

## CHAPTER 5: ANALYSIS

In this chapter problems pertaining to MRL and its owners will be discussed. The discussion is based on the survey findings. The problems which will be discussed are:-

5.1 Land Ownership

5.2 Economic activity

5.3 Land Use

5.4 Public Facilities

5.5 Attitude towards development

### 5.1 Land Ownership

Table 5.1

Ownership Status Of The Respondents

Status	No of Respondents	Percent
Own House	57	61.3
Renting	33	35.5
Others	3	3.2
Total	93	100

About 61.3 percent of the respondents reside in their own house. Only 35.5 percent were tenants, while the remaining 3.2 percent, are actually respondents who were occupying the house and land which belong to their in-laws.

From the survey it was also observed that many of the tenants have been in the rented house for more than 5 years. Twenty one respondents out of 33 could be classified under this category. This shows that many landlords do not need the house that have they rented out. Their houses rest on the land which were previously the compound of their landlord. Since the compound was too big, the landlord decided to build another house on it.

The landlord does not need to worry about the demand because the rent is within reach of the lower income group. The rent for an average house with 2 rooms would be only in the range of RM150 - RM250 depending on the location and the condition of the house. For example, the rent for a brick house with two rooms, and located within a walking distance from Jalan Damansara is only RM240 per month. However, there are also houses in Sungei Penchala, where rents are more than RM250 per month. As mentioned earlier it all depends on the size and the location of the house.

There were also a few respondents who said that the houses belong to them but the land belonged either to their father or others. In the questionnaire, respondents of this nature are classified as renting the land. Nevertheless, many owned the land and the house where they were staying. Only 3 respondents admitted that they were actually occupying the land without the knowledge of the landlord.

One of the most common problems of MRL is that there are many owners for a single piece of land, which is classified as 'multiple ownership'. From the study it was found out that only 6.1 percent of the land was owned by a single owner. The problem is quite severe where about 25.2 percent of land is actually owned by more than 5 people. It was also noticed that about 39.1 percent had dual ownership of land.

There are 3 reasons which can be cited for 'multiple ownership'. First, it is a common practice among the Malays to divide wealth equally among their children. Second, the majority of the Malays living in MRL have large families for family planning is not widely practised among the Muslims. Finally, the land owners failed to write a will before they died.

This 'multiple ownership' has become an obstacle to develop the piece of land. Normally developing a piece of land needs the consent of the owner. However when there are multiple owners, it is very difficult to get the consent of all of them.

In fact there about 37.4 percent of owners who do not stay in their land, they either rent it out or just leave the land on idle condition. Most of the idle land is filled with bushes. It was also noticed that land in the interiors has been converted into fruit orchard, especially durian trees.

Some of the tenants do not know the actual owner of the land. According to the tenants, there are too many owners to the land, so much so they could not verify their claims. One of the reasons is the failure of the parents to write a will before they died, thus forcing intense competition among their children.

## **5.2. Economic Activity**

As mentioned in the previous chapter, many of Sungei Penchala residents are classified as the working class. In fact, about 30.1 percent are daily wage earners. Some of them were skilled labourers, while 17 respondents (18 percent) are working as manual labourers.

Surprisingly about 29 respondents (31 percent) replied that their job classification was of "other jobs". Further probing revealed that they were actually holding administrative post in the private sector. Besides working in the private sector, there were many respondents who were in the civil service. There were also a few division one officers who are staying in Sungei Penchala. A few were involved in business because of the opportunity available in Sungei Penchala.

About 49.5 percent of Sungei Penchala residents earned more than RM900. Since the majority of Sungei Penchala residents are low wage earners, it is likely that they have limited savings, resulting in limited capital. This lack of capital could explain the failure on the part of MRL owners in developing their land.

### 5.3 Land Use

About 53.8 percent of land owned in Sungei Penchala is 1 acre in size, while only 7.5 percent of respondents have land lots more than 3 acres.

Table 5.2

Size Of Lots Of The Respondents.

Size of lots (acre)	Total Respondents	%
0 - 1	9	9.7
1	50	53.8
2	27	29
More than 3	7	7.5
Total	93	100

Since a sizeable plot is important for the development a piece of land. The small land size form a limitation to the residents in Sungei Penchala. This is a problem that one would have to face in developing a MRL. Due to this, many institutions are reluctant to develop these lands. This is further worsen by the multiple ownership problem as discussed earlier.

However if one were to assess the land use, one would find that housing is the most common usage. Almost all respondents use their land for housing purposes. On the contrary, land along Jalan Damansara is used more for commercial purposes such as shop-houses.

From the visits, it was noticed that there is an apartment under construction. According to one of the residents the land belongs to a reputable businessman. However the identity of the businessman could not be determined.

#### **5.4. Public amenities**

##### **(a) Water**

All the houses in Sungei Penchala are supplied with water. However as mentioned in previous chapter, there are a few houses where a well can be found. In fact 3 respondents stated that there is a well in their compound, though it is not used anymore.

But this doesn't mean that all the houses are connected with water supply provided by the waterworks department. There are still houses share the common main pipe. Out of 93 respondents 15 respondents (16 percent) said that their main water supply is through this extended hoses.

##### **(b) Electricity**

Back in the 1970's many houses in Sungei Penchala depended on generators for their power supply. However, all the houses currently getting electricity supply from *Tenaga Nasional Berhad*. Although a few respondents admitted that there is a generator in their use but it is not used anymore, in fact some are even unsure if it is in working condition.

The fact that every house is provided with electricity shows that the government has not neglected the welfare of the residents, although Sungei Penchala is at the outskirts of the town.

### 5.5 Attitudes towards development

About 44.1 percent of Sungei Penchala residents are not keen of developing their land. Only about 35.7 percent were willing to develop their land, while 19 respondents did not respond to this question. Out of 19 respondents (20 percent), who did not answer this question, many were women, and since their husbands were not in the house when the interview was conducted. There were also a few respondents who would abide by the decisions made by the majority of the residents. Many of them wanted to know how other respondents reacted to this question, and to avoid any bias in their answer, this information was not revealed to them during the interview (Table 5.3).

Table 5.3

#### Attitudes Towards Developing Their Land

Answer	Number of Respondents	Percent
Yes	33	35.5
No	41	44.1
Non Committal	19	20.5
Total	93	100

Of those who were willing to develop their land, many expected monetary returns for their approval to develop their land. However the educated group especially government officials, consisting of 6 respondents wanted to be share holders on the development project.

*Dewan Bandaraya and Kuala Lumpur (DBKL)*, seems to be the most preferred institution when asked on whom they would like to develop their land. On the other hand, banks were not preferred by many. One of the reasons could be, if banks were allowed to develop the land then other races would penetrate their lands, this was not preferred by many. In fact only 5 out of 41 respondents were willing to rent or allow other races to inhabit their land. Majority of Sungei Penchala residents insisted that the village should remain as Malay territory and the thought of other races staying there is a fact they find hard to accept.

On the contrary, *Jabatan Agama Wilayah Persekutuan (JAWI)* was not preferred as the institutions to develop their land, either. Many cited past experiences as the reason. One of main reasons was that JAWI does not have a comprehensive department to undertake development projects on MRL. JAWI has only a section to overlook matters related *tanah wakaf*.

Nevertheless, about 27.3 percent prefers to develop their land without any organisation. Some of them are of the opinion that all the land owners should get together and form a consortium to develop the land. By this way not only their interest will be looked after but they can also dictate the type of development they would like.



Unfortunately lack of leadership and guidance is a major stumbling block for this suggestion to take off.

Many were keen in developing the land. When asked whether they would allow small plots of land to be merged together so that it would be a sizeable plot for development, only about 17.2 percent were willing to do so. About 49.5 percent were against the idea of merging lands, for fear of losing their inherited land. Some even feel that it is not necessary to merge their land because a single acre is good enough for anyone to undertake a development project, especially a housing scheme.

About 26 respondents preferred housing project as the best development project to undertake while only 4 respondents are in favour of commercial based development, such as shop-lots. Those who supported "housing schemes" developments assumed that by this kind of development will not only develop their land but at same time would preserve the village atmosphere of Sungei Penchala.

Table 5.4

## Reasons On Why Not Keen On Developing Their Land

Reasons	No of respondents	Percent
Lack of Capital	6	18
Loss of accommodation	14	42
Loss of income/job	0	0
Others	6	18
Intentional	15	45
Total	41	100

Since many respondents were staying there and Sungei Penchala is located close to town they fear if their land was succumbed to development then they will have to move out of their house. Although the developer would give an alternative house but it would be not in Sungei Penchala. There were some who gave an example, that a few residents, whose land was taken for the North Klang Valley Express (NKVE), were relocated to Kuang, a small town in Selangor.

However about 45 percent did not want to develop their land, intentionally. When enquired further, it was observed that this was not because they were not progressive in nature but rather because of bad experiences. A few felt that they would be short changed if they agreed to develop their land. And in order not to succumb to these unscrupulous people it would be better not to indulge in any development at all.