

**UNIVERSITI TEKNOLOGI MARA**

**STRATEGIC LAND DEVELOPMENT  
MODEL FOR MALAY RESERVE  
LAND (MRL) IN MALAYSIA**

**SITI HASNIZA BINTI ROSMAN**

Thesis submitted in fulfilment  
of the requirements for the degree of  
**Doctor of Philosophy**  
**(Built Environment)**

**College of Built Environment**

**May 2023**

## ABSTRACT

The Malay Reserve Land (MRL) is an heirloom belonging to the Malays to be protected, preserved and developed in line with the aspirations of shared prosperity vision 2030 in Malaysia. However, it has been found that lands under the Malay Reserve Land (MRL) category are still lagging in the development stream due to some prevailing issues and obstacles. These are despite their inherent potential to be developed in tandem with other (non-Malay Reserve) lands. Currently, there is no specific strategic land development model provided to assist Bumiputera developers or owners to develop MRLs comprehensively. A strategic land development model is able to drive the development of MRLs. This research aims to develop a strategic land development model for MRLs. The research involves four (4) main objectives which are to identify the issues and strategies of MRL development in Malaysia, to explore the success factors in strategic land developments of MRLs, to analyse the key success factors in strategic land developments of MRLs, and to develop a strategic land development model for MRLs as a guideline to the parties involved in Malay Reserve Land developments. This research uses a mixed method of qualitative and quantitative analyses. Data was collected through semi-structured interviews and focus group discussions to identify the issues and proposed strategies for MRLs. Additionally, data was gleaned from return questionnaire survey forms from ninety-one (91) respondents with expertise in MRL developments. Data was analysed using SmartPLS 3 software for Partial Least Squares Structural Equation Modeling (PLS-SEM) to assess the measurement and structural for formative-formative model based on the significant value of the items studied. The results of the research revealed that the path coefficient analysis score of the establishment of research institutes is the highest which is 0.799, while the establishment of special financial institutions is 0.223. This is then followed by the establishment of the MRL Act at 0.146, while the establishment of Bumiputera land development units is -0.151. It has been shown that the relationship between indicators and constructs is highly correlated. The results also highlighted that the establishment of a research institute is the best strategy for MRL development. The findings of this research is able to contribute towards strengthening the Twelfth Malaysia Plan (12MP) to ensure a more inclusive and meaningful national development, in line with the formation of a prosperous society.

## **ACKNOWLEDGEMENT**

First and foremost, I thank Allah for giving me the opportunity to embark on my PhD and for enabling me to complete this long and challenging journey successfully. My heartfelt gratitude and thanks go to my supervisors Prof Sr Ts Dr Abdul Hadi Nawawi and Assoc Prof Sr Dr Rohayu Ab Majid for the continuous guidance and support throughout the course of my studies.

My appreciation goes to the respective respondents who provided the facilities and assistance during sampling. Special thanks to my colleagues and friends for helping me with this project.

Finally, this thesis is dedicated to the loving memory of my very dear late father Haji Kasni Haji Noor, and for dear family especially, my mother Mesinam Kiman, my beloved husband Mohammad Azrai Abdul Hamid, sons Rizqi Na'ayif Mohammad Azrai, Fateh Iman Mohammad Azrai, daughter Faiqa A'afiya Mohammad Azrai, and my best friend Norzaimah Ma'amin for the vision and determination to educate me and for sharing in my ups and downs. This piece of victory is dedicated to all of you. Alhamdulillah.

# TABLE OF CONTENTS

	<b>Page</b>
<b>CONFIRMATION BY PANEL OF EXAMINERS</b>	<b>ii</b>
<b>AUTHOR’S DECLARATION</b>	<b>iii</b>
<b>ABSTRACT</b>	<b>iv</b>
<b>ACKNOWLEDGEMENT</b>	<b>v</b>
<b>TABLE OF CONTENTS</b>	<b>vi</b>
<b>LIST OF TABLES</b>	<b>xii</b>
<b>LIST OF FIGURES</b>	<b>xiv</b>
<b>LIST OF SYMBOLS</b>	<b>xvi</b>
<b>LIST OF ABBREVIATION</b>	<b>xvii</b>
<b>CHAPTER ONE: INTRODUCTION</b>	<b>1</b>
1.1 Background of the Research	1
1.2 Problem Statement	5
1.3 Research Questions	8
1.4 Aim and Objectives of the Research	8
1.5 Research Methodology	9
1.5.1 First Stage: Identification of Issues and Strategies	9
1.5.2 Second Stage: Literature Review Study	9
1.5.3 Third Stage: Data Collection and Model Assessment	10
1.5.4 Fourth Stage: Discussion and Conclusions	10
1.6 Scope of the Research	12
1.7 Significance of the Research	13
1.8 Summary of Chapters	14
<b>CHAPTER TWO: LITERATURE REVIEW</b>	<b>16</b>
2.1 Introduction	16

# CHAPTER ONE

## INTRODUCTION

### 1.1 Background of the Research

In this globalisation era that is becoming increasingly challenging, rapid property development in Malaysia creates a positive impact on the enhancement of economic success in the eyes of the world. The role of housing developers in the property development sector is highly well-regarded. Professor Dr Ismail Omar, President of the Malaysian Land Professional Association (PERTAMA) has stated that the roles of housing developers and the government are critical in creating a healthy and sustainable real estate sector in developing countries (Syed Jamaludin, 2018).

In line with this, the Eleventh Malaysia Plan (11MP) became a strategic plan that embodies the future development of Malaysia which is consistent with the people's dream and enjoys the proper development outcomes. The theme of “anchoring growth on people” is a strategic plan that outlines the Government’s commitment to meet the people's aspirations. The Eleventh Malaysia Plan (11MP) consists of six strategic thrusts and six shift drivers that will embark on efforts to realise Malaysia’s goal of becoming a developed and inclusive nation. At the same time these thrusts and shift drivers take on the challenge of making Malaysia a developed nation with optimum use of land based on sustainable development concepts (Economic Planning Unit, 2016) coherent with Vision 2020.

However, the Twelfth Malaysia Plan (12MP) was formulated to ensure more inclusive and meaningful development of the nation, in line with the formation of a prosperous society. The Twelfth Malaysia Plan (12MP) is aligned with the shared prosperity initiative encompassing three dimensions, namely economic empowerment, environmental sustainability, and social re-engineering. It highlights the government’s focus on improving the Malay Reserve Lands (MRL) as assets that need to be developed to enhance the Bumiputera economy. Development potential in Malaysia should not only centre on lands with non-MRL status as MRLs also have great