

Kerangka Konseptual Polisi Peningkatan Potensi Pembangunan Kawasan Tanah Luar Bandar – Rujukan Khas Kepada Skim Penempatan Felda di Malaysia

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ABSTRACT

Since independence, Malaysia's rural areas have played a significant part in the country's economic, social, and political growth. The Federal Land Development Authority ("FELDA") has been established by the Malaysian government as one of the organisations in charge of rural development to reinforce the role of rural areas as the foundation of national development. With the establishment of the Land Act (Group Settlement Area) (Act 530), FELDA's responsibility was strengthened. However, these lands under Act 530 have unique characteristics compared to other lands under the National Land Code ("NLC"). Among the characteristics of land under Act 530 is that land cannot be divided or held by more than two (2) people, cannot be rented, land ownership is limited and chained, and the land can only be cultivated with commodity crops only such as oil palm, rubber, or any other permitted commodity crops. Thus, this land becomes uneconomic and cannot be developed like other lands under NLC then reducing their development potential. So, the main question is whether the lands under Act 530 can be developed. A preliminary investigation has been carried out and the result can be concluded that the land under Act 530 still can increase the development potential of the land according to the principles of the highest and best use if there is a specific guide or policy on this matter. Therefore, this study was carried out: (i) to identify the characteristics of the land in the FELDA area that has development potential, (ii) to identify the development concept/theme that is suitable and capable of generating continuous income as well as providing high and best returns, (iii) to develop a conceptual policy framework for increasing the development potential of rural land while being able to achieve sustainable development goals for FELDA. This study uses qualitative methods which are interviews with relevant stakeholders and field experts then confirmed through focus group discussions. The data was analyzed using content analysis. The final findings of this study found that development in FELDA land can be done by considering six (6) main aspects, namely social aspects, local aspects, creative aspects, economic aspects, physical aspects, and legal, planning and land use aspects. Each of these aspects has its sub-aspect, namely openness, social relations, involvement in development, politics, understanding and protecting identity, protecting natural resources and local culture, history and heritage, the use of adaptation and technology involvement, change and the addition of existing knowledge, diversity of justified economic resources (downstream industry, support industry), entrepreneurial elements, human resources, acceptance of other economic resources, promotion, environment, availability of infrastructure, accessibility, topography and land use category and ownership. This discovery also contributes to new fields of knowledge that can be used as a basis and reference for relevant stakeholders in ensuring that FELDA remains relevant.