

LAND ACQUISITION ISSUES FOR JABATAN KERJA RAYA's ROAD WORK
PROJECT

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To my beloved mother, Azimah A. Karim; dearest husband, Azhar Mahat, my children Muhrizah Damia and Muhriz Danial. Thank you for your support and never ending love.

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ABSTRACT

Land acquisition issues for JKR roadwork project has often generate conflict and construction dispute for many years. If the issues can be resolved at earlier stage, this could lead to substantial financial and time savings for the projects. Therefore, this study has been undertaken to review the land acquisition issues for JKR's roadwork projects. The methodology adopted for this study consist of a comprehensive review of literature, interviews with main stakeholders involved in land acquisition issue and questionnaire survey. This study was conducted using the data generated from within JKR personnel as well as other stakeholders, namely the client and consultant which involved in land acquisition stage. The finding of the study found that the major problems related to delay in land acquisition are: multiple owners in one title; owner dissatisfaction with the low compensation amount; slowness in processing the land acquisition matters; delay in removal of the existing structure of the affected land and the old record of land that has been acquired has not been updated by land office. These problems have given negative impacts toward the overall project performance such as: time and cost overrun; loss and expense claim; delay in the relocation of utility services and additional cost for rental of land. This study also determined several strategies and recommendation for improvement towards JKR's roadwork project implementation. Finally, it is hope that the findings from this study will help the JKR to improve the land acquisition process for the development of the project in the future.

ABSTRAK

Isu pengambilan tanah untuk projek jalan di JKR sering mengakibatkan percanggahan dan pertikaian sekian lama. Jika isu ini dapat diselesaikan pada peringkat awal, kemungkinan besar terdapat penjimatan dari aspek kos dan masa bagi projek tersebut. Oleh itu kajian ini telah dijalankan untuk mengkaji isu yang berkaitan dalam proses pengambilan tanah bagi projek jalan di JKR. Metodologi yang diguna pakai bagi kajian ini terdiri daripada kajian literatur, temu bual dengan professional yang terlibat didalam proses pengambilan tanah dan pagedaran borang soal selidik. Data untuk kajian ini diperolehi daripada pegawai di JKR serta pihak berkepentingan seperti klien dan perunding yang terlibat dalam peringkat pemerolehan tanah. Hasil kajian ini mendapati antara masalah utama yang berkaitan dengan kelewatan dalam pengambilan tanah adalah: terdapat beberapa pemilik di dalam satu geran tanah; pemilik tidak berpuas hati dengan amaun pampasan yang rendah; kelambatan dalam memproses urusan pengambilan tanah; kelewatan dalam mengeluarkan struktur yang sedia ada di atas tanah yang terjejas dan rekod lama tanah yang diambil tidak dikemaskini oleh pejabat tanah. Akibat daripada permasalahan tersebut telah meninggalkan kesan negatif terhadap pembangunan projek seperti: masa dan kos pembinaan bertambah; tuntutan kerugian dan perbelanjaan daripada Kontraktor; kelewatan dalam pengalihan semula kerja utiliti dan kos tambahan untuk penyewaan tanah. Kajian ini juga mengenalpasti beberapa strategi dan cadangan untuk penambahbaikan terhadap pelaksanaan projek-projek jalan di JKR. Akhir sekali adalah diharap supaya hasil kajian ini dapat membantu usaha pihak JKR memperkemas proses pengambilan tanah untuk pembangunan projek di masa hadapan.