

PUTRAJAYA NEW TOWN DEVELOPMENT, FORCE DISPLACEMENT AND RESETTLEMENT: THE SOCIAL IMPACTS ON THE ORIGINAL SETTLERS.

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ABSTRACT

New urban development undoubtedly has contributed to national economic and social progress. However, new town development has also brought some negative impacts vis-a-vis marginalization of original settlers. This paper discusses the social implication of the development of new town Putrajaya on the original settlers with reference to the community, Taman Permata, Dengkil. The households who was previously plantation workers have been resettled in Taman Permata for more than 10 years. This study classified as a qualitative research where primary information collected through participation observations and in-depth interviews with the households. In addition, secondary data such literature review, report from various department were analysed. The study found that these poor people of the resettlement scheme have undergone numerous and complex socioeconomic problems as a result of the forced migration. The households have to cope with various problems including inaccessibility to suitable employment opportunities, social services particularly education and public transportation. Above all, the community have lost the peaceful and serenity of estate life that they have lived for generations. Adapting to the new urban environment has been a serious challenge to the mostly poor and elderly households. They seriously felt that they have been neglected by the authorities concerned. Experience of people in Taman Permata, Dengkil can be a clear example of how urban development have resulted in the marginalisation of poor and less capable group of people. This research can contribute to the future research where the future researchers can further evaluate on Putrajaya development and similar project in Malaysia and at the same time can propose an effective way to prevent this from happening again.

Keywords: Urban development, Marginalisation, Social impact, Displacement, Resettlement

Introduction

Development projects often involve the introduction of direct control by a developer over land previously occupied by another group. Natural resource extraction, urban renewal or development programs, industrial parks, and infrastructure projects (such as highways, bridges, irrigation canals, and dams) all require land, often in large quantity. One common consequence of such projects is the upheaval and displacement of communities (Stanley, 2004).

In the case of development-induced displacement or conservation-induced displacement, territory becomes an arena of specific conflicts between the interests of the public or private sector and the needs of people displaced or affected by particular development decisions. Development-caused displacement is often associated with conflict over resources which have led to landlessness and consequent problems (joblessness, homelessness, food insecurity, and social disarticulation). Displacement is primarily a phenomenon associated with the loss of land, which is a fundamental point of economic, social and cultural reference.

Displacement may therefore be a distinct, negative phenomenon related to violation of fundamental human rights, or the initial step in the resettlement process. The term "resettlement" therefore refers to physical, pre-planned relocation, combined with appropriate support mechanisms, including social support, in the new location. According to Robert Chambers, "resettlement is characterized by two main features: A movement of population; and an element of planning and control". The largest scale of development-induced displacement and resettlement is seen in the world's most densely populated countries are China and India. (Terminski, B, 2013)

According to the Chinese National Research Center for Resettlement, over 45 million people have been displaced in this country following development projects carried out between 1950 and 2000, 52 percent of this number owing to urban development projects. Recent research has pointed out that 70 million people were displaced in China by development projects between 1950 and 2008. The magnitude of displacement following development projects is also highly visible in other Asian countries as well as in Africa and Latin America (Terminski, B, 2013).

New urban development undoubtedly has contributed to national economic and social progress. Development of new town of Putrajaya and Cyberjaya for an example as helped to develop the national economy in terms of bringing new investments, industrial activities, and growth in education sectors, service industries and etc. Apart from that, the new urban town development also helps to create jobs for the locals and this reducing unemployment rate and raise their living standards. In addition to Putrajaya and Cyberjaya, the government has actively developed many new towns like Nusajaya, I-City and so forth throughout the country in the past few years. Besides that, Malaysian government also has spent billions of ringgit on the development of new towns that can be regarded as the pulse of the nation's progress. New urban development often involves extensive land area and to meet the needs, the developers had to move the residents to new settlements. Due to its irreversible nature, implementation of development projects leads to serious social consequences.

In this paper, author attempt to identify and discuss on the social implication due to Putrajaya New Town development and displacement of the original settlers who currently resettled in Taman Permata, Dengkil, Selangor. The households who were previously oil palm plantation workers have been resettled nearly 20 years. Author also discusses few principles that developer and government should adopt and adapt during and after displacement or resettlement in order to reduce poverty and marginalization of original settlers.

New Town Development, Forced Displacement and Resettlement

New towns started to be developed as one of the way to reduce urbanization problems. New towns development had started since World War II and whereas modern new town concept originated from the Garden City of E.Howard (1902) of England in the late 19th century (Ju, Zaki & Choi, 2009). According Alias et al cited from Fulton 1996, new urbanism is architecture and urban planning movement propagated in the United States not long before the turn of the last century an antidote to urban sprawl.

Wei and Magharabi (2013) a new town, which is often called a planned community or planned city, is a city, town, or community that is design from scratch, and grows more or less following the plan (new town-definition, 2004). According to Steuteville (2004), new urbanism is based on the principles of planning and architecture that work together to create human-scale, walkable communities (Alias et al, 2011). New urbanism is also referred to as involving neo-traditional design, transit-oriented development and traditional neighbourhood development (Steuteville, 2004 cited by Alias et al, 2011).

In Malaysia, government initiated new town developed projects as part of solutions to improve such unfriendly urban and dwelling environment. Petaling Jaya, the first new town in Malaysia, was designed in accordance to the British town planning principles, which was based on modern ideal city. New towns in Malaysia mainly divided into two (2) types which (i) developed to solve urban problems and congestion of a metropolitan city and (ii) was built at frontier areas to provide rural residents with urban service (Ju et al, 2009). In 1980's the government implemented the concept of new towns in regional planning development schemes to balance up the rural economic potential and to reduce the rural-urban migration (Omar.D, 2008).

It was in the mid and late 80's that the term "development-induced displacement and resettlement" (DIDR) first started to appear in scientific publications. In recent years, the interest of the scientific community has been focused on virtually all causes of forced displacement, as reflected in the very rapid development of detailed classification of causes of internal displacement. Terms such as "dam-induced displacement" (hydropower-induced displacement), "mining-induced displacement", "conservation-induced displacement", and oil-induced displacement" have permanently entered into the scientific discourse (Terminski.B, 2013).

Development-caused displacement is often associated with conflict over resources which have led to landlessness and consequent problems (joblessness, homelessness, food insecurity, and social disarticulation). Displacement is primarily a phenomenon associated with the loss of land, which is a fundamental point of economic, social and cultural reference (Terminski.B, 2013). Besides that, displacement can be understood in two different ways. It may be used to refer to eviction of people from their habitual homeland without adequate compensation, guarantees or mechanism of social support, or to the initial phase of a process of resettlement (associated with physical relocation of people from their homes) (Terminski.B, 2013).

According to Michael Cernea, compulsory displacements that occur for development reasons embody a perverse and intrinsic contradiction in the context of development. They raise major ethical questions because they reflect an inequitable distribution of development's benefits and losses. The most widespread effect of involuntary displacement is the impoverishment of considerable numbers of people. New town / city and development projects often involve forced displacement and resettlement of original settlers and it is categorized under internal displacement (development-induced displacement).

Resettlement refers to physical, pre-planned relocation, combined with appropriate support mechanism, including social support, in the new location. According to Robert Chambers, "resettlement is characterized by two features: a movement of population; and an element of planning and control" (cited by Terminski.B, 2013)

Vanclay (2017), defined resettlement as the comprehensive process of planning for and implementing the relocation of people, households and communities from one place to another for some specific reason, together with all associated activities, including: (a) the provision of compensation for lost assets, resources and inconvenience; and (b) the provision of support for livelihood restoration and enhancement, re-establishment of social networks, and for restoring or improving the social functioning of the community, social activities and essential public services.

There are also international standards governing how resettlement should be undertaken, what compensation should be provided, and what outcomes are expected. However, these rights and standards do not guarantee that the harm from resettlement can be avoided. Projects that are in the indisputable public interest may have land acquisition requirements that necessitate resettlement of some people. No matter how effectively this resettlement is undertaken, there is always some amount of harm and hurt (negative social impact), even if only temporary (Vanclay, 2017). Unfortunately, governments often rely on their power of eminent domain and enact expropriation procedures without adequate consultation and compensation rather than build support for the project by negotiating in good faith with the impacted people.

Malaysia is one of the most ambitious examples in Southeast Asia by investing millions in collaboration with foreign investors to meet the growing housing and economic demand. The new development goal of Malaysia is to be a high income and sustainable developed nation by 2020 under 1Malaysia plan. 1Malaysia plan. Enough provision of energy, especially electrical energy is the greatest challenge for Malaysia to sustaining its industrial development momentum. It also indicates that per capita energy

consumption need to grow to meet up the future development challenges. The growth of per capita energy consumption has come to be associated with the construction of mega dams considered as a mega infrastructure development. This project also involved displacement and resettlement where at the first phase of relocation process the residents were informed that they are going to relocate from the Bakun areas due to the new hydroelectric power projects. However, they were not aware of the relocation plan, the level of compensation and facilities they may have in their new location (Ahsan & Hamdam, 2016).

It cannot be denied that the development of Putrajaya is beneficial to the nation in various aspects, especially in economic, political and social activities directly or indirectly. However, new town development has also brought negative impacts vis-a-vis marginalization.

Research Objective

The purposes of this study are as follow:

- To discuss the effects and implications faced by marginalized populations with reference to households in Taman Permata, Dengkil, Selangor.
- To identify how development-induced displacement and resettlement improve the quality life of origin settlers.
- To propose few measures to land developer and government agency an effective ways of displacement and resettlement.

Research Question

- What are the social effects and implications faced by marginalized households in Taman Permata, Dengkil, Selangor?
- How development-induced displacement and resettlement improve the quality life of origin settlers?
- What are the measures can be suggested to land developer and government agency for effective displacement and resettlement?

Method of Research

This study applies a variety of primary and secondary data. Therefore, a combination of few research methods for primary and secondary data collection is taken place. To collect primary data, observation, photo taking and field data encoding are used. For households shifted the focus is field observation was conducted in the resettlement area, especially in Taman Permata flat. These resettlement area households involved with Putrajaya's new urban development project. The majority came from the Prang Besar Estate, Galloway Estate, Madingley Estate and Sedgeley Estate. Based on the observation, researcher have identified the quality of the home and the facilities provided, the social facilities that exist in the resettlement area that support the daily lives of residents, such as schools, clinics, recreation facilities, infrastructure and other facilities. The researcher also examined the resettlement area surrounding including the level of cleanliness in the resettlement.

In addition to observations, structured and in-depth interview methods are also used to obtain detailed information from key informants, particularly information on transfer processes, new urban area planning, resettlement programs and household well-being. The main informers comprise Kajang Municipality head, head of the block, officials at Perbadanan Putrajaya Holdings, village chiefs and several community representatives.

The primary source of primary data was obtained through a survey. Methods used to collect important social impact information in the context of quality and well-being of marginalized communities. The survey form is formulated and it contains several sections. In addition to the respondents' basic information, the survey aims to gain their experience of living conditions before and after being transferred to a new settlement. These include economic conditions, social relationships, levels of well-being and the emotional stress they are experiencing as they moved to new areas that are different from their previous circumstances.

Figure 1 shows the first category sampling location, flat house, Taman Permata, Dengkil, covering five blocks of flats that each block has 80 units. A total of 44 households were systematically selected, i.e. intermittently per house unit, from each block of the flats. In total 280 household heads have been surveyed in all five blocks of the flats.

Figure 1: Number of respondents

No	Background of Respondent	Total sample
1	Prang Besar	150
2	Galloway	70
3	Sedgeley	30
4	Madingley	30
Total		280

In addition to primary data, secondary and tertiary data are also used in this study. Secondary data is information in the form of documents, records, reports and minutes of meetings and existing literature on the background of the study area, the way of land acquisition, the number of residents transferred from the study area, the amount of compensation provided by the developer or the state government and so on and official documents including government gazettes and acts relating to land acquisition are obtained from various public and private agencies concerned. While tertiary data covers the results of previously published and unpublished studies, articles in journals and books are also used in this study.

Findings and Discussion

Descriptive analysis found that from 280 respondents, 2 or (0.71%) respondents were among the first to move out in 1996. A total of 92 respondents or 32.86% had moved out in 1998, around 183 respondents (65.36%) were moved out in 1999 and only 3 respondents (1.07%) moved to the final moment in year of 2000.

Prior to the new development of Putrajaya, 264 respondents (94.29%) engaged in the agriculture sector, about 10 respondents (3.56%) engaged in the industrial sector, 3 respondents (1.07%) in the private services sector, 2 respondents (0.71%) in others and one respondent (0.36%) in the public service sector. After the development of Putrajaya, around 177 respondents (63.21%) involved in the other categories, 57 respondents (20.36%) in the industrial sector, 38 respondents (13.57%) in the private services sector, five (5) respondents (1.79%) and 2 respondents (0.71%) in the agricultural sector and one respondent (0.71%) in the civil service sector.

Putrajaya-Cyberjaya's new urban development is closely linked to the life of the suburban community. The original and peripheral communities have received the impact of economic and social aspects. The quality and well-being of the original and peripheral communities are disrupted following the development of the new Putrajaya-Cyberjaya City directly and indirectly. Research findings show that there are significant differences in social aspects before and after the development of the new city.

Economic Impact

Economic factors are a very important issue in assessing the quality of community life. Based on research finding, it is clearly shows that there are great changes in type of employment before and after the development of the new Putrajaya town in the original inhabitants. Before the displacement, 2 heads of household (2 respondents) worked as a farmer and this number was reduced to one respondent who worked as a farmer. About 231 heads of households work as estate labourers while they were at original settlement. This has enabled them to receive a steady monthly income based on their productivity level. A total of 37 respondents worked as general workers and 7 respondents in different category jobs. Only 3 respondents were unemployed while they were at their original settlement before Putrajaya town development. However, this situation has changed after the respondents moved and resettled in Taman Permata flats, Dengkil. About 3 respondents worked as a trader, 43 respondents worked as general workers, 98 respondents engaged in other work fields and the most important thing is about 135 respondents are unemployed.

This situation indicates that the survival rate of respondents before and after the displacement has changed drastically. Many respondents were forced to cope with because they did not have the necessary skills in the employment sector other than agriculture. They have been involved in the agricultural sector for years and after moving to the town, the majority of respondents are unable to adjust to the new working environment. Loss of livelihood disturbed the well-being of the family of the respondent. Respondents who are looking for new jobs are still subject to low standards of living as most of them work only as general workers such as cleaners, operator workers, truck drivers/attendants and so on.

Based on the study it can be said that there is an increase in the income earned by the original settlers after the migration. However, this situation does not promise an improvement in the quality and well-being of the original inhabitants. Improvements can also be seen in those who are missing out on search or income. This situation does not occur when they are displaced where all respondents have income even less than RM500. Low income still allows respondents to lead a quality life in their original settlement but the increase of income at new resettlement does not help respondents to raise their standard of living. This is because the cost of living in a new place is quite high compared to the previous place. However, respondents who earn between RM501-RM2000 and their lives are still unchanged and often the income earned is insufficient to support family life.

Revenue is used to pay utility bills, children's school expenses, transportation fees, repayment of bank loans and so on. This inadequacy makes respondents owing to unlicensed financial companies (along) and they faced difficulty in repaying loans where the interest on loans is too high. With this clearly visible, although there is an increase in salary levels, the income does not help respondents in improving the quality or maintaining the quality of life before.

Besides that, dependence to the family members also significantly has changed after the relocation and resettlement of respondents. Research shows that there are 135 respondents unemployed after moving to Taman Permata flats, Dengkil. In fact, 108 respondents do not have permanent income to support their families. The respondents therefore have to rely and depend on other family members, especially to their spouse or to the children who have worked. Prior to relocation and resettlement, family members rely on respondents and dependencies not so significant unless the children rely on parents. But after the settlement, respondents failed to find the right job, the respondent's age also contributes to this dependency. In addition, health aspects also play a role in the issue of dependence.

Also, research found that prior to the displacement, the respondents owned land where they engaged in agricultural and farming activities. Plant yields and livestock have been used for their own use and for getting extra income for their family. The respondents do not need to spend money for buy vegetables, fruits, and so forth for their daily usage. Unfortunately, this situation had changed whereby they lost their land to the land developer and at the new place they do not own any land. Thus, their extra income was cut off. Moreover, the compensation which allocated to the respondents is not equal to their efforts for many years. The amount of compensation ranges from RM4000 to RM28, 000 and it is depends on the types of planted tree. In fact, the compensation money was used by the respondents to repay the bank loans for their current flat. This situation worsened after moving to new settlements where they no longer have any land to be cultivated. The results of the study found that respondents' quality of life had changed considerably. Respondents no longer own land and consequently they have no room to increase their family income and they have to buy all the needs. Hence, monthly spending is increasing and often the respondents' income is

insufficient. Most respondents are dissatisfied with their current living conditions. Their dissatisfaction is shared with researcher during interviews with respondents. Majority of the respondents stated they had to buy all the necessities even such as pandan leaves, curry leaves and so on where before moving these items they could get from their own garden.

Social Impact

Apart from that, analysis carried out was found that their relationship with their relatives in good condition before they were displaced. Majority respondents stated that their relationship with relatives is now unfriendly and harmonious. They rarely visit respondents at new settlements area with the reason location of the new settlement is too far and space less. Respondents are only be visited by their relatives during the festive season or any other important events. This situation is totally differed when respondents at the original settlements where they are often be visited by relatives. This situation has slightly affected the quality of life in term of culture. This is because family relationships and relatives support are very important in improving the quality of life of the society. Transfer to the new settlement has diminished the family relationship with the relatives.

Individual involvement with communities and neighborhoods is also an important aspect of assessing the quality of life. It can be concluded that neighbourhood activities do not attract the attention of the original population in raising the quality of life in terms of social activity. The respondents' mentioned that they failed to get information and most of them are busy with their work. Few respondents stated that whatever activities were planned do not give any benefits to them. Therefore, many activities are failed to achieve the original objectives. Hence, social activity does not contribute much to the quality and well-being of the indigenous people directly.

Besides that, results of the analysis shows that the safety aspect is very fragile after the respondents displaced and moved into flats after the development of Putrajaya and Cyberjaya. Security specification is very important in measuring the quality of life of a society. Safety issues are a major issue of concern to them. According the respondents, they cannot place their vehicles in the parking lot. This is because many of the vehicles staled by the thefts. Each time they park, there will be something missing from their vehicles. At sometimes, their vehicles are being damaged by irresponsible teens. Many of them have to spend on re-installing stolen items. According to the respondents, this activity is often done by individuals who are involved with drugs.

In addition, many respondents are also experienced with snatch cases when returning from work in their residential area. Besides thefts, snatches and robbery, respondents are often face nuisance caused by gangster fights. Therefore, migration to new settlements does not help to improve the quality of life and wellbeing from safety aspects compared to their previous settlements. People often live with fears.

Health Effects

Health aspects are very important in assessing the improvement of the quality of life in a society. Various aspects need to be taken into account in assessing the health aspects. It is important to note that the frequency of respondents fall sick, the place of respondents getting treatment during illness, type of illness, accessibility to clean food and residence environment are the few criteria in the health aspect.

An increase of 80% can be seen among respondents who fall sick often. Before the displacement, only 7 respondents (2.5%) of whom were often sick, but after the transfer, about 240 respondents are often fall in sick. Respondents' health level has drastically deteriorated after they move to new settlements. They often diagnosed with fever, dengue, cough, fatigue and so on. There were respondents informed that the death rate also increased among the people who had been displaced due to diabetes and heart disease. Community's accessibility to health facilities and the way people adapt to the new types of development shows some improvement.

Prior to the resettlement, all respondents sought their medical treatment at the health center provided by the plantation management in their respective estate area. These health services are provided free of charge to all employees and their family members. Only serious illnesses will be referred to nearby hospitals such as Kajang Hospital or Banting. But then, after the migration, majority respondents and their family members get treatment from the clinic / health center of Dengkil town. Some respondents said they are more comfortable with the traditional treatment whereas some getting their treatment at city hospitals such as Kajang or Putrajaya and from nearby private clinics.

In fact, after the transfer to a new settlement, the respondents have many choices in obtaining health care. However, the respondents have to spend their own health services. This situation is not the same as previously where all healthcare expenses have been paid by the estate management. Each time the respondents get treatment, they need to pay at least RM 50 for each visit. However, the opportunity for treatment has increased, but it is more burdensome for each respondent because their monthly income is insufficient. In order to overcome this problem most respondents choose treatment from health center, Dengkil town and to avoid long time waiting, some buy medicines from nearby pharmacies without getting advice from medical officers.

In addition, type of illness can determine the extent of the health of a society. Respondents have been asked whether they have any chronic disease before and after displacement. Prior to the resettlement, only 16 out of 280 respondents had chronic illness and the condition now had changed, which is now 202 of 280 respondents with chronic illness. Among the illnesses are such as diabetic, heart disease, fatigue, high blood pressure and migraine. These diseases are rarely encountered by respondents at the original placement. Among the reasons which given by the respondents are high pressure, types of food, the absence of elevator facilities and the absence of time for rest. Most respondents were unable to adapt to the challenging new life style. This causes them to be exposed to a variety of chronic diseases, especially diabetes and high blood pressure.

A clean environment often promotes well-being without health problems. According to respondents, the living environment inside the home is very clean and healthy at their old settlement. Residential environment is often cleaned by villagers in mutual cooperation and also by estate management. The grass will be poisoned or cut and the drains will be cleaned to prevent mosquito breeding, flies and rats. After the transfer, the situation has changed. Only 11 respondents from 280 stated clean living environments, 7 respondents were moderate and majority respondents of 262 stated that the living environment was unhealthy and clean.

This is because; the residents of the flats are no longer concerned with their living environment where they are only concerned with the cleanliness inside of their homes. The mutual corporation activities that are usually organized by block committee members do not get support from block residents because of their irresponsibility and selfishness. This situation makes it difficult to clean and maintain environmental hygiene.

Another factor that makes this situation worse is the residents of Taman Permata flats, Dengkil comprising 5 different estate. Hence, it is often difficult to get cooperation from them and most of them are not good at managing their living environment. Thus, mosquito breeding, fly and rats can be seen significantly. Based on respondents' survey, their habitation is often threatened with dengue fever disease.

Recommendation and Conclusion

No matter how well intentioned and planned a resettlement may be, being resettled has a huge impact on people and communities. The magnitude of the social impacts and the enormity of it all are such that the resettlement process typically dominates the life of the people and their community for many years. Therefore, it is not surprising that the first principle of resettlement is to avoid if possible.

Typically, there has not been enough attention given to resettlement within projects; project developers have not given the social issues associated with resettlement enough consideration; and inadequate resources and time have been allocated for the resettlement process. It is imperative that the discourse within projects moves away from the current focus on compliance with minimum requirements and minimising immediate cost towards a strong commitment to effectively managing the social risks experienced by communities.

The study found that these poor people of the resettlement scheme have undergone numerous and complex socioeconomic problems as a result of the forced migration. The households have to cope with various problems including inaccessibility to suitable employment opportunities, social services particularly education and public transportation. Above all, the community have lost the peaceful and serenity of estate life that they have lived for generations. Adapting to the new urban environment has been a serious challenge to the mostly poor and elderly households. They seriously felt that they have been neglected by the authorities concerned. Experience of people in Taman Permata, Dengkil can be a clear example of how urban development have resulted in the marginalisation of poor and less capable group of people.

As a conclusion, researcher had answered his research questions of this study. Taman Permata, Dengkil has undergone many socioeconomics problems which resulted from displacement and resettlement. On top of that, there is no any improvement can be seen for almost 20 years after the displacement and resettlement. The household's quality of life still remains same. Nothing much has improved before and after the displacement and resettlement. Researcher has proposed few ways to overcome this problem in future.

Therefore the resettlement program should be based on a development approach. Provision must be made for cultural sites and social/psychological concerns. For greater transparency and fairness, all stakeholder groups will be involved at an early stage in the project design. Community participation in operation and resettlement strategy will lead to a better development approach. The resettlement plan will be made accessible to the displaced population and relevant NGOs in a form, manner and language that are comprehensible to them (African Development Bank, 2003)

Adequate assistance for transport, temporary accommodation, housing, service provision as well as training, capacity building and land ownership issues should be addressed in the resettlement plan. Provisions should also be made for counselling and dispute settlement. The payments for compensation should be independently monitored and accurate records kept for all transactions. A timetable, detailed budget and implementation, monitoring and evaluation arrangements are also important issues to be addressed in the plan.

The operationalisation of the policy will require at all level of the project cycle management (from identification to the post-evaluation phase), the integration of involuntary resettlement issues. At the identification phase, a brief summary of the magnitude, strategy and timing of the resettlement should be established. At the preparation phase, feasibility criteria and strategy for the plan are discussed and agreed upon with the executing agency. Prior to launching of appraisal mission, of projects involving resettlement issues, the borrower provides to the Bank resettlement plan, which conforms to this policy. Borrower's capacity to implement the resettlement plan including economic and financial analysis is assessed during appraisal and loan negotiation. During the implementation of the resettlement plan, the borrower is responsible for the monitoring and evaluation of activities outlined in the plan. However, the Bank will regularly supervise the implementation of the plan and upon project completion, conduct a Project Completion Report (PCR) to assess the success of the resettlement plan (African Development Bank, 2003).

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