, mining, industrial, or any other similar work on, above, or underground; making any change in the use of a land or building or any part thereof, or subdivision or merging land and "build" or "developing" shall be construed accordingly.

However, Ismail Omar (2011) in his book *Tanah Oh Tanah* defines development as an increase in value from one level to a better level. This book also translates development not only involves quantity, but also involves quality. This book explains that land development is not just about changing land uses, but how those uses can build other advances such as public facilities, infrastructure and so on.

According to the Islamic view, development is termed as a process of transformation of the earth created by God through the construction of buildings and / or other permanent plants and structures; installation of related internal and external facilities; landscape improvement; and the placement of facilities and public amenities to create a modern and a suitable neighborhood for human population (Adibah Awang, 2009). In addition, Mohd Daud (1999) in Adibah Awang (2009) stated that in the Islamic concept of development is more widespread. The development of real estate from the Islamic point of view has a pure policy that the first is to prevent the destruction of nature. The second is to promote the efficiency and sustainability of nature and the third is the distribution of wealth and property to society.

According to the Southern Commission Report (1990), development is defined as a process that enables human life to realize its potential, build confidence and lead a life towards glory and full meaning that frees human beings from the fear of being asked and exploited. It is a movement that keeps away from political, economic and social oppression. While Seer (1979) interpreted development is something that can be shown by the eradication of poverty, lack of total unemployment and the close gap of inequality. In simple words, this development is concluded as an effort made by the community to improve their standard of living.

2.6.2 Definition of Rural

Rural areas have been defined by the Department of Statistics Malaysia and the Town and Country Planning Department as areas with a population of less than 10,000 people with the characteristics of agricultural areas and natural resources where the population lives either in groups, in line or scattered. However, from other aspects, rural life is also often associated with underdeveloped life, low level of education, community involvement in limited mainstream development, dubious progressive potential and various other setbacks.

However, Matteo B, Marini and Patrick H. Mooney (2006) in the journal "Rural Economies" interpret rural as an area with a less densely populated population and its population concentrates activities for commercial and institutional purposes. In addition, the "US Federal Government" (USDA) in the same journal defines rural areas as areas with less than 2,500 inhabitants and its population is open.

However, Cecilia Tacoli (2006) in her book "The Earthscan Reader In Rural-Urban Linkages" has defined rural areas in several aspects. He first described rural areas as life formed through the labour market and not in the form of agriculture or the sale of goods or services. Cecilia further states that the rural area is an area where access to land for residential areas is very difficult. This is because land and housing are highly commercialized. In addition, rural areas are also vulnerable areas with a very severe administrative system. Apart from that, he also described rural areas as areas that have difficulty in accessing infrastructure and services for the low-income group.

2.7 Importance of Land Development

Land development is an important factor to consider. This is due to the fact that land development has its own significance, which encompasses a variety of factors. It focuses not only on physical development, but also on the socio-economic to the local community. In addition, the backwardness or progress of a country and place also

depends on its development. If you look at the current scenario, a developing country will be respected and admired all over the world.

One of the importance of development is to eradicate poverty. Poverty is an issue that is never resolved. However, this problem can be solved if the development carried out takes into account the ways and aspects that can eradicate the population at this level of the poor and hardcore poor. This is due to the fact that the development would create several work chances for these individuals.

Poverty can be reduced by developing through the recruitment of unskilled workers at construction sites. This is because, in carrying out a development, unskilled energy is very necessary. Therefore, it will be able to provide job opportunities that are open to people who need jobs to support their lives. This situation can also reduce the poverty rate among the community.

In addition, the development of this Jeram will also increase the country's income. This is because in carrying out development, it requires a long and time-consuming procedure. At the beginning of this development process, those who want to carry out development are required to clear the payment to process their applications. Furthermore, there is a development that requires to change the conditions of land and so on. This requires a high cost of payment and takes quite a long time.

However, the development that has been successfully carried out will provide income to the country. This income is generated through various means and resources depending on the development carried out. For example, in the commercial sector, national income can be generated by paying taxes that need to be paid by building owners. Apart from that, it is also generated through the arrival of foreign tourists who make purchases in this country. This situation will improve the country's economy and will benefit the country and its society.

Furthermore, the development will also provide a more comfortable life to the community. This means, this development is able to bring harmony and satisfaction to society through absolute ownership to themselves, for example, owning a desired

home, business and so on. This is because diverse development is able to provide options to society. For example, the selection of the desired house. The provision of various types of houses by developers can help buyers to choose a home that provides comfort to them.

In addition, land development will also ensure that all lands can be used properly and optimally. This is because land is a very valuable gift and should be used properly by human beings to be enjoyed by present and future generations. Therefore, in carrying out the development, there are guidelines and laws that have been set by the authorities and individuals or bodies who want to carry out development must comply with it.

2.8 Obstacles in Land Development

Land development is a critical component of attempts to boost national revenue. (Ishak Bin Khasiman, 1982). However, it is not a simple task because it includes a number of parties in addition to needing to follow all of the norms and rules that have been established. It is critical that all stakeholders work together to guarantee that a development is successful. Without the cooperation and coupling of all parties, a development project would not be possible. However, there is no denying that there are various factors and causes that prevent an area from developing. Among the factors that hinder the development of land are as follows: -

- i. Landowner's attitude.

The landowner is one of the individuals who plays a big role in developing an area. However, some landowner's attitudes are to blame for the area's stalled growth. This scenario occurs because there are landowners who have no effort in developing their land. They believe that growth is solely the responsibility of particular groups, such as local governments, developers, and others. While they do not realize that development is also through the efforts of the landowners themselves.

In addition, there are also landowners who thus defend their land from being bought by developers for development purposes. They consider the land to be their absolute property and a valuable asset to be passed on to the next generation. Such thinking makes development impossible in potential areas.

However, some landowners agree to hand over their property to the developer for development purposes. However, the issue occurs when landowners demand payments that are excessively high in comparison to the land's true value. As it is known that the land to be bought or taken by the developer or the government will be evaluated in advance by a professional appraiser appointed. Through the appointment of the appraiser, the value of the land can be known. However, there are some owners who challenge the value that has been issued by the appraiser and ask for a higher payment. Finally, the unwillingness of the landowner to sell at a fixed price may stymie, if not obstruct the developer's plans for development.

ii. Problems of Estate

Under Section 3 (2) of the Small Estate (Division) Act 1955 defines a small estate as the estate of the deceased containing all or part of the immovable property located in any state and the total value not exceeding RM 2 million at the date of application.

Division of inheritance is a time-consuming process. This is because it has to go through several processes and among them is the trial process. The process of the trial of the division of the estate involves all the heirs of the deceased. The process will be slow when there are heirs who do not attend the trial. In the case of inheritance, the property of the deceased is not negotiable as long as the case of division of property is not resolved. This is because as long as the division process is not completed, it means that the property still does not have a new owner.

This situation has a negative impact on land development when there is a conflict during the division of the estate. This situation occurs due to the attitude of the heirs who are not satisfied with the division. Therefore, a longer time is required

to resolve the case. This will definitely affect land development. This is because no transaction is allowed on the land until the division of property is completed.

However, there are also cases where the heirs do not make any application for the division of the estate. This is due to the mentality of the heirs who consider that the land is not important because they are no longer resident in the area where the property is located. In the end, they simply left the land of the deceased unattended. As a result, the land will start to become unmanageable and give an unattractive view and in turn will affect the surrounding area. But what is more worrying is that the land cannot be developed and in turn cannot benefit the local community.

In such a situation, the land office will not take arbitrary action to seize the land. This is because the land office needs to go through and take into account the procedures it has outlined. As a result, the development planned for the area is likely to take longer. This is to give space to the land office in resolving the case. Therefore, the problems in the division of property become one of the obstacles to land development in a particular area.

iii. Planning Barriers

In the development of a state and district, there is planning that has been carefully planned and organized. The plans are the State Structure Plan for the state, the District Local Plan for the district and the Special Area Plan for the areas deemed necessary by the Local Authority. The existence of this plan is to provide a plan that according to the needs and suitability of a state and district. This is because before the development plan was released, various aspects were studied by the Local Planning Authority.

However, when the conditions in development are considered as a negative and restrict development, then there will be barriers to planning in the development to be carried out (Ismail Omar, 2011). This is because every planning for development must comply with the planning plan that has been outlined in the area. Failure to comply with the planning implemented, will result in the application for planning permission will be rejected. However, problems arise when landowners and developers do not

agree with the plans that have been made and it is difficult to compromise in adhering to them. As a result, development will be slowed down and failed to implement. As already stated, that development requires the cooperation and consent of all parties involved. If this is not achieved, then development will fail.

iv. Locations

Location is a major factor in development. The success of such a development is closely related to the location. Usually, land located in urban areas has been faster to develop compared to areas located far from the city. This is because the city is the focal point of society. It includes the rural community who prefer the city as their place of work. This situation forces urban areas to develop to meet the needs of the local community.

In addition, land development is also dependent on demand. When the demand for development in a place increase, then the area will develop rapidly (Irdayati Binti Abdul Air, 2005). This situation will definitely happen in urban areas. While rural development will only begin to develop when urban and suburban land has been fully developed. This scenario will cause the rural areas to be slow towards development and progress. Therefore, it is found that small towns located outside the urban areas will experience delays in development.

v. The shape of the Earth

Bramley et.al., (1985) in Md Said @ Mohd Zaid Abdullah, Ismail Omar. (2009) stated that physical factors such as landforms, accessibility, soil type and infrastructure will affect land supply. This is because development is very much related to the policies that have been outlined by the government. For risky soils that have a shape such as sloping and hilly will be bound by various legislation. This legislation is implemented by the government to ensure that the development that will be carried out in these areas is safe to be occupied and used by consumers.

In addition, this terrain also requires large capital at the beginning of its development. This is because it requires complex and varied earthworks. For example,

land levelling works and the provision of access to the development site. This work definitely requires a lot of capital. In addition, this earthwork is also a complicated one and will take a long time to complete. As such, most developers are not interested in developing land in these areas as they need to face the risks that may arise throughout the course of such development.

vi. Financial

Finance is one of the factors that hinder development. This is because every development that is to be carried out is in need of sufficient financial resources. Without strong financial resources, a development cannot be done perfectly. Most of the abandoned projects are also due to financial problems that arise during development. In terms of housing alone, there were 275 housing failures in 2010 (Utusan Malaysia, 12/05/2010). One of the contributing factors of this failure is due to financial problems.

However, this problem is not only experienced by developers, but private landowners also face the same problem. Even the fate of private landowners is more unfortunate. This is because, banks and financial institutions give less support to these owners to develop their land. This is because the institution is not confident in the ability and capability of these private landowners in carrying out development on their lands. Therefore, these financial institutions will place conditions that the landlord cannot afford to do. (Md Said @ Mohd Zaid Abdullah and Ismail Omar, 2009).

Furthermore, there are landowners who are not confident to develop their lands in partnership. For example, landowners do not dare to take the risk to hand over their land to the developer to carry out development. This is because they are not confident that the development that will be done will benefit and benefit them. Finally, as an easy solution, these landowners simply leave their land without any development. This situation is very detrimental not only to the landowners, but also to the state revenue in particular.

2.9 Summary

Overall, this chapter explains the importance of development as well as the obstacles that have to be faced for a development. Development is critical to the countries and society's well-being. This is due to its ability to deliver several advantages to society and the country. Despite the fact that the development will also provide disadvantages to society and the environment, but it is able to provide more benefits if it can be developed properly and in accordance with the guidelines and laws that have been set. This is because the reflection and the economy of the country also depend on the level of development in the country.

In addition, this chapter also describes the obstacles that are often encountered in developing land. Obstacles are an inevitable problem in developing a place, especially in rural areas. This is because rural areas are areas that are often left behind in the modern development. There are various obstacles that make development difficult to carry out, especially in rural areas. Among them is the attitude of landowners. This is because landowners are the ones who play a very important role in a development. Therefore, when landowners have a negative attitude, development will be difficult to develop.

Other obstacles are from the point of view of inheritance. As is well known the division of inheritance takes a long time. Therefore, development will be difficult to carry out on the land involved with the division of the estate. Apart from that, the planning and location of the land is also a barrier to development, that is, the farther the land is from the city, the slower the area enjoys development. From a planning point of view, it will provide a different view from the perception of the authorities, the developers and the local community. This situation occurs when there are developers who do not agree with the development planning that has been done by the authorities. Therefore, the developer will not have the interest and initiative in developing the land.

Other obstacles are such that sloping and hilly terrain makes it difficult to develop the area. The shape of the earth's surface is one that no human can change. This is because it was created by nature. Therefore, to ensure that development in these

dangerous areas can be controlled, a special guideline related to development on the slopes has been provided by the authorities. Therefore, if the level of the gradient in the hillside area exceeds the level that allows development to be carried out then no development is allowed in the area. Finance is also a barrier factor that hinders a development. This is because without strong finances, development cannot be implemented.

CHAPTER 3

RESEARCH METHODOLOGY

3.1 Introduction

The author will discuss each step in this chapter, from phase one to phase three. Furthermore, the author will discuss the method of data collecting used in this chapter. The approach utilized in this study is also explained by the author

The research methodology is the workflow to achieve the desired goals and objectives. This methodology consists of planning, data collection, analysis and conclusion. The SPSS system will be used to analyse data in order to meet the author's two objectives: identifying land development surrounding Jeram and studying land development hurdles in Jeram. Here is a step-by-step chart with various additions to this topic.

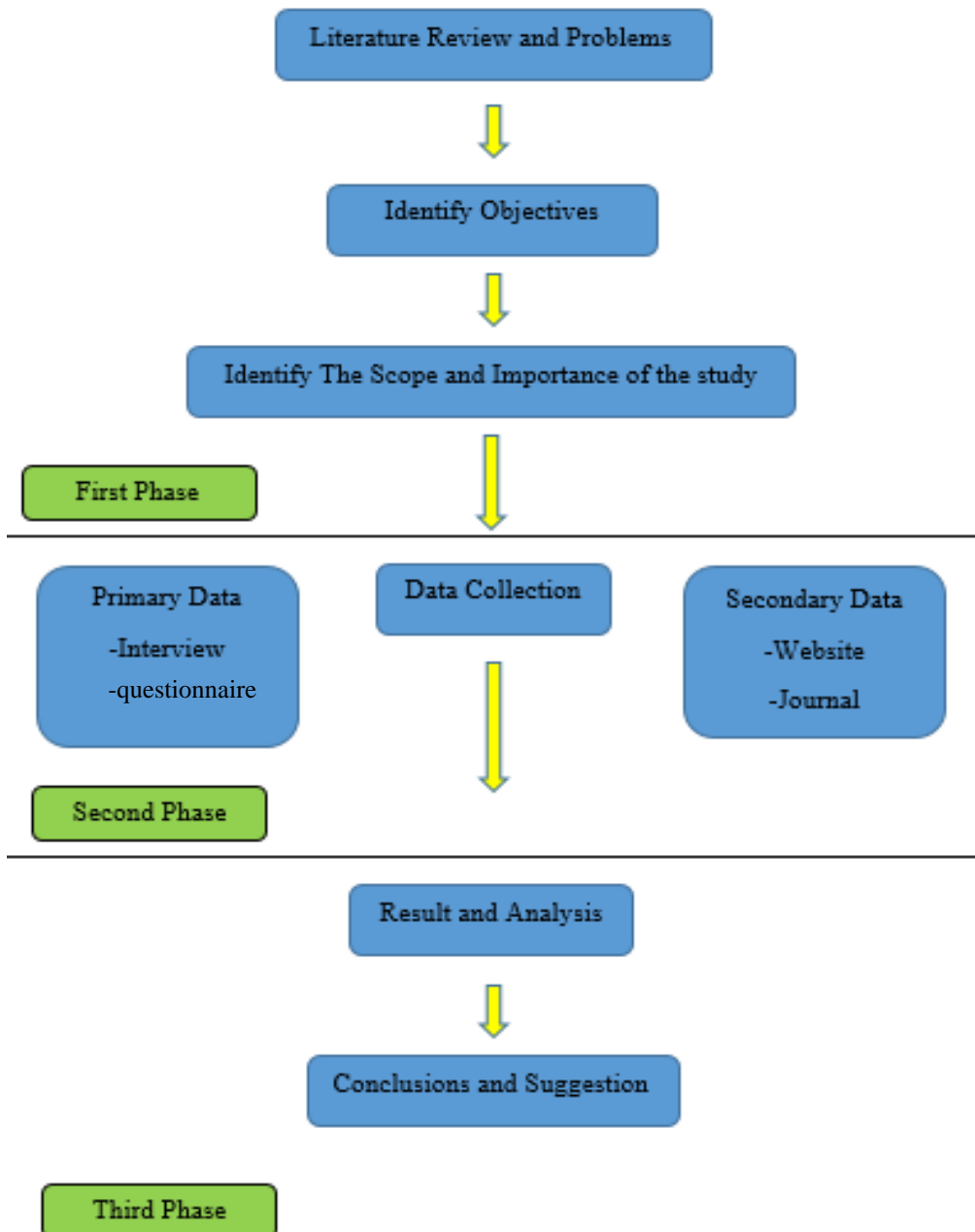


Figure 3.1 Methodology Flow Chart

3.2 First Phase

This phase is an earlier process that needs to be completed in completing the dissertation or thesis. Many aspects must be examined before selecting a topic for this study. One component is the topic, which should be relevant and contemporary. The fundamental reason for selecting this issue is frequently perceived as the backwardness of rural regions, which is still unsolved from the previous time around.

This information is gathered from many sources, such as internet, books and journal to build a view of the author. Selangor has been selected as the study area for this dissertation. This is because, Selangor is a relatively large state and even so there are still some areas in a district that are undeveloped.

Once a topic has been chosen, all pertinent facts should be included in the proposal to support the chosen topic. Through the dissemination of questionnaires, qualitative method can be used to support the findings. Whereas, using quantitative approaches can demonstrate the validity of the strong to use a figure that is the outcome of the study.

3.3 Second Phase

To carry out this case study, two types of data were collected: primary data and secondary data.

a) Primary Data

The main data involves the collection of primary data by the original researchers. It is usually carried out after the researchers have gathered some views on the issue by reviewing the research a second time or by analyzing the primary data collected previously.

The author will collect data through the distribution of questionnaire survey to respondents as well as information that has been obtained through interviews with Assistant Town and Country Planning Officers, Assistant Land Administrators and Administrative Assistants. All respondents are residents of Jeram, Kuala Selangor as well as civil servants working in the Kuala Selangor District Council and staff in the Kuala Selangor Land and District Office. Through this chapter the author manages to achieve the set objectives.

b) Secondary Data

This secondary data is collected from existing information sources and also as a reference made from journals, books, file reports, seminar papers and other sources related to this study. Secondary data refers to data collected by a person other than the user and data collected for other research purposes. Apart from the information collected by the media, secondary data can also be obtained from information recorded in interviews or surveys.

3.3.1 Interviews

This data collection through interviews was obtained through interviews with officials who may be involved, such as Town and Country Planning Officers, Land Administrators, Land Officers and Administrative Assistants who are responsible in certain areas related to the author's study. This interview session aims to obtain information related to development around Jeram as well as views from those directly involved with land development in Jeram related to the factors that hinder development in Jeram.

3.3.2 Questionnaire

Questionnaires will be distributed to residents around Jeram area. The questionnaire will be distributed to residents in Jeram with different backgrounds in terms of education and employment as well as different ages. It is intended to seek the views of all segments of society in Jeram. Among the parties involved are workers in the public and private sectors, traders and the village communities who carry out village jobs such as farming and so on.

There are two sections of the questionnaires that were distributed: Part 1 and Part 2. For Part 1 focuses on the respondent's backgrounds. The background of these respondents includes questions related to gender, race, age, occupation and education. Part 2 of the questions focuses on the development in the Jeram area, which is related

to land that they cannot develop. In addition, these survey questions also have questions that require respondents to provide their views.

Among the questions raised were related to their views on the factors or causes a hindrance to development in Jeram. This question asked is intended to achieve the objectives that have been outlined by the author. This question is asked without any options are meant to see them in a more comprehensive view.

3.4 Third Phase

This third phase is the final stage under the methodological process. At this stage, all data and information obtained will be collected and analyzed. All the information is also represented graphically in the form of diagrams, statistics, charts and so on. The Statistical Package for Social Science (SPSS) system was used to convert all of the information into diagrams.

The author will next make conclusions and recommendations, which will be the last phase in this study. It is a summary of the study that has been conducted. The results of the study should coincide with the goals and objectives that have been set. Positive, constructive suggestions are also included at this stage.

3.5 Summary

This chapter is a description of the methodology for case studies on problems in land development in rural areas around Jeram. This methodology is made according to the phases in order to be more organized and achieve the objective of this study. This chapter also outlines the approach for doing case studies in order to complete this dissertation. In addition, the presence of interviews and also questionnaires will help further this case study with the availability of data that has been collected through these interviews and questionnaires.

CHAPTER 4

RESULTS & ANALYSIS

4.1 Introduction

This chapter is an important part. In this chapter, the author will compile all the data obtained for the purpose of analysis. In addition, in this chapter the author will also describe the factors that hinder land development in Jeram that have been analyzed by the author. This analysis is conducted to achieve two objectives that have been targeted by the author namely, to identify development around Jeram, Kuala Selangor. The second objective is to examine the obstacles to development in Jeram. This analysis is important to ensure that the targeted objectives can be achieved successfully.

4.2 Analysis Result

From the analytical methods used, a study finding has already been obtained. Among them are:

i. Undeveloped Land in Jeram

Through figure 4.1 below, there are still communities in Jeram that have land which cannot be developed. Through this study, it was found that 44.60 percent of the community in Jeram still has land that cannot be developed. While 55.40 percent of the respondents who were asked did not have problems related to the development of their lands. However, the gap between respondents who have undeveloped land and respondents who do not have problems in developing land is not so far. This shows that efforts to develop land among the community are underway and it shows that Jeram is working on developing its land now.

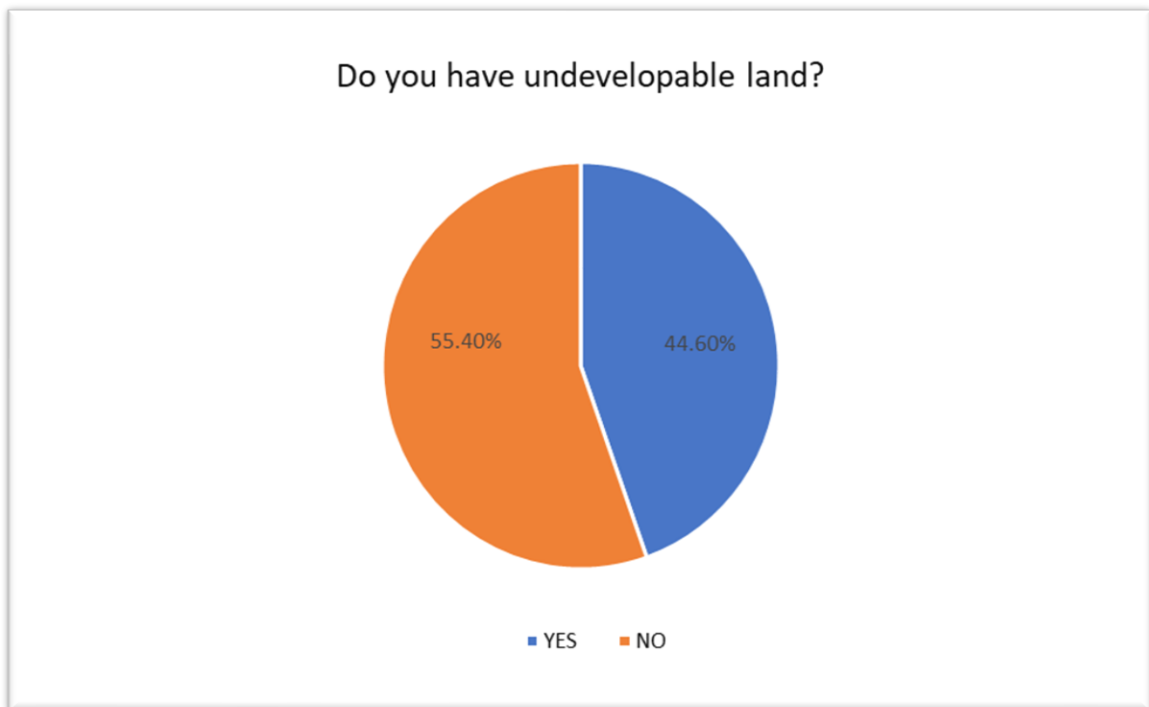


Figure 4.1 Undeveloped Land
(Source: Author's Research, 2021)

ii. Level of Community Perception of Public Facilities in Jeram.

Development of public sector is a particularly important thing. However, Jeram's location in a rural area causes it to lag behind in terms of public facilities. Findings from the analysis that has been conducted found that a total of 46 respondents stated that public facilities in Jeram are not provided completely and only 19 respondents who think that public facilities in Jeram are provided completely.

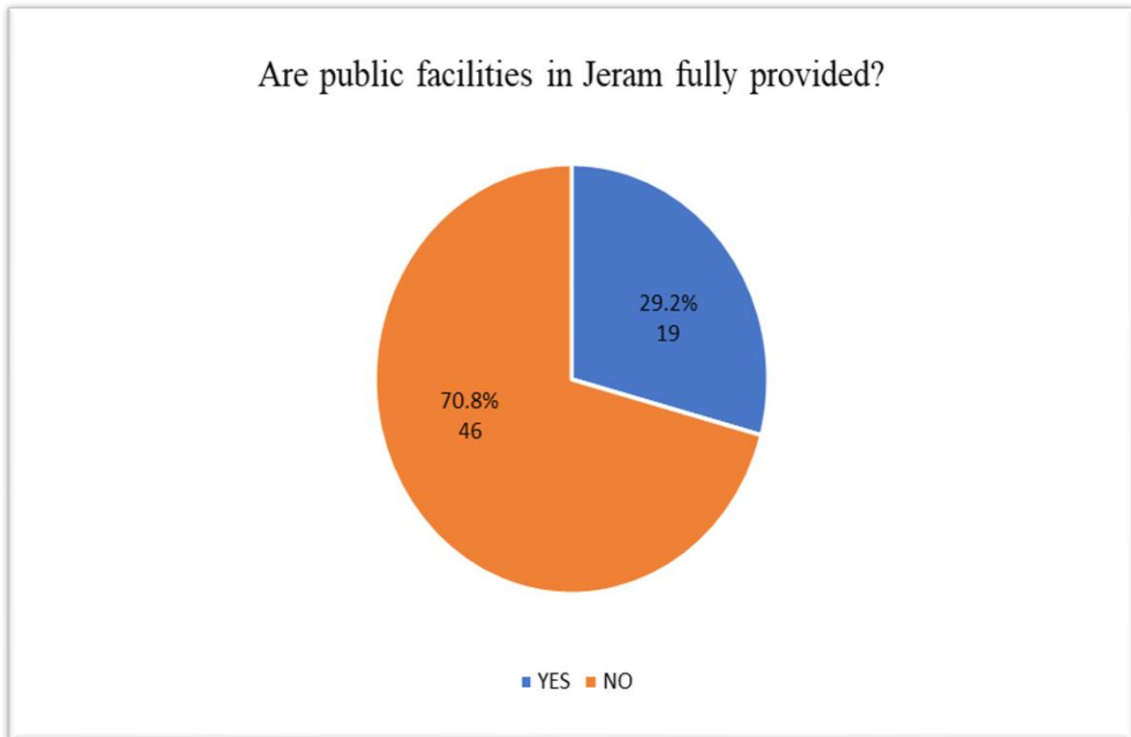


Figure 4.2 Public Facilities in Jeram
(Source: Author's Research, 2021)

From the 65 respondents who were distributed this questionnaire form, a total of 40 people thought that public transport facilities are public facilities that are not given emphasis. Meanwhile, 32 respondents also stated that the ease of access to the villages is not so much emphasized by the authorities. In addition, a total of 37 respondents gave their opinion on facilities such as recreation/leisure places are also given less attention by the authorities. It is clear here that the authorities should give emphasis to all aspects of public facilities.

In addition, the analysis was also carried out according to the duration responder stay in Jeram. The results of the study found that respondents who have lived in Jeram for more than 12 years still say that the public facilities available in Jeram are still not fully provided. This shows that the level of provision of facilities in the present and in the past is still not much different.

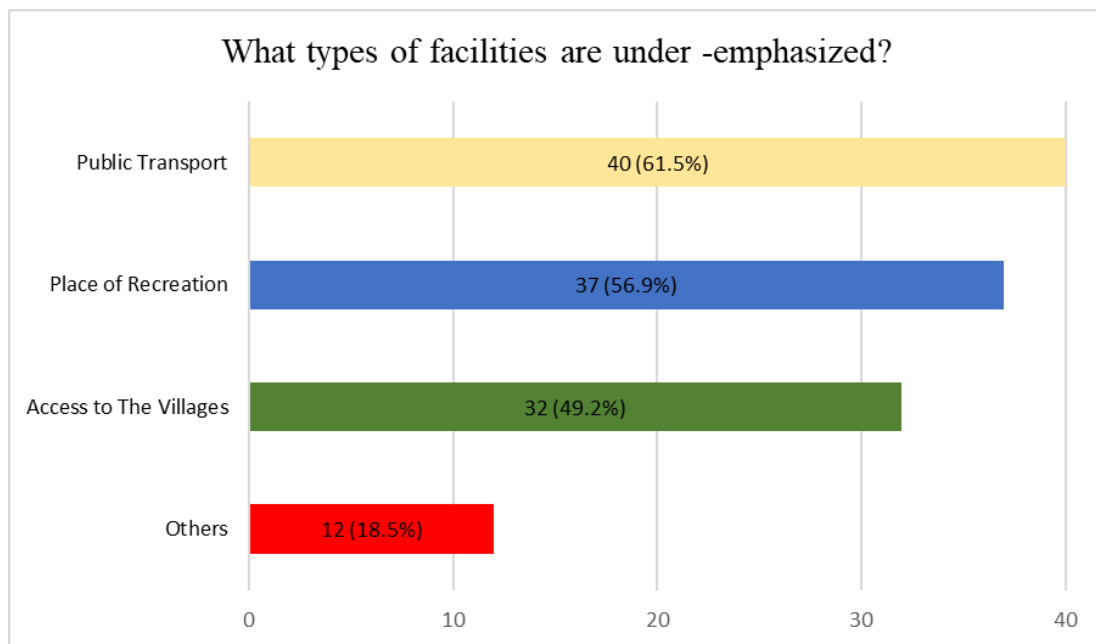


Figure 4.3 Types of Facilities in Jeram

(Source: Author's Research, 2021)

iii. Barrier factors To Development in Jeram from Public Perception.

The use of qualitative methods has been used for questions related to barriers to development in Jeram. The use of qualitative methods has been used for questions related to barriers to development in Jeram.

However, a total of 35 respondents have chosen financial factors as the main barrier. They argue that in carrying out a development, adequate financial resources are very important. Therefore, there are also individuals who have land but do not have sufficient financial resources to develop it. The same situation applies to developers as well as surveyors. This is because in carrying out a development, the developer or surveyor needs sufficient funding, but there are situations where the funding applied for has problems and the approval issued will be delayed. Therefore, development that is expected to be built earlier will have to take a late time to develop.

Besides that, the second highest factor that was chosen by the respondents was the position or location of Jeram. A total of 29 respondents agreed that Jeram's location in rural areas and far from major cities was a factor in hindering development in Jeram. This is because they believe that the position of an area located far from the city will be less focus on the responsible party. Therefore, rural areas such as Jeram are often victims of delays in development.

The third barrier factor that has been selected by the respondents is the attitude of the owner. A total of 23 respondents agreed that the attitude of the landowners as well as the building owners themselves was to the detriment of development in Jeram. However, there are some respondents who think that the attitude of landowners in land redevelopment is one example of an attitude that slows down the development process.

However, there are some respondents thought that the attitude of landowners in development of land acquisition is one example of an attitude that slows down the development process. However, there are a handful of communities who are very adamant about defending their land from being taken. This attitude will slow down the process and at the same time will slow down development. This is because the authorities have to use discretion in ensuring that the individual understands the powers and rights available to the authorities to take any land to be developed for the needs of the local community. However, there are also people who want high compensation money that is not commensurate with the amount of land taken by the government. This also makes it one of the reasons for the delay in development on a piece of land because the trial process will be long.

iv. Barrier Factors of Development from The Perception of Staff in The Kuala Selangor District Council.

Table 4.1 List of Officers Interviewed

Officers	Barrier Factors
Assistant Town and Country Planning Officer	-Legislation -Attitude of landowners
Land Administrator	-Legislation -Estate problems
Land officer	-Location of land

(Source: Author’s Research, 2021)

The results of the interviews that have been done on the staff of the District Council found that all the views given have similarities with each other. For an interview with the Assistant Town and Country Planning Officer of Kuala Selangor, it was found that among the factors given were the legislation and the attitude of the owners which made the development in Jeram delayed. In addition, the Assistant Land Administrator also provided a similar view on legislation factors.

According to them, this factor is one of the main factors in the development barrier here. In carrying out a development, compliance with the law and the conditions that have been provided is very necessary. For example, a development cannot be carried out before obtaining approval from the local authority. The approval that will be given will look at various angles such as from the point of view of compliance to the planning set by the authorities, compliance with other laws such as the Town and Country Planning Act 1976 and so on. Therefore, those who want to carry out development feel that it is an obstacle and a problem in carrying out development. Such things make a development cannot be carried out quickly and at the expected time.

According to the Assistant Town and Country Planning Officer, development in Jeram is also heavily influenced by the attitude of landowners. This is because, landowners are individuals who are responsible in jointly developing their land and increasing the value of their land. Yet there are landowners who do not provide the expected cooperation. For example, the owners of dilapidated buildings in Jeram. Most of the buildings are owned by private landowners, as they have no initiative to redevelop their buildings, the situation in Jeram has been marred by this unsightly scenery.

In addition, according to the land officer, the land location factor is also one of the factors that cause a development to be late. For example, the location of land located far inland such as in Kampung Tambak Jawa and Kampung Bukit Cherakah is a relatively backward location in its development. However, the development carried out in these areas is more to the agricultural sector only and these rural areas are relatively backward from physical development such as development for public facilities, commercial buildings and so on.

The last factor that has been given by the land administrator is the problem in the estate. The land administrator interviewed were the ones assigned to the estate division. Therefore, he said that the failure to manage the estate caused the land to be uncultivable. This is because an estate cannot be managed by any heir until the division is completed. Due to this, it will delay in the settlement of the division of the estate will cause delays in development on the land or building.

4.3 Implementation of Plan

In producing this map, the author uses ArcGIS 10.5 software, and this map covers nine mukims from Kuala Selangor, namely Tanjung Karang, Ulu Tinggi, Batang Berjuntai (Bestari Jaya), Ijok, Api-Api, Kuala Selangor, Hujung Permatang, Pasangan and Jeram. While creating this map the author starts by creating a new shapefile before starting to digitize.

In this process of creating new shapefile, we need to specify the spatial reference, Geographic Coordinate Systems which is WGS 1984. For this map, the author only uses 2 types of feature type namely, polyline and polygon. The author has used ten layers that have been created and are ready to digitize. The ten layers made are boundary line and the other 9 district layers represent 9 districts in Kuala Selangor. Figure 4.4 below shows the results of digitizing using the ArcGIS 10.5 software.

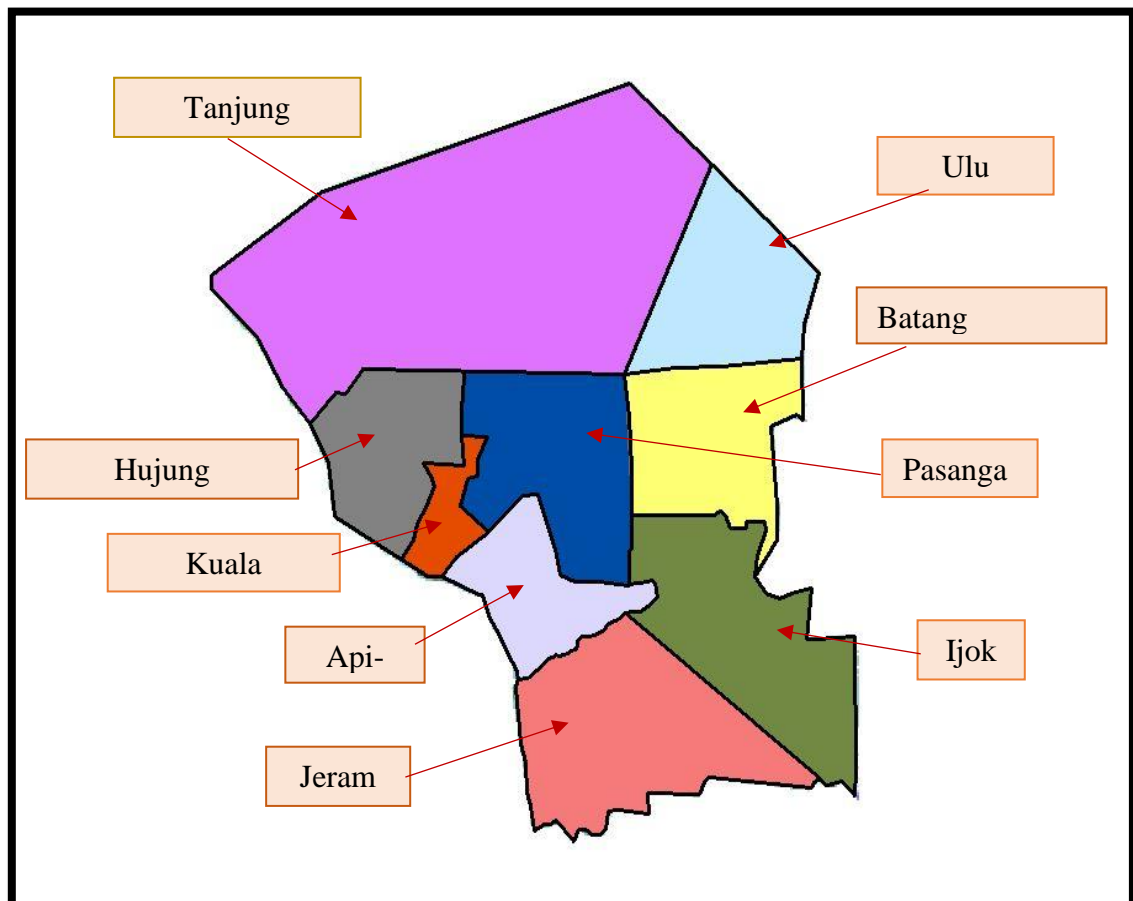


Figure 4.4 The map generated using ArcGIS 10.5 software

4.4 Summary

In conclusion, it is found that the land use for the Jeram rural area is still not used optimally. There are still many more undeveloped lands and are still in the planning stage for development. However, the development progress is seen to be increasingly positive. The Selangor Town and Country Planning Department stated

that the availability of land for development in potential development areas is 48.03 percent and obstructed areas are 51.97 percent.

In addition, as it is known that in carrying out development, all parties have a very important role to play. This is to ensure that all planning carried out is to meet the aspirations of the country without affecting the lives of the local community. But unfortunately, there are still some residents who do not give proper cooperation to the authorities to jointly develop their land. This is because landowners have their own role in developing their land. They should not place the burden of responsibility for developing Jeram solely on the authorities. This is because successful land development is development that involves all parties united in producing a successful development.

Besides that, the author also found that the level of public facilities in Jeram still needs to be improved and enhanced so that the local community can enjoy all the facilities that can give them comfort. This is because the respondents stated that the level of development in terms of public facilities is at a level that is necessary for improvement for future generations. Overall, this chapter is very helpful to the author in achieving all the objectives outlined in chapter 1.

CHAPTER 5

CONCLUSION & RECOMMENDATION

5.1 Introduction

Chapter five is the last chapter in the writing of this study. In this chapter, the author will explain the conclusions in general about the study that has been conducted. The items that will be described in this chapter are related to the findings and achievements of each objective. In addition, the author will also discuss the recommendations after the results of the study conducted in this chapter.

5.2 Finding and Achievements the Objective of The Study

This study is based on two (2) main objectives that have been outlined by the author at the beginning of the chapter. The achievement of each objective after the study is important to ensure that the direction of this study does not stray from the right path and will affect the quality of writing this study. Based on this study, the author has achieved the objectives that have been stated to produce this study well in the previous chapters, namely:

- i. To identify land development around Jeram
- ii. To study the land development barriers in Jeram

The first objective of this study was achieved in chapter two of the author's study. In this chapter two, the objective is achieved through a search of secondary data. Secondary data are data obtained from collection through reading materials. The writer has managed to get Jeram's profile through the Kuala Selangor District Council. Through the profile, the author has been able to find data related to Jeram as a whole.

In addition, data related to development in Jeram was also obtained through the profile. Through the reading, the author found that the development in Jeram only began to make its way around 2013. This indicates that development in Jeram started quite late.

Apart from that, the public facilities available in Jeram are still unsatisfactory. This is evidenced by the fact that there is only roadside bus stop, and no bus stations or bus terminals are provided in the Jeram area. In addition, the bus stops provided are also not conducive to providing comfort to its users. In terms of tourism, there are still tourist places that have potential but are not fully developed such as Taman Alam Kuala Selangor and Makam Anak Dara.

The achievement of the second objective which is the barrier factor to development in Jeram is through chapter 4, the author found that most respondents stated that the main factor that hinders land development in Jeram is the problem factor in terms of finance. Where the average population in Jeram is from housing provision and underprivileged people, especially with the economy right now they believe that financial is the main factor for the development problems and the cost for a development is not cheap and even costs thousands of ringgits or more. Apart from that, the residents of Jeram also think that Jeram's location in this rural area has also caused its development to be given less attention by the authorities.

Another factor that has been discovered is the attitude of the landowners themselves. This is because there are a group of landowners who only place the responsibility of developing this land on the authorities alone. As such, they did not take the initiative on their own by developing their privately owned lands.

Furthermore, there are also landowners who do not cooperate with the authorities in the event of land acquisition for development purposes. These irresponsible landowners insisted on not handing over their land for development but there were also landowners who agreed but demanded compensation more than the appropriate rate. Eventually, the development plan had to be postponed.

5.3 Recommendations

Based on the findings that have been obtained throughout this study, there are several suggestions that the authors would like to put forward. The proposal to be submitted is aimed at improvements for development in Jeram. This is to help in ensuring that Jeram is able to develop in line with national development and achieve the goal outlined by the country, which is to achieve a developing country by 2030. Among the proposals are as follows:

5.3.1 Provide Information to the Villagers Regarding to Their Responsibilities in Land Development

The delivery of information related to development to the local community is important. This is because there are people who do not care about development, and they think that the task of developing an area is only up to the authorities. In fact, they do not even know that they have a very big role in together in developing their area. Therefore, the local authority as a knowledgeable party related to land should take the initiative to run a program with the villagers to provide information to the villagers regarding their roles and responsibilities in development. In addition, the authorities also need to provide relevant knowledge in general to the community related to development. This is important to ensure that the community has basic development knowledge. Through this education program to the community, it will give awareness to the local community and even with the understanding that has been given to the community, the task of the authorities in development will also be lighter.

5.3.2 Carrying Out Development According to Land Suitability

Successful development is development that is carried out based on the suitability of the land and the location of the area. Therefore, consideration of every aspect is very important in carrying out a development on land. This is because there are situations where a development is only suitable to be carried out in certain areas

only. In addition, the suitability of the land is also important to consider in a development. This is because each land has its own unique characteristics. It is therefore especially important in ensuring the potential of each of these lands. For example, in the agricultural sector, each land has its suitability in the cultivation of different crops.

5.3.3 Providing Complete Public Facilities

Public facilities are important to the community. This is because with the provision of good public facilities will provide a comfortable life to the community. These public facilities cover various aspects, but what we want to emphasize for the provision in Jeram is the bus service. The bus service provided at Jeram is very disappointing. Furthermore, the bus stop provided is also extremely uncomfortable. As it is known that transportation is an important aspect for society. This is because not all communities have the ability to own their own vehicles. Therefore, these underprivileged groups are in dire need of bus services to facilitate their movement. It is undeniable that taxi services are also available, but as is well known, the payment for taxi services is much higher than buses. Therefore, the provision of a convenient bus service and a systematic itinerary is important.

5.4 Limitations and Problem of Study

Throughout the conduct of this writing study, the authors often faced various problems and challenges that complicate the process of writing this study. The most difficult stage is at the stage of data collection and the stage of analyzing the data that has been obtained.

The problem encountered during the data collection process was that the authors had to face various grievances from the respondents. This is because the respondents consist of adults and the elderly who do not understand some of the

questions. There were also respondents who did not cooperate with the author on the grounds that they were skeptical in relation to the study conducted by the author. Therefore, the answers given by them are also not earnest from the aspect of secondary data collection that can only be obtained through the Kuala Selangor District Council, it takes a long time because it is necessary to study and also ensure its validity.

In addition, another problem faced by the author is the problem of time constraints in obtaining the necessary information and data. This is because due to Movement Control Order (MCO) the study area is outside the author's district which is Petaling and the author's study area is located in Kuala Selangor district. Thus, the writer needs to obtain information through the internet and also contact the Kuala Selangor District Council office to obtain information and conduct interviews. This made it difficult for the authors to complete the study and difficult to interact directly with the respondents.

5.5 Conclusion

Overall, this study is to identify development around Jeram and the causes which led to delays in the development of the Jeram. Looking at the existing development in Jeram, it can be said to be a rural area that is not too backward. This is because facilities such as the provision of secondary schools, primary schools, health clinics have been provided. Apart from that, recreational facilities have also been provided to facilitate the residents in carrying out outdoor activities with the family. In addition, transportation services are also available. However, the facilities provided are less comfortable for the residents. Among the facilities that are seen as less comfortable are the health clinic facilities whose space is quite limited as well as public facilities where the services provided are unsatisfactory.

However, Jeram can still move forward if some barrier factors can be overcome. For example, the attitude factor of landowners. There are landowners who own land but do not cultivate it. In the end, the land was left without development. If every resident has an awareness of the importance of development for each land and

area, it is certain that each land will be used as optimally as possible. In addition, the involvement of the surrounding residents in the preparation of development plans also shows that the majority of Jeram residents do not involve themselves in jointly carrying out plans in land development, in fact they have handed over the task of this development entirely to the authorities. Thus, awareness by all parties is especially important in the success of a development. Therefore, with the end of this study, the author found that this study has successfully achieved all the objectives set by the author at the beginning of writing.

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Appendix A Questionnaire Form

6/19/2021

MASALAH-MASALAH DALAM PEMBANGUNAN TANAH DI KAWASAN LUAR BANDAR (JERAM, KUALA SELANGOR)

MASALAH-MASALAH DALAM PEMBANGUNAN TANAH DI KAWASAN LUAR BANDAR (JERAM, KUALA SELANGOR)

Assalamualaikum wbt dan Selamat sejahtera semua. Saya merupakan pelajar tahun akhir yang menuntut di Universiti Teknologi Malaysia(UTM) dan sedang menjalankan kajian di daerah Kuala Selangor (Jeram) iaitu berkaitan masalah-masalah dalam sesuatu pembangunan tanah di kawasan luar bandar seperti Jeram.

Responden dikehendaki menjawab ke SEMUA SOALAN yang dinyatakan. Segala maklumat soal selidik ini digunakan untuk tujuan Akademik sahaja dan ia bersifat peribadi dan sulit. Terima Kasih.

*Required

1. Jantina *

Mark only one oval.

- Lelaki
 Perempuan

2. Bangsa *

Mark only one oval.

- Melayu
 Cina
 India
 Lain-lain

3. Umur *

Mark only one oval.

- 20-30 tahun
- 31-50 tahun
- 51 tahun ke atas

4. Pekerjaan *

Mark only one oval.

- Kerajaan
- Swasta
- Lain-lain

5. Pendidikan *

Mark only one oval.

- Sekolah Rendah
- Sekolah Menengah
- Universiti
- Lain-lain

6. Sudah berapa lamakah anda tinggal di Jeram? *

Mark only one oval.

- 1 tahun dan ke bawah
- 2-7 tahun
- 8-11 tahun
- 12 tahun ke atas
- Other: _____

7. Adakah anda mengetahui apakah itu rancangan pemajuan? *

Mark only one oval.

- Ya
- Tidak

8. Adakah anda mengetahui bahawa anda mempunyai hak untuk bersama-sama di dalam penyediaan rancangan pemajuan di tempat anda? *

Mark only one oval.

- Ya
- Tidak

9. Adakah anda pernah mengambil bahagian di dalam penyediaan rancangan pemajuan tersebut? *

Mark only one oval.

- Ya
- Tidak

10. Adakah anda mempunyai tanah yang tidak dapat dibangunkan *

Mark only one oval.

- Ya
 Tidak

Soalan dibawah boleh ditanda lebih dari satu.

11. Jika ya, apakah punca yang menjadi penghalang kepada pembangunan tanah tersebut?

Tick all that apply.

- Masalah dalam pembahagian harta pusaka
 Halangan perundangan (undang-undang)
 Keadaan lokasi tanah yang tidak strategik
 Merasakan lanya tidak perlu dibangunkan
 Masalah Kewangan
 Lain-lain

12. Apakah jenis kategori tanah yang tidak dapat dibangunkan tersebut?

Mark only one oval.

- Pertanian
 Bangunan
 Industri

13. Adakah anda bersetuju jika saya mengatakan bahawa tugas membangunkan Jeram adalah hanya di bawah tanggungjawab Pihak Berkuasa Perancangan Tempatan sahaja? *

Mark only one oval.

- Ya
 Tidak

14. Adakah kemudahan awam di Jeram disediakan dengan selengkapnya? *

Mark only one oval.

- Ya
 Tidak

Soalan dibawah boleh ditanda lebih dari satu.

15. Apakah jenis kemudahan yang kurang diberi penekanan? *

Tick all that apply.

- Pengangkutan Awam
 Tempat rekreasi/riadah
 Akses ke kampung-kampung
 Lain-lain

16. Pada pemerhatian anda, apakah masalah utama yang dilihat menjadi punca kepada kelewatan serta penghalang kepada pembangunan di Jeram? *

17. Apakah cadangan anda bagi memastikan Jeram membangun seiring dengan pembangunan negara? *

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