

DEVELOPMENT-INDUCED DISPLACEMENT OF INFORMAL
SETTLEMENTS IN MAKKAH, SAUDI ARABIA

MAJRASHI, ABDULRAHMAN ABDULAZIZ M

UNIVERSITI TEKNOLOGI MALAYSIA

DEVELOPMENT-INDUCED DISPLACEMENT OF INFORMAL
SETTLEMENTS IN MAKKAH, SAUDI ARABIA

MAJRASHI, ABDULRAHMAN ABDULAZIZ M

A thesis submitted in fulfilment of the
requirements for the award of the degree of
Doctor of Philosophy (Urban and Regional Planning)

Faculty of Built Environment
Universiti Teknologi Malaysia

APRIL 2017

DEDICATION

Specially dedicated to my family

To the great father

To the Kind mother

To my beloved brothers and sisters

To My wife

To My kids

ACKNOWLEDGEMENT

First and foremost, all praises and thanks are due to Allah (SWT), the Omnipotent, the Merciful, and the Compassionate for giving me the strength, patience, courage, and determination to complete this work. Alhamdulillah.

I would also like to thank the Ministry of Education, Umm Al-Qura university, Department of Islamic Architecture, for funding my study.

It is difficult to overstate my gratitude to my Ph.D. supervisor, Prof. Dr. Ho Chin Siong and Prof. Dr. Ibrahim Bin Ngah. I have been amazingly fortunate to have supervisors who gave me the freedom to explore on my own, and at the same time, the guidance to recover when my steps faltered. Their patience, encouragement, and support helped me overcome many difficult situations and finish this thesis.

Never forget the unofficial external Supervisor from Umm Al-Qura University who started the journey with me but he left this world to better life 'May Allh have mercy on soul of Prof. Dr. Al-Shareef Mohammed'

Special thanks for Albalad Alameen Company for Development and Urban Regeneration to carry out my survey progress.

Also, I would like to express my Great thanks to Omraniyoun Company for their kind assist during all the stages of this journey.

Finally, My sincerest gratitude goes to my friends that support me during this journey.

ABSTRACT

Development of urban infrastructure and amenities has been the major driver of development-induced displacement of settlements particularly in developing nations. The holy city of Makkah, Saudi Arabia, is undergoing massive urban redevelopment and is displacing residents of informal settlements. This development has affected the displaced residents of informal settlements by creating economic, social and environmental problems. Therefore, this study is aimed at assessing the impact of development-induced displacement of informal settlement in Makkah and proposing a model for development-induced displacement and self-resettlement (DID-SR). Accordingly, this study employs a mixed-method research approach of qualitative and quantitative research design. The data was obtained from 30 interviews with selected stakeholders and 415 online questionnaire survey that were administered to displaced households. The data were analysed using descriptive analysis, inferential analysis, and structural equation modelling (SEM). The result shows that house unit size and condition, social relationship, neighbourhood services and facilities, environment safety and economic well-being factors have positive effects on households' satisfaction. Using those factors, the DID-SR satisfaction model was developed that can predict household's satisfaction after displacement. The research implies that in order to improve the living condition and satisfaction level of the displaced people, policy makers should provide a resettlement programme that take in consideration the components of DID-SR model. The idea of giving the affected persons financial compensation to purchase property in other parts of the city as revealed in the study has not been successful. These outcomes become pertinent not only in advancing knowledge but also in terms of informing policy decisions targeting solving difficulties faced by the displaced people.

ABSTRAK

Pembangunan infrastruktur dan kemudahan bandar telah menjadi penggerak utama bagi pembangunan yang mendorong pemindahan penduduk, khususnya di negara sedang membangun. Kota suci Makkah, Saudi Arabia, sedang mengalami pembangunan semula bandar dan menempatkan semula penduduk di petempatan tidak rasmi. Perkembangan ini telah memberi kesan kepada penduduk yang ditempatkan di petempatan tidak rasmi dengan masalah ekonomi, sosial dan alam sekitar. Oleh itu, kajian ini bertujuan untuk menilai kesan anjakan pembangunan bagi petempatan tidak rasmi di Makkah dan mencadangkan model pembangunan yang menyebabkan anjakan dan penempatan semula diri (DID-SR). Oleh itu, kajian ini menggunakan pendekatan penyelidikan kaedah-bercampur iaitu penyelidikan kualitatif dan kuantitatif. Data yang diperolehi daripada 30 temu bual dengan pihak berkepentingan yang terpilih dan 415 kajian soal selidik yang telah diberikan kepada isi rumah penduduk petempatan semula. Data dianalisis dengan menggunakan analisis deskriptif, analisis inferensi, dan pemodelan persamaan struktur (SEM). Keputusan menunjukkan bahawa faktor-faktor saiz unit dan keadaan rumah, hubungan sosial, perkhidmatan dan kemudahan bagi kejuranan, keselamatan alam sekitar dan kesejahteraan ekonomi mempunyai kesan positif terhadap kepuasan penduduk-penduduk tersebut. Dengan menggunakan faktor-faktor tersebut, model kepuasan DID-SR telah dikembangkan dan boleh menjangkakan kepuasan penduduk selepas penganjakan. Kajian ini menunjukkan bagi memperbaiki keadaan hidup dan tahap kepuasan penduduk petempatan baru, pembuat dasar perlu menyediakan program penempatan semula yang mengambil kira komponen DID-SR model. Idea untuk memberikan pampasan kewangan bagi penduduk yang terjejas untuk membeli harta di bahagian-bahagian bandar yang lain seperti yang dinyatakan dalam kajian ini tidak menunjukkan sebarang kejayaan. Hasil kajian ini adalah berkaitan bukan sahaja dalam mendalami ilmu tetapi juga dari segi makluman bagi keputusan dasar dalam mensasarkan menyelesaikan masalah yang dihadapi oleh penduduk yang kehilangan tempat tinggal.

TABLE OF CONTENTS

CHAPTER	TITLE	PAGE
	DEDECLARATION	ii
	DEDICATION	iii
	ACKNOWLEDGEMENT	iv
	ABSTRACT	v
	ABSTRAK	v
	TABLE OF CONTENTS	vii
	LIST OF TABLES	xiii
	LIST OF FIGURES	xv
	LIST OF ABBREVIATIONS	xvii
	LIST OF APPENDICES	xviii
1	INTRODUCTION	1
	1.1 Background	1
	1.2 Problem Statement	4
	1.3 Research Aim and Objectives	7
	1.4 Research Questions	7
	1.5 Significance of the Study	8
	1.6 Scope of the Study	8
	1.7 Structure of the Thesis	9
2	LITERATURE REVIEW	12
	2.1 Introduction	12
	2.2 The Nature of Informal Settlements in Developing Countries	13
	2.2.1 Definitions of informal settlements	13

2.2.2	The Characteristics of Informal Settlements	15
2.2.3	Causes of Informal Settlement Proliferation in Developing Countries	16
2.2.4	Approaches to Development of Informal Settlements	20
	2.2.4.1 Clearance	21
	2.2.4.2 Upgrading and Self-Help	21
	2.2.4.3 Urban Renewal	22
2.3	Development Induced Displacement	25
2.3.1	The Concept of Development Induced Displacement	25
2.3.2	Causes of Development Induced Displacement	27
2.3.3	Factors that lead to Development Induced Displacement on Makkah	32
	2.3.3.1 Al-Masjid Al-Haram Expansion	34
	2.3.3.2 The Holy Sites Development	34
	2.3.3.3 Informal Settlements Re-development	35
	2.3.3.4 Transportation Infrastructure Development	35
	2.3.3.5 Urban Development Management Scheme	36
2.3.4	Consequences of Development Induced Displacement (DID)	36
2.3.5	International Law and Development Induced Displacement and Resettlement (DIDR)	41
2.4	Comparative Experiences of Displaced People around the World	42
2.5	Theoretical Model of Analysing Development- Induced Displacement	44
2.5.1	Cernea's Theory on Development Induced Displacement	44
	2.5.1.1 Landlessness	46
	2.5.1.2 Joblessness	46

2.5.1.3	Homelessness	47
2.5.1.4	Marginalization	48
2.5.1.5	Food Insecurity	48
2.5.1.6	Increased Morbidity	49
2.5.1.7	Loss of Access to Common Property	50
2.5.1.8	Community Disarticulation	51
2.5.2	Resettlement	51
2.5.3	Scudder-Colson Model of successful Resettlement	52
2.5.4	Theory of Satisfaction	53
2.6	Conclusion	56

3	INFORMAL SETTLEMENT AND DEVELOPMENT- INDUCED DISPLACEMENT IN MAKKAH	57
3.1	Introduction	57
3.2	An Overview of Saudi Arabia	57
3.2.1	Ruling System and Governance	60
3.2.2	Urban Planning System in Saudi Arabia	61
3.2.3	The System of Government	62
3.3	Makkah Province	63
3.3.1	History and Uniqueness of Makkah	65
3.3.2	Function of Makkah	67
3.4	Informal Settlements in Makkah	68
3.4.1	Current Situation of Makkah Informal Settlements	70
3.4.2	Jabal Al-Sharashif Informal Settlement	74
3.5	Adequacy of Measures towards Addressing the Problem of Informal Settlements in Makkah	75
3.5.1	Views Household about Important Factors for the development	78
3.5.2	Views of stakeholders about important factors for the development	78

3.6	Conceptual Meaning of Land	79
3.6.1	Land Ownership and Dead Land Reviving in Saudi	79
3.6.2	Steps of Transferring the Ownership of the Dead Lands	80
4	METHODOLOGY	84
4.1	Introduction	84
4.2	Research Approaches	84
4.2.1	Selection of Research Method	85
4.3	Research Design and Procedure	88
4.3.1	Phase 1: Research Establishment	90
4.3.2	Phase 2: Research Methodology	90
4.3.3	Phase 3: Data Collection	91
4.3.4	Phase 4: Data Analysis	91
4.3.5	Phase 5: DID-SR validation by experts	91
4.4	Sampling Design	92
4.5	Instruments for Data Collection	92
4.5.1	Questionnaire	93
4.5.1.1	Pilot Study	96
4.5.2	Interview	98
4.6	Data Collection Method	99
4.7	Quantitative Data Analysis	101
4.7.1	Descriptive analysis	101
4.7.2	Exploratory Factor Analysis	102
4.7.3	Structural Equations Modeling (SEM)	104
4.7.3.1	Goodness-of-Fit Criteria	107
4.7.4	Justification for using SEM	110
4.8	Ethical Issues	111
4.9	Summary	112

5	THE CONSEQUENCES OF DEVELOPMENT INDUCED DISPLACEMENT	113
5.1	Introduction	113
5.2	Background of Respondents	113
5.3	Descriptive Analysis of Socio-Economic Change of Affected People before and After Displacement	118
5.4	Analysis of Level of Satisfaction of Affected People After Displacement	126
5.5	Descriptive Analysis of Dependent Variables	130
5.6	Validity and Reliability Test	131
5.7	Exploratory Factor Analysis	132
5.8	Confirmatory Factor Analysis for Measurement Models	136
5.8.1	Measurement Model for House Unit	136
5.8.2	Measurement Model of Neighbourhood Facilities and Services	139
5.8.3	Measurement Model of Social Relationship	142
5.8.4	Measurement Model of Environment Safety	146
5.8.5	Measurement Model of Economic well-being	148
5.8.6	Measurement Model of Households' Satisfaction	151
5.8.7	Pooled Measurement Model	154
5.9	Full Structural Model	158
5.10	Hypothesis Testing	163
5.11	Resultant DID-SR Model	165
5.12	DIDS-R Model Validation by Experts	166
5.13	Summary	170
6	CONCLUSION AND RECOMMENDATION	173
6.1	Introduction	173
6.2	Summary of Findings	173
6.2.1	Informal Settlement in Makkah	174
6.2.2	Socio-economic consequences Before and After Displacement	174

6.2.3	Level of Satisfaction and Factors Affecting Satisfaction	175
6.2.4	A proposed SEM Model for Understanding the Consequences of DID-SR	176
6.3	Theoretical Implications	176
6.4	Policy Implications	177
6.5	Limitation of the Study Future Research	180
6.6	Future Research	180
6.7	Conclusion	181
	REFERENCES	182
	Appendices A-H	209-241

LIST OF TABLES

TABLE NO	TITLE	PAGE
2.1	Resettlement Compensation Options	52
2.2	The Four Stage process for Achieving Successful Resettlement	53
3.1	Table showing Regions in Saudi Arabia, their Area, Capital and Population	59
3.2	Table showing Makkah Province, their Area and Population	65
3.3	Jabal Al-Sharashif Land use Pattern	72
3.4	Jabal Al-Sharashif Structural System Percentage	73
3.5	Summary of actions to be taken to address proliferation of informal settlements in Makkah city	77
4.1	Variables and their Sources	94
4.2	Cronbach's Alpha Reliability Coefficient Rules	97
4.3	Validity of the pilot study	98
4.4	Fit Indices Used	110
5.1	Respondents Citizenship	114
5.2	Gender of Respondents	114
5.3	Age Group of Respondents	115
5.4	Respondent's Place of Birth	115
5.5	Respondent's Level of Education	116
5.6	Respondent's Occupation	116
5.7	Duration of stay before displacement	117
5.8	Household size before and after displacement	118
5.9	Family type before and after displacement	119
5.10	Tenure type before and after displacement	119
5.11	Reasons for staying in the neighbourhood before and after displacement	120

5.12	Monthly income before and after displacement	121
5.13	Monthly expenditure before and after displacement	122
5.14	School location before and after displacement	123
5.15	Health centre location before and after displacement	123
5.16	Shopping centre location before and after displacement	124
5.17	Parking location before and after displacement	125
5.18	Al-Masjid Al-Haram location before and after displacement	125
5.19	House unit size and condition after displacement	126
5.20	Neighbourhood Services and Facilities measurement items	127
5.21	Social measurement items	128
5.22	Environment safety measurement items	129
5.23	Economic well-being measurement items	130
5.24	Satisfaction measurement items	131
5.25	Reliability coefficient of the constructs under study	132
5.26	KMO Measure of Sampling	133
5.27	The Pattern Matrix of All Variables	134
5.28	EFA for All Constructs Summary	135
5.29	CFA Measurement Model for House Unit Results	138
5.30	CFA Measurement Model for Neighbourhood Services and Facilities Results	141
5.31	Revised CFA Measurement Model for Social	145
5.32	CFA Measurement Model for Environment Safety	147
5.33	CFA Measurement Model for Economic	150
5.34	First order CFA Measurement Model for Satisfaction	153
5.35	Structural Model Results	160
5.36	The Validity Results of the Hypothesized Paths	163
5.37	Hypotheses Test Results	164
5.38	DID-SR Model Usefulness	167
5.39	DID-SR Model Improvement	168
5.40	DID-SR Model Applicability	169

LIST OF FIGURES

FIGURE NO	TITLE	PAGE
1.1	Research Flow Chart	11
2.1	Population growth of Saudi Arabia.	19
2.2	Number of people displaced in Latin America because of Dam Construction. Sources: Cernea 1997 and Terminski 2013	28
2.3	Number of People Displaced in Africa because of Dam Construction. Sources: Cernea 1997 and Terminski 2013	29
2.4	Number of People Displaced in Asia because of Dam Construction. Sources: Cernea 1997 and Terminski 2013	29
2.5	Major causes of DID (Terminski, 2012)	31
2.6	Projects that lead to Development Induced Displacement in Makkah	33
2.8	Causes and consequences of DID	37
2.9	Impoverishment Risks and Reconstruction (IRR) Framework	45
2.10	Causes and Consequences of Displacement and Household Satisfaction	55
2.11	Proposed Model for the Study	56
3.1	Map of Saudi Arabia.	58
3.2	Flow of the administration system in Saudi Arabia	60
3.3	Map of Makkah showing its cities and neighbours	63
3.4	Map of Makkah Informal Settlement	69
3.5	The five informal settlements in the centre of Makkah city.	71
3.6	Map show the study area before and after displacement of Informal Settlements	74
5.1	Hypothesized House Unit Measurement Model	136
5.2	House Unit Measurement Model	139

5.3	Hypothesized Neighbourhood Services and Facilities Measurement Model	140
5.4	Neighbourhood Services and Facilities Measurement Model with factor loading	142
5.5	Hypothesized Social Relationship Measurement Model	143
5.6	Revised Measurement Model for Social	144
5.7	Hypothesized Environment safety Measurement Model	146
5.8	Measurement Model for Environment Safety with factor loading	148
5.9	Hypothesized Economic well-being Measurement Model	149
5.10	Economic well-being Measurement Model with factor loading	151
5.11	Hypothesized Household' Satisfaction Measurement Model	152
5.12	Satisfaction Measurement Model with factor loading	154
5.13	Revised Proposal Measurement Model	155
5.14	Second Revised Proposal Measurement Model	157
5.15	Hypothesized Structural of DID-SR Model	158
5.16	Resultant DID-SR Model	162
5.17	Standardized Estimates of the Resultant Framework	165

LIST OF ABBREVIATIONS

ABAM	-	Albalad Alameen Company for Development and Urban Regeneration
CFA	-	Confirmatory Factor Analysis
DCOMM	-	The Development Commission of Makkah Al Mukarramah and Mashaer
DID	-	Development Induced Displacement
DIDR	-	Development Induced Displacement and Resettlement
EFA	-	Exploratory Factor Analysis
GFI	-	Goodness-of-Fit Index
HMM	-	Holy Makkah Municipality
IDMC	-	Internal Displacement Monitoring Centre
IDPs	-	Internally Displaced Persons
IRR	-	Impoverishment Risks and Reconstruction
KMO	-	Kaiser-Meyer-Olkin
NRC	-	The Norwegian Refugee Council
PAPs	-	Project-Affected Persons
RMR	-	Root Mean Square Residual
SRMR	-	Standardized Root Mean Square Residual
UN	-	United Nation
WCD	-	The World Commission on Dams
RMSEA	-	Root Mean Square Effort of Approximation
JSIS	-	Jabal Al-Sharashif Informal Settlement
DID-SR	-	Development-Induced Displacement and Self Resettlement

LIST OF APPENDICES

APPENDIX	TITLE	PAGE
A	Output of Exploratory Factor Analysis	210
B	Output of Structural Equation Modeling	217
C	Study Area Maps	218
D	Stakeholders Interview Questions	224
E	Households Interview Questions	227
F	Questionnaire	230
G	Summary of Experts Participated on Stakeholders Interview	234
H	Experts Validation of DID-SR Model	236

CHAPTER 1

INTRODUCTION

1.1 Background

Development induced displacement is the main issue among all the internally displaced populations (IDPs) around the world (Robinson, 2003). Most development-induced displacement and resettlement (DIDR) activities have traditionally been associated with mega projects ranging from infrastructure development to conservation and urban renewal projects which force the inhabitants to move away from their areas (Cahlikova and Stojanov, 2013; Agrawal and Redford, 2009; Vandergeest, 2007). Throughout the world, experts estimate the number of people that were displaced due to development projects in the last twenty years to be 250 million (Kagan, 2006). Majority of the displaced are from India and China; about 50 million people in India and 40 million in China have been displaced due to development projects in the last 50 years (IDMC, 2008; Robinson, 2003). The number of people that are likely to be affected will continue to soar in the coming years with urban growth rate exceeding 6% annually, which calls for more urban expansion and redevelopment of the existing settlements (UN,2008). By 2030, the population of urban areas of the world is anticipated to rise from the present 3.4 billion to almost 5 billion (UN, 2008; Montgomery, 2008) and more than 2 billion people (about one-third of the earth's population) will be residing in large cities with population of more than one million by the year 2025 (Robinson, 2003).

DIDR is associated with a number of problems with various dimensions. The World Bank in its *Involuntary Resettlement Sourcebook* (2004: p.35) states that:

“involuntary resettlement under development projects, if unmitigated, often gives rise to severe economic, social, and environmental risks: production systems are dismantled; people face impoverishment when their productive assets or income sources are lost; people are relocated in environments where their productive skills may be less applicable and the competition for resources greater; community institutions and social networks are weakened, kin groups are dispersed; and cultural identity, traditional authority, and the potential for mutual help are diminished or lost.”

Regeneration or renewal and urban development program are the main approaches used in overcoming urban related problems such as informal settlements, squatter settlements and or slum areas. Most of these development approaches target informal settlements, squatters and slums area inhabited by disadvantaged and low-income households. And relocation of these people from the inner city to the periphery areas would certainly affect their livelihood, as they are more likely to lose important locations linked to their survival. Cernea (2000) revealed that forced population displacement causes disruption to socioeconomic and cultural identities of those affected; tends to break up living patterns, dismantles existing modes of production, disrupts social networks and increases the risk of epidemics and health problems. Cernea (2006) also observed similar negative effects of displacement of by development, including exposure to epidemics, loss of physical and mental health and reduced access to health facilities such as hospitals and clinics. They equally noted that access to educational facilities is also hindered which leads to delayed educational opportunities for children.

In large cities of developing countries where land available for development are limited and with strong pressure for urban expansion, land occupied by informal settlements has become the priority of urban redevelopment. This is because the cost of redevelopment will be relatively lower compared to redevelopment of formal settlements. Furthermore, social services and income generating opportunities are more concentrated in such areas compared to sub-urban. Seraj and Al-Shareef (1992) categorized informal settlements as illegal residential areas mostly located in the outskirts of the large cities characterized by non-observance of the rules and foundations of urban planning of the land use, as well as the laws and the provisions

of the building regulations by official bodies. The land occupied by informal settlement in some cases normally belongs to the state, and thus compensation will be limited and more on the basis of humanitarian grounds. The re-development of informal settlement was also justified on the basis of their lack of satisfactory basic amenities such as water, electricity and sanitation (Tuladhar, 2005). Unfavourable land policies as well as urban and land use development programs in most of the developing countries contribute to the spread of informal settlement. Today, informal settlements are habitat for quite number of underprivileged people in most underdeveloped and developing countries. The reason for this phenomenon is widespread poverty and inadequate funding for shelter and land development caused by a lack of affordability.

In Makkah, the recent mega projects for the expansion of the Al-Masjid Al-Haram, together with the construction of accommodations for the pilgrims, construction of roads, railway tracks and other facilities to accommodate the increasing number of pilgrims during Hajj, have led to redevelopment of informal settlements and displacement. Development induced displacement of informal settlements in Makkah is unique, not only in terms of its large scale and relatively short time frame of development, but also in terms of the location of the area near Al-Masjid Al-Haram, nature of people who live in the informal settlements and regulations regarding the illegal immigrants. The population of these areas comprises of citizens and expatriates with low income and low level of education. Informal settlements are perceived to become a burden on the society as they served as hotspots for crime and other vices. They are dominated by urban poor, irregular immigrants and draw imbalance in the composition of the population. The people being displaced by the development projects of Makkah city were subjected to different treatment, for example, citizens of Saudi Arabia were eligible to receive compensation while illegal immigrants were not compensated. Due to the speed of development, no deliberate plan was in place for the resettlement of the people affected and they have to find their own way to resettle. However, the resettlement of displaced people globally involves not only monetary compensations; it also involves housing replacement and possibilities for generating income. Proper resettlement of the displaced people paves the way to sustainable development of the city, which can only be achieved in the presence of affordable and equitable access to opportunities.

Therefore, this study attempts to examine the nature of informal settlements in Makkah; consequences of development-induced displacement of informal settlements on the people affected; by developing a model for Development – Induced Displacement and Self Resettlement (DID-SR). It will look into the different impacts of the displacement in terms of the different socio-economic backgrounds of those affected and seeks to find the best way to pursue the programme of resettlement for the development induced displacement in the future.

1.2 Problem Statement

In the 1960's and 1970's, Saudi Arabia grew along Makkah and Madinah corridors. The growth brought about the creation of a grid of broad streets to ease the traffic to the northern and eastern part. The country is experiencing rapid urban growth because of its effort to accommodate an ever-increasing number of pilgrims who annually come to the Kingdom from all parts of the world to attend religious ceremonies. As a result, the older parts of the city were absorbed into the modern fabric. While efforts are being made to shape the modern city with planned streets and regular subdivisions within the new urban arrangement, the old villages turned into informal settlements. Similarly, poor Saudi families and migrants who are in dire need of cheaper accommodation created many informal settlements along the fringes of the city. All these areas have been categorized as unplanned settlements or slums (Karimi and Parham, 2012). According to Municipality of Jeddah report (2009), there are about 50 unplanned or informal settlements in Jeddah with an estimated population of one million. Most of these informal settlements are undergoing redevelopment.

Over the years, the practice in Saudi Arabia has been displacing large numbers of people from their settlements in the name of urban renewal and beautification without adequate arrangement for their resettlement, and this has greatly affected the social and economic wellbeing of the people. Prominent approach by the government through the developers in developing the cities is the King Abdullah reconstruction of Makkah, which includes expansion of Al-Masjid Al-Haram and construction of transportation system, public infrastructure,

facilities/services as well as accommodation to meet the increasing demand. This has affected some parts of informal settlements in Makkah region, where thousands are displaced, and more are expected to be displaced in near future.

Despite efforts of Saudi authorities and private developers to address the problem of informal settlement by provision of housing needs through market-driven infrastructure development programs, the problem of informal settlement persists (DAG, 2007). Al-Shareef (2002) contends that informal settlement is one of the major problems in Saudi Arabia cities. Informal settlement may be seen as a purely urban problem, but it is a product of political, economic and social factors. For example, the development project in Makkah is expected to displace 25,000 households (Al-Khudairi, 2012) and the programme is expected to compensate the affected households without any plan for formal resettlement. Most of these informal settlements are undergoing redevelopment.

Makkah urban boundary is estimated to occupy 114,000 hectares of land and about 18,500 hectares of the land is occupied by planned settlement, while 6,103 hectares is occupied by informal settlement (DCOMM, 2008). With the informal settlements occupying significant portion of Makkah urban boundary and the government's desire to change the city's fabric through proper planning of settlements and provision of infrastructure, urban renewal through displacement and development has become necessary. However, the development is faced by a lot of criticisms by the people due to over-emphasis given to urban development, particularly infrastructural development, thereby, neglecting the socio-economic well-being of the people. This is despite the emphasis by the World Bank Resettlement Policy, which emphasizes that, even with the absence of land title, those affected by development should receive compensation that replaces lost income, asset and well-being. The current development in Makkah provides compensation to residents without planned replacement of their land or residence. This has affected the people socially and economically, and has made them dissatisfied with their new residence. The displacement of thousands of people from their settlements has caused land prices to increase, over-stretching the existing housing supply and other infrastructure facilities in other neighbourhoods where the displaced people look for shelter. Many of the displaced residents were not able to

own new property as money given to them as compensation was insufficient to purchase house or landed property which converted them to tenants, not as owners as before. Due to their illegal dwelling status, some of them received no compensation. Many displaced residents faced difficulty to find suitable accommodation within the vicinity of the formal places. This development has also made room for manipulation in real estate to derive benefit as demand for rental increased.

Makkah, particularly, Jabal Al-Sharashif is unique due to its location next to Al-Masjid Al-Haram. The area was formerly a village dominated by different communities around the world, but due to the increasing urban growth and also increasing number of visitors to the Holy Land, the area is absorbed to be part of the city. Due to incompatibility of development in the area with that of the urban area, the area is considered as informal settlement, and part of the residents are displaced for expansion of urban infrastructure to meet the increasing demand. More are also to be displaced. Therefore, due to uniqueness of the area, there is need for a model that can guide future displacement of the people living in informal settlement in Makkah.

In addition to the compensation approach to displacement, little or no attention was given to public participation, which should be an integral part of the planning process for the expansion projects of Makkah. Apart from neglecting local people, the redevelopment of informal settlements in Makkah also gives less consideration to local experts. Fekade (2000) argues that due to failure of market driven infrastructural programs and ineffective land delivery system, the urban renewal programme has not yielded the desired result. Thus, informal settlements in Makkah were relocated spontaneously in new places, posing urban and social problems to the city.

Few researches have been conducted on informal settlements in Makkah. The focus of the few researches is on slum/informal settlements evolution, identification, location and subsequent problems (Al-Shareef, 2003; Al-Zahrani, 2014 and Al-Sobhi, 2014). These studies were based on documentary sources and focused only on the predictive approach based on Cernea's Impoverishment Risks and Reconstruction model. The authors failed to adopt survey research and interview to explore in-depth understanding of the phenomenon, or investigate the direct and in-

direct impacts of displacement on the people. Conducting a research on this subject matter can reveal what has been done and what needs to be done in order to reduce the number of informal settlements and as well minimise the impact of displacement in Makkah. Therefore, this research is aimed at conducting in-depth investigation of the impact of development-induced displacement on the people through the use of survey, interview and observation to obtain in-depth understand of both the direct and indirect impacts of displacement on their socio-economic well-being, compare their experience before and after displacement, and develop a model for Development-Induced Displacement and Self-Resettlement.

1.3 Research Aim and Objectives

The aim of this research is to examine the impact of development-induced displacement of informal settlement in Makkah and to develop a model for development-induced displacement and self-resettlement . To achieve this aim, four objectives have been formulated. These objectives are:

- i. To examine the current situation of Makkah informal settlements.
- ii. To compare the socio-economic change of affected households before and after displacement.
- iii. To assess the level of satisfaction of affected households with house unit size/condition, neighbourhood services/ facilities, social relationship, environment safety and economic well-being after displacement.
- iv. To develop a model for understanding and predicting the impact of future development of informal settlements in Makkah.

1.4 Research Questions

- i. What is the current situation of Makkah informal settlements?
- ii. What are the differences between the socio-economic factors before and after displacement?

- iii. What is the level of satisfaction of the affected households with house unit size/condition, neighbourhood services/ facilities, social relationship, environment safety and economic well-being after displacement?
- iv. What are the causal relationships between house unit size/condition, neighbourhood services/facilities, social relationship, environment safety and economic well-being with satisfaction?
- v. What is the appropriate model for future development of informal settlements in Makkah?
- vi. What are the experts' opinions about the (DID-SR) model?

1.5 Significance of the Study

Conducting a rigorous empirical study on this subject matter will help in identifying the various obstacles that impede successful achievement of urban development programs and beautification embarked upon by government in its bid to address the problem of informal settlement in Makkah region. The study is also important for government and policy makers as it will shed light on the need to look at the land policies and other related issues surrounding informal settlement, so that such laws and policies may be reviewed in order to accommodate such unforeseen circumstance. To urban managers, the study can reveal the social and economic impacts of the urban renewal programme by looking at the present condition of the people that have been displaced.

1.6 Scope of the Study

The scope of this study is limited to Jabal Al-Sharashif informal settlement. Jabal Al-Sharashif informal settlement is limited to the mountain that includes Jabal Omar, Al-Hafaer, Al-Tundabawy and Jurhom. The JAIS is bordered by Ibrahim Al-Khalel road, Jurhom Street, and Al-Mansour Street. The choice of this settlement among other settlements in Makkah city is based on the fact that it is located in the heart of city with a large population and where most developments are being carried out. Thus, government sees this settlement as having a negative impact on the image

of the city. Due to high influx of people into this settlement and the high demand for housing, structures without planning approval spring up indiscriminately. The residents of the study area include both the Saudi citizens and other nationalities that were already displaced. The consequences before (pre-displacement) and after (post-displacement) displacement were assessed and analysed in line with the diagnostic approach of Cernea's Impoverishment Risk and Reconstruction Model. Different socio-economic backgrounds of the affected resident's pre and post displacement were assessed. Moreover, consequences of displacement were finally assessed, and a model was developed for DID-SR.

1.7 Structure of the Thesis

This section provides a brief outline on the organization of the thesis chapters. The research flowchart is shown in Figure 1.1. This includes the following:

Chapter One presents a general introduction of the thesis, The research problem that includes causes and consequences of this proliferation is also presented, with particular reference to Jabal Al-Sherasheef in Makkah. The study objectives and research questions to address them are also presented in this chapter. The significance of the study to government, policy and decision makers as well to urban managers are discussed. Finally, the scope of the study is clearly stated in the chapter.

Chapter Two presents literature review on the concept of development-induced displacement (DID) concept. This chapter focuses on the concept of informal settlement in general, including its causes and consequences, and presents a review of theories and previous studies in the field. The various development projects that are likely to bring about involuntary displacement are also examined based on past experiences. The socio-economic impact associated with involuntary displacement of people due to development projects is highlighted. The various aspects of DID theory as propounded by Cernea are examined. Then, a framework incorporating some of the variables in this theory is developed.

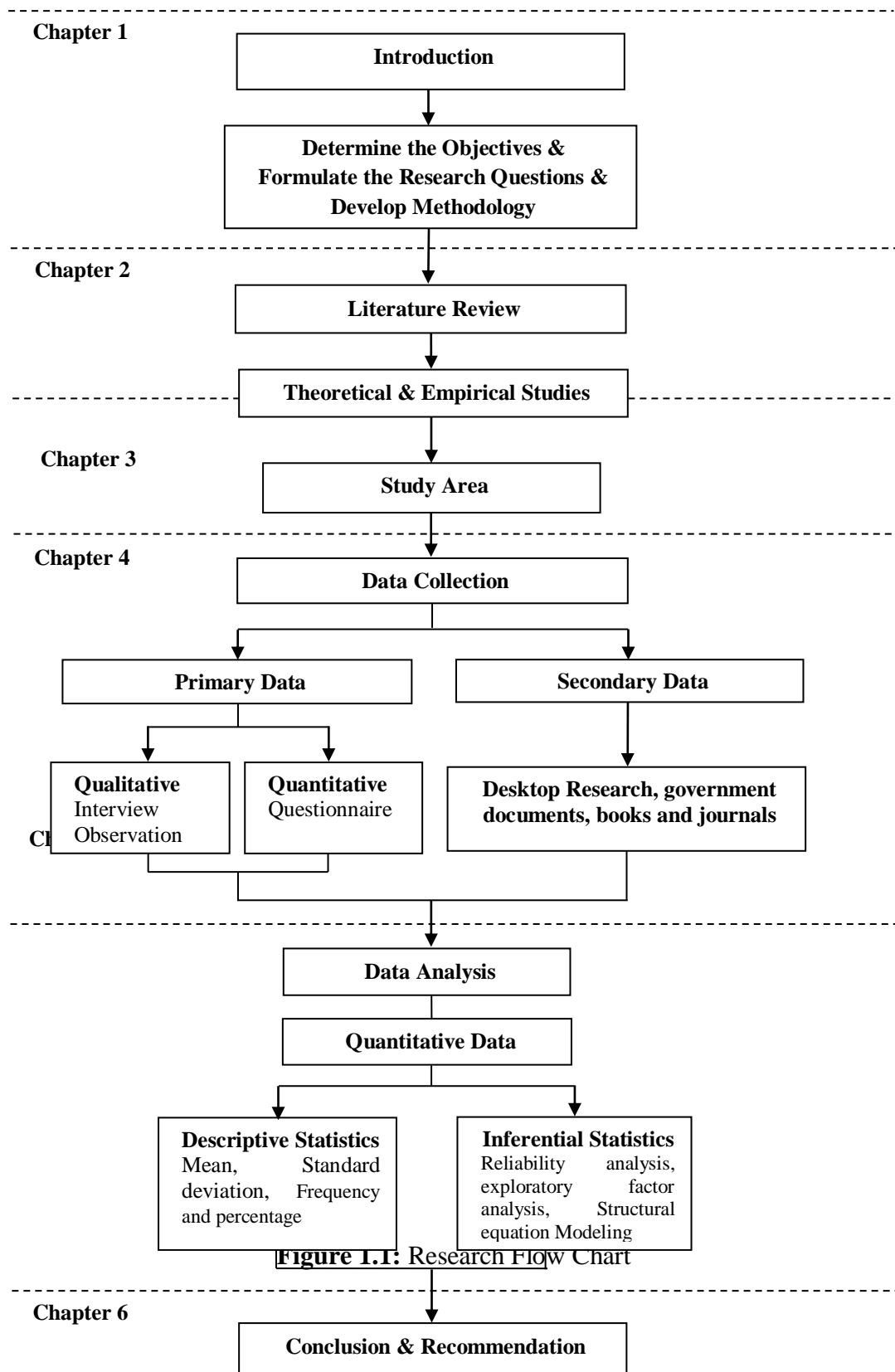
Chapter Three presents an overview of the study area, rulings and the urban planning system. This chapter also discusses the origin of informal settlements in Makkah city, their characteristics, causes and factors that lead to development induced displacement. Finally, the primary study for problem identification was discussed through interview with households and stakeholders.

Chapter Four provides the methodological approach used in data collection and the data analysis procedure. In particular, research design guiding the study, sampling technique and size and statistical techniques adopted for the data analysis are discussed in detail. The various household and stakeholders involved in the interview are also highlighted. Procedure for testing the proposed model of Development Induced Displacement and Self-Resettlement was explained in detail. The model was assessed using fitness indices as suggested by literature.

Chapter Five discusses the results from the quantitative analysis. The main aim of this chapter is to provide answers to research questions posed in this thesis. Thus, the chapter looks at the socio-economic consequences of urban renewal programme on people residing in the informal settlements and their perception towards the whole issue. The level of satisfaction of the affected households with between house unit size/condition, neighbourhood services/facilities, social relationship, environment safety and economic well-being after displacement were identified. Moreover, the causal relationships between the factors and the satisfaction finally defined the appropriate model for future development of informal settlements in Makkah. In addition, validation of the model by experts in field of urban renewal and resettlement programme in Makkah was conducted.

Chapter Six provides a general conclusion for the study. In this chapter, a brief summary of findings from the study are highlighted, implication of the study was also presented and discussed. Based on the findings, recommendations are made on how to address some of the issues raised.

The next chapter presents a review of the literature of theoretical and empirical research pertaining to development-induced displacement and related subjects.



REFERENCES

- Abbott, J. (2002). An analysis of informal settlement upgrading and critique of existing methodological approaches. *Habitat International*, 26(3), 303-315.
- AbdulMajid, N. (2007). *Academic Report Writing From Research to Presentation*. Selangor Malaysia: Prentice Hall.
- Adam, A. G. (2014). Informal settlements in the peri-urban areas of Bahir Dar, Ethiopia: An institutional analysis. *Habitat International*, 43, 90-97.
- Addo, I. A. (2015). Assessing residential satisfaction among low income households in multi-habited dwellings in selected low income communities in Accra. *Urban Studies*, 0042098015571055.
- Agrawal, A., and Redford, K. (2009). Conservation and displacement: an overview. *Conservation and Society*. 7(1), 1.
- Al-Ankary, K. (1977). *Geographical Mohammed Evolution of the Urban Structure of Makkah*, University of Oregon.1977.
- Alder, G. (1995). Tackling poverty in Nairobi's informal settlements: developing an institutional strategy. *Environment and Urbanization*, 7(2), 85-108.
- Al-Ghamdi, K et al (2012). Impacts of urban growth on flood hazards in Makkah City, Saudi Arabia. *International Journal of Water Resources and Environmental Engineering*, Vol. 4(2), pp. 23-34, February 2012.
- Al-Khedheiri, A. A. (1998). *The Role of Secondary Cities in the National Development Process of Saudi Arabia* (Doctoral dissertation, University College London (University of London)).
- Al-Khudairi, A., (2012). "Friday Metting with Dr. Abdulaziz Al-Khudairi", Khalejia TV.Saudi Arabia. <http://www.youtube.com/watch?v=SZ91QScu1zs>. Accessed 10th September, 2012.

- Allen, G. (2013). *The Influence of Organizational Culture on Affinity for Knowledge Management Practices of Registered Nurses*. Walden University.
- Al-Sakran, M. S. and Muneer, S. T. (2003). *Rural –Urban Migration in Some of The Administrative Regions in Saudi Arabia And Its Effect On Agricultural Development*. Department of Agricultural Extension and Rural Sociology. Faculty of Food and Agricultural Sciences, King Saud University.
- Al-Shareef, M. 2003. The Squatting Development in Makkah AL-Mukkaramah Characteristics, Problems and Solutions. Firist issue, Volum 4. *Sicntific journal of King Faisal University*, Saudi Arabia.
- Al-Shareef, M. and Seraj, M. (1992). *Koz Al-Nikasah: A Field Study of Informal Endemicity Areas in Makkah*.
- Al-Shareef (2002). The Problem Changing Urban Cities of Saudi Arabia: The National and Regional Perspective. *Journal of Building Technology, Saudi Arabia*. Issue 1.
- Al-Sobhi, H. (2014) *Towards Comprehensive Strategy of Future Treatments of Informal Areas in Makkah*. Master's degree in architecture, department Islamic architecture Umm al-Qura University.
- Al-Zahrani, K. (2014). *Slum areas in Makkah between hope and reality " toward a safe environment and sustainable*. Master's degree in architecture, department Islamic architecture Umm al-Qura University.
- Amy, W. (2002). *The Management of Customer Relationships in the Retail Industry*. Monash University, Australia.
- Arbuckle, J. L., & Wothke, W. (1999). *Amos 4.0 user's guide*. Chicago, IL: SmallWaters Corporation.
- Asian Centre for Human Rights, 2 January 2007, p.30-31.
- Babbie, E. (2002). *The Basic of Social Research*. Canada: Thomson Learning.
- Bagozzi, R. P., and Philips, L. W. (1982). Representing and Testing Organizational Theories: A Holistic Construal. *Administrative Science Quarterly*, 27(3), 459–489.
- Bagozzi, R. P., Yi, Y., & Phillips, L. W. (1991). Assessing construct validity in organizational research. *Administrative science quarterly*, 421-458.
- Bailey, K. D. (1978). *Methods of Social Research*. New York: Free Press.
- Balbo, M. (2001). Shelter: emerging trends and policies. *Habitat Debate*, 2(3).

- Barrett, P. (2007). Structural equation modelling: Adjudging model fit. *Personality and Individual Differences*, 42(5), 815-824.
- Baru, P. (1998), *International Banking and Rural Development*, Ashgate: Aldershot, England.
- Barutciski, M. (2006). *International Law and Development-Induced Displacement and Resettlement. Development Induced Displacement: Problems, Policies and People*, 71-104.
- Baumgartner, H., & Homburg, C. (1996). Applications of structural equation modeling in marketing and consumer research: A review. *International Journal of Research in Marketing*, 13(2), 139-161.
- Baviskar, B. S., and Attwood, D. W. (1995). *Finding the middle path: the political economy of cooperation in rural India*.
- Bechtel, C., & Jayaram, J. (1997). Supply chain management: a strategic perspective. *The international journal of logistics management*, 8(1), 15-34.
- Bennett, J. (1998). Forced Migration within National Borders: the IDP agenda. *Forced Migration Review*, 1(1).
- Bennett, J. A. (2000). *Physical Functioning in Elders: Testing the Fit of a Conceptual Model using Structural Equation Modeling*. University of California San Francisco.
- Bentler PM, Bonnet DG. (1980). Significance tests and goodness-of-fit in the analysis of covariance structure. *Psychological Bulletin*; 88:588–606.
- Bernard, H. R. (1988). *Research methods in cultural anthropology*. Newbury Park, CA: Sage.
- Bisht, T., C. (2009) Development-Induced Displacement and Women: the Case of the Tehri Dam, India, *The Asia Pacific Journal of Anthropology*, 10, 4, pp.301-317.
- Blyth, B. (2008). Mixed mode: the only ‘fitness’ regime? *International Journal of Market Research*. 50(2), 241–266.
- Bogdan, R. C., & Biklen, S. K. (2007). *Research for education: An introduction to theories and methods*. New York: Pearson.
- Boomsma, A. (2000). *Teacher’s Corner Reporting Analyses of Covariance Structures*, 7(3), 461–483.

- Bose, P.S (2007), Chris de Wet (Ed.), *Development-Induced Displacement: Problems, Policies and People. Int. Migration & Integration*, 8:243–244.
- Botes, L., & Van Rensburg, D. (2000). Community participation in development: nine plagues and twelve commandments. *Community Development Journal*, 35(1), 41-58.
- Brown, L. A., and Moore, E. G. (1970). The Intra-Urban Migration Process: A Perspective. *Geografiska Annaler. Series B, Human Geography*, 52(1), 1-13.
- Bryant, F. B., & Yarnold, P. R. (1995). Principal-components analysis and exploratory and confirmatory factor analysis.
- Burra, S and Patel,S. (2001). Norms and Standards in Urban Development. The experience of an Urban Alliance in India. Paper Presented at the International Workshop on Regulatory Guideline for Urban Upgrading. Bourton- on-Dunsmore. May 17-18
- Burton, A. (2001). Urbanisation in Eastern Africa: an historical overview, c. 1750–2000. *Azania: Journal of the British Institute in Eastern Africa*, 36(1), 1-28.
- Busacca, B., & Padula, G. (2005). Understanding the relationship between attribute performance and overall satisfaction: Theory, measurement and implications. *Marketing Intelligence & Planning*, 23(6), 543-561.
- Byrne, B. M. (1989). Multigroup Comparisons and the Assumption of Equivalent Construct Validity Across Groups: Methodological and Substantive Issues. *Multivariate Behavioral Research*, 24(4), 503-523.
- Byrne, B. M., and Shavelson, R. J. (1986). On the structure of adolescent self-concept. *Journal of Educational Psychology*, 78(6), 474.
- Byrne, D. S. (1998). *Complexity theory and the social sciences: an introduction. Psychology Press.*
- Byrne, J., Fenton, M., Hemberg, E., McDermott, J., O'Neill, M., Shotton, E., and Nally, C. (2011). Combining structural analysis and multi-objective

criteria for evolutionary architectural design. In *Applications of Evolutionary Computation* (pp. 204-213). Springer Berlin Heidelberg.

- Cahliková, Z., & Stojanov, R. (2013). Development-induced Displacement and Sustainable Development: The Case Study of Slezská Harta Dam in the Czech Republic. *Problemy Ekorožwoju—Problems of Sustainable Development*, 8(2), 75-84.
- Cahliková, Z., & Stojanov, R. (2013). Development-induced Displacement and Sustainable Development: The Case Study of Slezská Harta Dam in the Czech Republic. *Problemy Ekorožwoju—Problems of Sustainable Development*, 8(2), 75-84.
- Campbell, A., Converse, P. E., and Rodgers, W. L. (1976). *The Quality of American Life: Perceptions, Evaluations, and Satisfactions: Perceptions, Evaluations, and Satisfactions*. Russell Sage Foundation.
- Campbell, J. L., Quincy, C., Osserman, J., & Pedersen, O. K. (2013). Coding in-depth semistructured interviews problems of unitization and intercoder reliability and agreement. *Sociological Methods & Research*, 42(3), 294-320.
- Canter, D. (1983). The Purposive Evaluation of Places: A Facet Approach. *Environment and Behavior*, 15(6), 659-698.
- Carlson, K. M. K. D. S. (1999). Across Human Resource Situations. *Journal oprp/ied Social Psychology*, 29(6), 1293-1315.
- Carmines, E., and McIver, J. (1981). *Analysing Models with Unobserved Models: Analysis of Covariance Structures*.
- Catinella, B., Haynes, M. P., Giovanelli, R., Gardner, J. P., & Connolly, A. J. (2008). A pilot survey of HI in field galaxies at redshift $z \sim 0.2$. *The Astrophysical Journal Letters*, 685(1), L13.
- Cavalheiro, D. C., & Abiko, A. (2015). Evaluating Slum (Favela) Resettlements: The Case of the Serra do Mar Project, Sao Paulo, Brazil. *Habitat International*, 49, 340-348.
- Central Department of Statistics & Information Saudi Arabia (CDSI), Saudi Arabia.
- Centre on Housing Rights and Evictions (COHRE) (2002). *Forced Evictions: Violations of Human Rights*, pp. 27, 30.

- Cernea, M. (1997), *African Involuntary Population Resettlement in a Global Context*, Washington DC: World Bank.
- Cernea, M. (2000). Risks, Safeguards and Reconstruction: A Model for Population Displacement and Resettlement. *Economic and Political Weekly*, 35(41), 3659-3678.
- Cernea, M. M., & McDowell, C. (Eds.). (2000). *Risks and reconstruction: Experiences of resettlers and refugees*. World Bank Publications.
- Cernea, M. M. (1990). Poverty risks from population displacement in water resources development. *Development Discussion Paper Harvard Institute for International Development*, (355).
- Cernea, M. M. (1993) *Anthropological Approaches to Resettlement: Policy, Practice and Theory*. Boulder, San Francisco and Oxford: Westview Press.
- Cernea, M. M. (1995) Understanding and Preventing Impoverishment from Displacement: Reflection on the State of Knowledge, *Journal of Refugee Studies* 8(3): 245-64.
- Cernea, M. M. (1996) *Impoverishment Risks and Livelihood Reconstruction: A Model for Resettling Displaced Populations*. Washington, DC: The World Bank, Environment Department.
- Cernea, M. (1997). The risks and reconstruction model for resettling displaced populations. *World development*, 25(10), 1569-1587.
- Cernea, M. M. (2003). For a new economics of resettlement: a sociological critique of the compensation principle. *International Social Science Journal*, 55(175), 37-45.
- Cernea, M. M. (2006). Development-induced and conflict-induced IDPs: bridging the research divide. *Forced Migration Review*, 261, 25-27.
- Cernea, M. M. (Ed.). (1999). *The economics of involuntary resettlement: Questions and challenges*. World Bank Publications.
- Cernea, M.M (1997). *Hydropower Dams and Social Impacts: A Sociological Perspective*, Research Paper, World Bank.

- Chapin F. S. And Kaiser E. J. ,1985, *Urban Land Use Planning*. University of Illinois Press, Urbana and Chicago, USA.
- Chin, W. W. (1998). The partial least squares approach to structural equation modeling. *Modern methods for business research*, 295(2), 295-336.
- Choguill, C. L. (1999). Community infrastructure for low-income cities: The potential for progressive improvement. *Habitat International*, 23(2), 289-301.
- Choguill, C. L., Franceys, R., & Cotton, A. (1993). Building Community Infrastructure in the 1990s: Progressive Improvement*. *Habitat International*, 17(4), 1-12.
- Christensen, A and Harild, N (2009) *Forced Displacement – The Development Challenge*. Social Development Department Sustainable Development Network. The World Bank Group. December 2009
- Clark, C. (2006). *Livelihood networks and decision-making among Congolese young people in formal and informal refugee contexts in Uganda* (No. 13). Households in Conflict Network.
- Clark, W. A., & Onaka, J. L. (1983). Life cycle and housing adjustment as explanations of residential mobility. *Urban studies*, 20(1), 47-57.
- Cohen, L., Manion, L., and Morrison, K. (2007). *Research Methods in Education*. New York: Routledge.
- Comrey, A. L., and Lee, H. B. (1992). *A first Course in Factor Analysis*. Hillsdale, NJ: Erlbaum.
- Connelly, L. M. (2008). Pilot studies. *Medsurg Nursing*, 17(6), 411–412.
- Costello, A. B. & Osborne, J. W. (2005). Best practices in exploratory factor analysis: four recommendations for getting the most from your analysis. *Practical Assessment Research & Evaluation*, 10(7).
- Creswell J. W. (2012). *Planning, Conducting and Evaluating Quantitative and Qualitative Research Four Edition Educational research Pearson Education, Inc. 501 Boylston Street, Boston, MA*
- Creswell, J. W. (2003). *Research design: Qualitative, quantitative and mixed methods approaches* (2nd ed.).
- Creswell, J. W. (2009a). *Research design: Qualitative, quantitative, and mixed methods approaches*. SAGE Publications, Incorporated.

- Creswell, J. W. (2002). *Educational research: Planning, conducting, and evaluating quantitative and qualitative approaches to research*. Upper Saddle River, NJ: Merrill/Pearson Education.
- Creswell, J. W., & Garrett, A. L. (2008). The " movement" of mixed methods research and the role of educators. *South African Journal of Education*, 28(3), 321-333.
- Creswell, J. W., Clark, P.V. L., Gutmann, M. L., and Hanson, W. E. (2003). Advanced mixed methods research designs. *Handbook of mixed methods in social and behavioral research* (pp. 209–240). Thousand Oaks, CA: Sage.
- Creswell, J.W, (2009b). *Qualitative, Quantitative, and Mixed Method Approaches*. Sage Publications, Inc.
- Creswell, J.W. and Clark, P.V.L. (2007). *Designing and Conducting Mixed Methods Research*. Thousand Oaks, CA: Sage Publications.
- Crowley, S.L. and Fan, X. (1997), Structural Equation Modeling: Basic Concepts and Applications in Personality Assessment Research, *Journal of Personality Assessment*, 68 (3), 508-31.
- CSE (1985) India: The State of Environment 1984±85 – *The Second Citizens' Report*. New Delhi: Centre for Science and Environment.
- DAG (2007). *Living on the Edge: A Study of the Delft Temporary Relocation Area*. Development Action Group: South Africa.
- Daniel, J. (2012). *Sampling Essentials: Practical Guidelines for Making Sampling Choices*. SAGE Publications, Inc.
- Das, V. (1996) Dislocation and Rehabilitation: Defining a Field. *Economic and Political Weekly* 31(24): 1509-14.
- Dassopoulos, A., & Monnat, S. M. (2011). Do perceptions of social cohesion, social support, and social control mediate the effects of local community participation on neighbourhood satisfaction? *Environment and Behavior*, 43(4), 546-565.
- Davis, M. (2006). *Planet of Slums*. Verso Books.

- De Camargo Cavalheiro, D., & Abiko, A. (2015). Evaluating slum (favela) resettlements: The case of the Serra do Mar Project, São Paulo, Brazil. *Habitat International*, 49, 340-348.
- De Leeuw, E.D. (2005). To mix or not to mix data collection modes in surveys. *Journal of Official Statistics*. 21(2), 233–55.
- De Vos, A. S. (Ed.). (2002). *Research at grass roots: For the social sciences and human services professions*. van Schaik.
- De Wet, C. J. (2006). *Development-induced displacement: problems, policies, and people* (Vol. 18). Berghahn books.
- Dear, C. and McCool, S. (2010). Causes and Consequences of Displacement Decision–Making in Bahine National park, Mozambique. *Conservation and Society* 8(2) 103-111.
- Denscombe, M; (2003). *The Good Research Guide For Small-Scale Social Research Projects For Small-Scale Social Research Projects*. Third Edition. Open University Press England
- Development Commission of Makkah Al-Mukarramah and Mashaaer (DCOMM) (2008). Project of the List of Informal Settlement Development in Makkah Region.
- Development Commission of Makkah Al-Mukarramah and Mashaaer (DCOMM) (2014).<http://www.adm.gov.sa/project/king-abdullahprojectreconstruction-Makkah/>. Retrieved 10 December 2014
- Diamantopoulos, A., and Sigauw, J. A. (2000). *Introducing LISREL*. London: Sage Publications.
- Dillman, D. A., Tortora, R. D., & Bowker, D. (1998, August). Principles for constructing web surveys. In *Joint Meetings of the American Statistical Association*.
- Dolma, S. (2010). The central role of the unit of analysis concept in research design. *Journal of the School of Business Administration*, 39(1), 169–174.
- Dooley, L. M. (2002). Case Study Research and Theory Building. *Advances in Developing Human Resources*, 4(3), 335-354.
- Dovey, K., and King, R. (2011). Forms of Informality: Morphology and Visibility of Informal Settlements. *Built Environment*. 37(1), 11-29.

- Downing, T. E., & Garcia-Downing, C. (2009). Routine and dissonant cultures: A theory about the psycho-sociocultural disruptions of involuntary displacement and ways to mitigate them without inflicting even more damage. *Development and Dispossession*.
- Durand-Lasserve, A. (2006). Informal settlements and the Millennium Development Goals: global policy debates on property ownership and security of tenure. *Global Urban Development*, 2(1), 1-15.
- Dwivedi, R. (1996). Parks, people and protest: some observations on the mediating role of environmental action groups in grassroots resource conflicts. *ISS Working Paper Series/General Series*, 228, 1-34.
- Dwivedi, R. (1997). People's movements in environmental politics: a critical analysis of the Narmada Bachao Andolan in India. *ISS Working Paper Series/General Series*, 242, 1-49.
- Dwivedi, R. (1998). Resisting dams and 'development': contemporary significance of the campaign against the Narmada projects in India. *The European Journal of Development Research*, 10(2), 135-183.
- Dwivedi, R. (2002). Models and Methods in Development-Induced Displacement (Review Article). *Development and Change*, 33(4), 709-732.
- Elsheshtawy, Y. (2011). Informal Encounters: Mapping Abu Dhabi's Urban Public Spaces. *Built environment*. 37(1), 92-113.
- Fekade, W. (2000). Deficits of Formal Urban Land Management and Informal Responses Under Rapid Urban Growth, An International Perspective. *Habitat International*. 24(2), 127-150.
- Fernandes, C., & Karney, B. W. (1999). Assessing water quality issues in water distribution systems from source to demand. *Water industry systems: modelling and optimization applications*, 2, 231-239.
- Fernandes, E. (2007). Implementing the urban reform agenda in Brazil. *Environment and Urbanization*, 19(1), 177-189.
- Fernandes, E. (2011). *Regularization of Informal Settlements in Latin America*. Cambridge, MA, USA: Lincoln Institute of Land Policy.
- Fernandes, W. and E. Ganguly-Thukral (eds) (1989) *Development, Displacement and Rehabilitation*. New Delhi: Indian Social Institute

- Fernandes, W. (2003). Development Displaced and The Right to Life: Implications for the Northeast. Keynote Address, Workshop on Development-induced Displacement, Department of Political Science, Assam University, Silchar, Assam, March 27, 2002, published in Tanmoy Bhattacharjee (ed). Problems of Internally Displaced Persons in Assam with Special Reference to Barak Valley. Silchar: Department of Political Sciences, Assam University, March 2003, pp. 3-27.
- Fernandes, W., N.G. D'Souza, A. Roy Choudhury and M. Asif. (2001). Development-induced Displacement, Deprivation and Rehabilitation in Andhra Pradesh 1951–1995: A Quantitative and Quantitative Study of Its Extent and Nature. New Delhi: Indian Social Institute and Guwahati: North-eastern Social Research Centre.)
- Field, A. (2005). *Discovering Statistics Using SPSS 2nd ed.* London: SAGE Publications.
- Field, A. (2009). *Discovering statistics using SPSS.* Sage publications.
- Fink, A. (1995). *The Survey Handbook.* Thousand Oaks, CA: Sage Publications.
- Fischer, F. (1995). *Evaluating public policy.* Belmont CA: Wadsworth Group.
- Francescato, G., Weidemann, S., and Anderson, J. R. (1986). Residential Satisfaction and Residential Quality: An Overview of Recent Applications. In 21st International Congress of Applied Psychology, Jerusalem, Israel.
- Francis, P., & Jacobs, S. (1999). Institutionalizing social analysis at the World Bank. *Environmental Impact Assessment Review*, 19(3), 341-357.
- Galster, G. C., & Hesser, G. W. (1981). Residential satisfaction compositional and contextual correlates. *Environment and behavior*, 13(6), 735-758.
- Ganster, D. C., Hennessey, H. W., and Luthans, F. (1983). Social Desirability Response Effects: Three Alternative Models. *Academy of Management Journal*, 26(2), 321–331.
- Garson, D. (2014). *Path Analysis. (Statistical Associates Blue Book Series 22).* Statistical Associates Publishers
- Gay, L.R. and Diehl, P.L. (1992). *Research Methods for Business and Management.* In Hill, R. (1998). “What Sample Size is ‘Enough’ in Internet Survey Research”? *Interpersonal Computing and Technology: An electronic Journal for the 21st Century.* Available at:

<http://www.emoderators.com/ipct-j/1998/n3-4/hill.html> Accessed 4th April, 2015.

- George, D., & Mallery, M. (2003). *Using SPSS for Windows step by step: a simple guide and reference*. Boston, MA: Allyn y Bacon.
- Gliner, J. A., and Morgan, G. A. (2000). *Research Methods in Applied Settings: An Integrated Approach to Design and Analysis*. New Jersey: Lawrence Erlbaum Associates Publishers.
- Googleearth Pro (2015). Google Earth Maps.
- Gorsuch, R. L. (1997). Exploratory Factor Analysis: Its Role in Item Analysis. *Journal of Personality Assessment*, 68(3), 532-560.
- Gorsuch, R. L. (1974). *Factor Analysis*, Philadelphia: WB Saunders Co. *GorsuchFactor Analysis1974*.
- Chicago Gorsuch, R. L. (1983). *Factor Analysis*. second edition, *Hillsdale: Lawrence Erlbaum Associates*.
- Guadagnoli, E., and Velicer, W. F. (1988). Relation of Sample Size to the Stability of Component Patterns. *Psychological Bulletin*, 103, 265–275.
- Gutman, P. S. (1994). Involuntary resettlement in hydropower projects. *Annual review of energy and the environment*, 19(1), 189-210.
- Hair Jr, J. F., Hult, G. T. M., Ringle, C., & Sarstedt, M. (2013). *A primer on partial least squares structural equation modeling (PLS-SEM)*. Sage Publications.
- Hair, J. F., Anderson, R. E., Babin, B. J., & Black, W. C. (2010). *Multivariate data analysis: A global perspective* (Vol. 7). Upper Saddle River, NJ: Pearson.
- Hair, J. F., Black, W. C., Babin, B. J., Anderson, R. E., & Tatham, R. L. (1998). *Multivariate data analysis* . Uppersaddle River. *Multivariate Data Analysis (5th ed) Upper Saddle River*.
- Hakim, C. (2000). *Research design: Successful designs for social and economic research*. Psychology Press.
- Hameed, E.H.A.S. (2014). *Towards a Comprehensive Strategy of Future Treatments of Informal Areas in Makkah*. Umm Al-Qura University. Unpublished Masters Thesis.
- Hastings, K., & Perry, C. (2000). Do services exporters build relationships? Some qualitative perspectives. *Qualitative Market Research*, 3(4): 207-218.

- Hayduk, L., Cummings, G. G., Boadu, K., Pazderka-Robinson, H., and Boulianne, S. (2007). Testing! Testing! One, Two Three – Testing the theory in structural equation models! *Personality and Individual Differences*, 42(2), 841–850.
- Hill, M.C., 1998, Methods and guidelines for effective model calibration. U.S. Geological Survey Water-Resources Investigations Report 98-4005.
- Hirschon, R. (2000). The creation of community: well-being without wealth in an urban Greek refugee locality. *Risks and Reconstruction: Experiences of Resettlers and Refugees, Washington DC, The World Bank*.
- Howe, K. R., & Moses, M. S. (1999). Ethics in educational research. *Review of research in education*, 21-59.
- Hsieh, H.-J. (2007). *Organizational Characteristics, Knowledge Management Strategy, Enablers, and Process Capability: Knowledge Management Performance in U.S. Software companies*. Lynn University.
- Hsu, S.-Y. (2006). *Team Transformational Leadership, Trust, Empowerment, Satisfaction, and Commitment: Testing a Structural Equation Model in Software Development Teams*. Nova Southeastern University.
- Hu, L. T., & Bentler, P. M. (1999). Cutoff criteria for fit indexes in covariance structure analysis: Conventional criteria versus new alternatives. *Structural equation modeling: a multidisciplinary journal*, 6(1), 1-55.
- Hutcheson, G. D., and Sofroniou, N. (1999). *The Multivariate Social Scientist: Introductory Statistics Using Generalized Linear Models*. Thousand Oaks, CA: SAGE Publications.
- Iacono, J. C., Brown, A., & Holtham, C. (2011). The use of the Case Study Method in Theory Testing: The Example of Steel eMarketplaces. *The Electronic Journal of Business Research Methods*, 9(1), 57-65.
- Ibrahim, I., Aziz, N. A., Hussain, F., Aminudin, N., Young, M. A., & Yahya, S. A. I. (2012). Issues and Policies on the Aftermath of Squatters Resettlement: A Case Study on Kg. Desa Hormat Tambahan, Selangor. *Procedia-Social and Behavioral Sciences*, 36, 698-706.
- Informal Service Centre (INSEC), 2004, Human Rights Yearbook 2004 (Kathmandu: Informal Sector Service Centre). <http://www.insightonconflict.org/conflicts/nepal/peacebuilding-organisations/insec/> Accessed on 3rd December, 2014.

- Internal Displacement Monitoring Centre (IDMC) of the Norwegian Refugee Council (NRC) (2008). Submission to the Committee on Economic, Social and Cultural Rights: 40th Session. Economic, Social and Cultural Rights of Internally Displaced Persons (IDPs) in India April 2008.
- International Displacement Monitoring Centre (2005) Development Induced Displacement. Training on the protection of IDPs.
- Isaac, S., & Michael, W. B. (1995). Handbook in research and evaluation. San Diego, CA: Educational and Industrial Testing Services.
- Jaccard, J., and Wan, C. K. (1996.). *LISREL Approaches to Interaction Effects in Multiple Regression*. Thousand Oaks, CA: Sage Publications.
- Jacobs, J. (1961). *The death and life of great American cities*. Vintage.
- Jones, P. W., Harding, G., Berry, P., Wiklund, I., Chen, W. H., & Leidy, N. K. (2009). Development and first validation of the COPD Assessment Test. *European Respiratory Journal*, 34(3), 648-654.
- Jöreskog, K. and Sörbom, D. (1993), LISREL 8: Structural Equation Modeling with the SIMPLIS Command Language. Chicago, IL: *Scientific Software International Inc.*
- Jöreskog, K. and Sörbom, D. (1996), LISREL 8: User's Reference Guide. Chicago, IL: *Scientific Software International Inc*
- Joreskong, K. G., and Sorbom, D. (1986). LISREL VI: Analysis of Linear Structural Relationships by Maximum Likelihood, Instrumental Variables, and Least Squares Methods (4th ed.). Mooresville, IN: *Scientific Software*.
- Julious, S. A. (2005). Sample size of 12 per group rule of thumb for a pilot study. *Pharmaceutical Statistics*, 4(4), 287-291.
- Jun, M., Cai, S., and Shin, H. (2006). TQM Practice in Maquiladora : Antecedents of Employee Satisfaction and Loyalty, 24, 791–812.
- Jung, G.-M. (2007). *Structural Equation Modeling Between Leisure Involvement, Consumer Satisfaction, and Behavioral Loyalty in Fitness Centres in Taiwan*. United States Sports Academy.
- Kagan, M. (2006). The beleaguered gatekeeper: protection challenges posed by UNHCR Refugee Status Determination. *International Journal of Refugee Law*. 18(1), 1-29.

- Kaida, N., and Miah, T. M. (2015). Rural-Urban Perspectives on Impoverishment Risks in Development-Induced Involuntary Resettlement in Bangladesh. *Habitat International*, 50, 73-79.
- Kaiser, H. F. (1960). The Application of Electronic Computers to Factor Analysis. *Educational and Psychological Measurement*, 20, 141–151.
- Kaiser, H. F. (1974). An Index of Factorial Simplicity. *Psychometrika*, 39(1), 31–36.
- Kanooni, A. (2009). *Organizational Factors Affecting Business and Information Technology Alignment: A Structural Equation Modeling Analysis*. Capella University.
- Karimi, K and Parham E. (2012). An Evidence Informed Approach to Developing an Adaptable Regeneration Programme for Declining Informal Settlements. Proceedings: Eighth International Space Syntax Symposium Edited by M. Greene, J. Reyes and A. Castro. Santiago de Chile: PUC, 2012.
- Kelloway, E. K. (1998). *Using LISREL for structural equation modeling: A researcher's guide*. Sage.
- Khalid, A.Z. (2014). *Slum Areas in Makkah: Between Hope and Reality Towards Safe Environment and Sustainability*. Umm Al-Qura University. Unpublished Masters Thesis.
- Kibwana, K. (2000). *Land Tenure, Spontaneous Settlement and Environmental Management in Kenya. Essays on Land Law. The Reform Debate in Kenya*, Faculty of Law, University of Nairobi, 105-136.
- Kim, S.H. (2010). Issues of squatters and eviction in Seoul: From the perspectives of the dual roles of the state. *City, Culture and Society* 1 (2010) 135–143
- King Abdulaziz Public Library (2015). www.kapl-hajj.org/jamarat_bridge.php. Accessed on 5th February, 2015.
- Kline P. (2014). *An easy guide to factor analysis* New York: Routledge.
- Kline, R. B. (1998). Software review: Software programs for structural equation modeling: Amos, EQS, and LISREL. *Journal of psychoeducational assessment*, 16(4), 343-364.
- Kline, R. B. (2010). Promise and pitfalls of structural equation modeling in gifted research. In Thompson, Bruce (Ed); Subotnik, Rena F. (Ed), (2010). *Methodologies for conducting research on giftedness*. , (pp. 147-169). Washington, DC, US: *American Psychological Association*, xi, 266 pp.

- Kline, R.B. (2005), *Principles and Practice of Structural Equation Modeling* (2nd Edition ed.). New York: The Guilford Press.
- Koeing, D. (2006). *Enhancing Local Development in Development-Induced Displacement and Resettlement Projects in: Development Induced Displacement and Resettlement, Problems, Policies and People* (ed. deWet, C) Pp 105-140. New York Berghahn Books.
- Koenig, D. (2001) "Toward Local Development and Mitigating Impoverishment in Development-Induced Displacement and Resettlement", Final Report Prepared for ESCOR R7644 and the Research Programme on Development- Induced Displacement and Resettlement organized by the Refugee Studies Centre, University of Oxford July 2001
- Kondylis, F (2007). Conflict-Induced Displacement and Labour Market Outcomes: Evidence from Post-War Bosnia and Herzegovina. Centre For Economic Performance CEP Discussion Paper No 777.
- Krejcie, R.V., and Morgan, D.W., (1970). Determining Sample Size for Research Activities. *Educational and Psychological Measurement*.
- Leedy, P. D., and Ormrod, J. E. (2005). *Practical research: Planning and design* (8th ed.). Upper Saddle River, N.J.: Pearson Education.
- Legislative Council (2009) Panel on Development. LC Paper No. CB(1)570/08-09(09).<http://www.legco.gov.hk/yr08-09/english/panels/dev/papers/dev0120cb1-570-9-e.pdf>
- Lim, S. J. (2006). *The Influence of Service Quality on Customer Satisfaction, Attitudinal Loyalty, and Behavioral Future Intentions for Participation of Fitness Centres in South Korea: A Structural Equation Modeling Approach*. United States Sports Academy.
- Lu, M. (1999). Determinants of residential satisfaction: Ordered logit vs. regression models. *Growth and change*, 30(2), 264-287.
- MacCallum, R. C., Widaman, K. F., Preacher, K. J., & Hong, S. (2001). Sample Size in Factor Analysis: The Role of Model Error. *Multivariate Behavioral Research*, 36(4), 611-637.
- MacCallum, R. C., Widaman, K. F., Zhang, S., & Hong, S. (1999). Sample size in factor analysis. *Psychological methods*, 4(1), 84.

- Majale, M.M (1998) *Settlement Upgrading in Kenya. The Case for Environmental Planning and Management Strategies*, PhD Thesis University of Newcastle (Unpublished).
- Marsh, H. W., Hau, K. T., & Wen, Z. (2004). In search of golden rules: Comment on hypothesis-testing approaches to setting cutoff values for fit indexes and dangers in overgeneralizing Hu and Bentler's (1999) findings. *Structural equation modeling*, 11(3), 320-341.
- Marsh, H. W., and Hocevar, D. (1985). Application of Confirmatory Factor Analysis to the Study of Self-Concept: First- and Higher-Order Factor Models and their Invariance across Groups. *Psychological Bulletin*, 97, 562–582.
- Makkah province. (2012). Illegal residents. Retrieved January 21, 2013, from <http://www.saudigazette.com.sa/index.cfm>.
- Malhotra, N. K. (2007). *Marketing Research an Applied Orientation* (5th Ed.). New Jersey: Pearson Prentice Hall.
- Manovas, M. (2004). *Investigating the Relationship between Knowledge Management Capability and Knowledge Transfer Success*. Concordia University.
- Mburugu, E. K. (1993). “Dislocation of Settled Communities in the Development Process: The Case of Kiambere Hydroelectric Project.” In Cynthia C. Cook. (ed.) *Involuntary Resettlement in Africa, World Bank Technical Paper No. 227*, Washington, DC: World Bank.
- McDonald, R. P., & Ho, M. H. R. (2002). Principles and practice in reporting structural equation analyses. *Psychological methods*, 7(1), 64.
- McDowell, C. (1996). *Understanding impoverishment: The consequences of development-induced displacement* (Vol. 2). Berghahn books.
- McLeod, R. (2001). The Impact of Regulations and Procedures on The Livelihoods and Asset Base of the Urban Poor: A Financial Perspective. Paper presented at the International Workshop on Regulatory Guideline for Urban Upgrading. Bourton- On-Dunsmore. May 17-18.
- Meyer, C. B. (2001). A Case in Case Study Methodology. *Field Methods*, 13(4), 329-352.

- Michelson, W. (1966). An empirical analysis of environmental preference. *Journal of the American Institute of Planners*, 32, 335-60.
- Mills, J. E. (2002). *An Analysis, Instrument Development, and Structural Equation Modeling of Customer Satisfaction with Online Travel Services*. Purdue University.
- Ministry of Higher Education of Saudi Arabia. (2012). Universities in Saudi Arabia. <http://www.mohe.gov.sa/en/studyinside/aboutKSA/Pages/default.aspx>
Retrieved January 11, 2013.
- Mohit, M. A., & Azim, M. (2012). Assessment of residential satisfaction with public housing in Hulhumale', Maldives. *Procedia-Social and Behavioral Sciences*, 50, 756-770.
- Mohit, M. A., & Elsayahli, H. M. H. (2010). Crime and housing in Malaysia: case study of Taman Melati terrace housing in Kuala Lumpur. *Asian Journal of Environment-Behaviour Studies*, 1(3), 25-36.
- Mohit, M. A., & Mahfoud, A. K. A. (2015). Appraisal of residential satisfaction in double-storey terrace housing in Kuala Lumpur, Malaysia. *Habitat International*, 49, 286-293.
- Mohit, M. A., and Al-Khanbashiraja, A. M. M. (2014). Residential Satisfaction-Concept, Theories and Empirical Studies. *Planning Malaysia*, 47.
- Montgomery, M. R. (2008). The urban transformation of the developing world. *Science*. 319(5864), 761-764.
- Moore, G. C., & Benbasat, I. (1991). Development of an instrument to measure the perceptions of adopting an information technology innovation. *Information systems research*, 2(3), 192-222.
- Morvaridi, B. (2004). Resettlement, rights to development and the Ilisu Dam, Turkey. *Development and Change*, 35(4), 719-741.
- Mulaik, S.A., James, L.R., Van Alstine, J., Bennet, N., Lind, S., and Stilwell, C.D. (1989), "Evaluation of Goodness-of-Fit Indices for Structural Equation Models," *Psychological Bulletin*, 105 (3), 430-45.

- Municipality of Jeddah. (2009). Jeddah Strategic Plan, building our future, preserving our heritage and values.
- Mustafa, A. F. (2007). Makkah Informal Settlements Areas Report. Holy Makkah Municipality - Advisory Office.
- Naif, A. (2013). *Planning For the Unplanned (Doctoral Dissertation, Ball State University)*.
- National commercial bank Capital. (2012). Urban land prices. Retrieved January 12, 2013, from <http://www.ncbc.com/en/index.asp>
- Nawagamuwa, A. and Viking, N. (2003). Slums, Squatter Areas and Informal Settlements – Do They Block or Help Urban Sustainability in Developing Contexts? 9th International conference on Sri Lanka Studies, 28th – 30th November 2003, Matara, Sri Lanka
- Negi, N. S., & Ganguly, S. (2011). Development Projects vs. Internally Displaced Populations in India: A Literature Based Appraisal. *COMCAD Arbeitspapiere-Working Papers*, (103).
- Newing, H. (2010). *Conducting research in conservation: Social science methods and practice*. Routledge.
- Newton, J. (2008), Displacement and development: the paradoxes of India's Tehri Dam, *The Geographical Bulletin*, 49, pp.19-32.
- Norusis, M. J. (2005). *SPSS 13.0 Guide to Data Analysis*. Upper Saddle-River.
- Nunnally JC. (1978). *Psychometric Theory* (2nd ed.). New York: McGraw-Hill.
- Office of the UN Resident/Humanitarian Coordinator for the Sudan, February 2002, “Rapid Needs Assessment of the Nuba Mountains Region—January 2002” www.reliefweb.int, Accessed on 1st February, 2013.
- Ogu, V. I. (2002). Urban residential satisfaction and the planning implications in a developing world context: The example of Benin City, Nigeria. *International planning studies*, 7(1), 37-53.
- Oliver-Smith, A. (2006). Displacement, resistance and the critique of development: From the grass roots to the global. *Development-induced displacement: Problems, policies and people*, 18, 141-179.
- Oliver-Smith, A. (Ed.). (2009). *Development & dispossession: The crisis of forced displacement and resettlement*. School for Advanced Research Press.

- Omranಿಯoun (2012). Report of Development of the Informal Settlement that has top opportunity – Al-Balad Al-Ameen Development and Urban Regeneration Company (ABAM) - Advisory company.
- Onibokun, A. G. (1974). Evaluating Consumers' Satisfaction with housing: An Application of a Systems Approach. *Journal of the American Institute of Planners*, 40(3), 189-200.
- Ooi, G. L., and Phua, K. H. (2007). Urbanization and Slum Formation. *Journal of Urban Health*, 84(1), 27-34.
- Osborne, J. W., & Costello, A. B. (2004). Sample Size and Subject to Item Ratio in Principal Components Analysis. *Practical Assessment, Research & Evaluation*, 9(11), 8.
- Pandey, B. (1996). "Impoverishment Risks: A Case Study of Five Villages in Coal Mining Areas of Talcher, Orissa." Paper presented at the workshop on Involuntary Resettlement and Impoverishment Risks, New Delhi,
- Parasuraman, S. (1999). The development dilemma: displacement in India. Macmillan Press Ltd.
- Parker, C., and Mathews, B. P. (2001). Customer satisfaction: contrasting academic and consumers' interpretations. *Marketing Intelligence & Planning*, 19(1), 38-44.
- Patton, M. Q. (1990). *Qualitative Evaluation and Research Methods*. (Second ed.). London: Sage Publications.
- Patton, MQ. (1999). Enhancing the quality and credibility of qualitative analysis. *HSR: Health Services Research*. 34 (5) Part II. pp. 1189-1208.
- Penz, P., Drydyk, J., & Bose, P. S. (2011). *Displacement by development: ethics, rights and responsibilities*. Cambridge University Press.
- Picciotto, R., Van Wicklin, W., & Rice, E. E. (Eds.). (2001). *Involuntary resettlement: Comparative perspectives* (Vol. 2). Transaction Publishers.
- Pokharel, J. (1995). Population displacement and compensation planning in Kulekhani hydro-electric project, Nepal. *Development, Displacement and Resettlement. Focus on Asian Experiences*, Delhi: Vikas Publishing House.

- Potter, J., & Cantarero, R. (2006). How does increasing population and diversity affect resident satisfaction? A small community case study. *Environment and Behavior*, 38(5), 605-625.
- Price, S. (2009). Prologue: Victims or Partners? The Social Perspective in Development-Induced Displacement and Resettlement. *The Asia Pacific Journal of Anthropology*, 10(4), 266-282.
- Rapport, D. J., & Turner, J. E. (1977). Economic Models in Ecology. *Science*, 195(4276), 367-373.
- Ray, P (2000). Development Induced Displacement in India. *Sarwatch*, Vol. 2 No. 1
- Rew, A., Fisher, E., & Pandey, B. (2000). Addressing policy constraints and improving outcomes in development-induced displacement and resettlement projects. *A review prepared for ESCOR and the Research Programme on Development-Induced Displacement and Resettlement organised by the Refugee Studies Centre, University of Oxford.*
- Rew, A. W., & Driver, P. A. (1986). *Evaluation of the Victoria Dam Project in Sri Lanka. Vol. 3, Initial Evaluation of the Social and Environmental Impact of the Victoria Dam Project.* Overseas Development Administration (ODA), Evaluation Department.
- Richards, R., O'Leary, B., and Mutsonziwa, K. (2007). Measuring quality of life in informal settlements in South Africa. *Social indicators research*, 81(2), 375-388.
- Robinson, W. C. (2003). Risks and rights: The causes, consequences, and challenges of development-induced displacement. *Occasional Paper.*
- Rosia Montana Gold Corporation (2006). Reoprt of Community Sustainable Development Programme. available at http://mmediu.ro/protectia_mediului/rosia_montana/dvd-rosiamontana_ro_eng/Rosia%20Montana%20Project/3%20%20Envir%20and%20Soc%20Mngmt%20System%20Plans/Community%20Sustainable%20Development%20Management%20Plan%20%20Plan%20L/RMP_MPL_Community_May06.log.pdf, Accessed 22nd April, 2013
- Ross, G. F. (1992). Resident perceptions of the impact of tourism on an Australian city. *Journal of Travel Research*, 30(3), 13-17.

- Rossi, P. H. (1955). *Why families move: A study in the social psychology of urban residential mobility*. Glencoe: Free Press.
- Rowley, J. (2002). Using case studies in research. *Management research news*, 25(1), 16-27.
- Russ, L. W., & Takahashi, L. M. (2012). Exploring the Influence of Participation on Programme Satisfaction: Lessons from the Ahmedabad Slum Networking Project. *Urban Studies*, 0042098012456248.
- Samir, D.K., Paula, B. and Madhuresh, K. (2004) People on Move: How Governments Manage Moving Populations, Mahanirban Calcutta Research Group, Kolkata.
- Schonlau, M. (2002). Advantages and Disadvantages of Internet Research Surveys: Evidence from the Literature. *Field Methods*, 14(4), 1–23.
- Schorr, W. F., & Monash, S. (1963). Photo-Irradiation Studies of Two Tetracyclines: Tetracycline and Demethylchlortetracycline. *Archives of Dermatology*, 88(4), 440-444.
- Schumacker, R. E., and Lomax, R. G. (1996). *A Beginner's Guide to Structural Equation Modeling*.
- Scudder, T. (1989). *Supervisory Report on the Resettlement and Rehabilitation (R & R) Component of the Sardar Sarovar Project (SSP)*.
- Scudder, T. (1993). Development-induced relocation and refugee studies: 37 years of change and continuity among Zambia's Gwembe Tonga. *Journal of Refugee Studies*, 6(2), 123-152.
- Scudder, T., & Colson, E. (1982). From welfare to development: a conceptual framework for the analysis of dislocated people.
- Scudder, T. (2012). Resettlement outcomes of large dams. *In Impacts of large dams: A global assessment* (pp. 37-67). Springer Berlin Heidelberg.
- Sekaran, U. (2003). Research Methods for Business: A Skill Building Approach. *Long Range Planning* (Vol. 26, p. 450). New York: John Wiley & Sons.
- Sekaran, U., and Bougie, R. (2010). Research Methods for Business: A Skill Building Approach 5th ed. *Long Range Planning* (Vol. 26, p. 488). Chichester: Wiley.

- Sengupta, U., & Sharma, S. (2009). No longer Sukumbasis: Challenges in grassroots-led squatter resettlement program in Kathmandu with special reference to Kirtipur Housing Project. *Habitat International*, 33(1), 34-44.
- Sowell, T. (1996). *Migrations and Cultures: A World View*. New York: Basic Books.
- Srinivas, K. R. (1994). Power without Accountability: Draft Bill on Plant Breeders' Rights. *Economic and Political Weekly*. 729-730.
- Srinivas, S. (2005). Technical standards and economic development: Meeting the most common denominator. *UNIDO, Vienna: UNIDO*.
- Stephanie Beswick (eds) *White Nile, Black Blood* (Lawrenceville, NJ: Red Sea Press).
- Stevens, J. (1992). *Applied Multivariate Statistics for the Social Sciences*, (2nd ed.). Hillsdale, NJ: Erlbaum.
- Sureshchandar, G. S., Rajendran, C., and Anantharaman, R. N. (2001). A Holistic Model for Total Quality Service. *International Journal of Service Industry Management*, 12(4), 378-412.
- Tabachnick, B.G. and Fidell, L.S. (2007), *Using Multivariate Statistics* (5th ed.). New York: Allyn and Bacon.
- Taylor, W., Gladman, D., Helliwell, P., Marchesoni, A., Mease, P., & Mielants, H. (2006). Classification Criteria for Psoriatic Arthritis: Development of New Criteria from a Large International Study. *Arthritis & Rheumatism*, 54(8), 2665-2673.
- Downing, T. E. (2002). Creating poverty: the flawed economic logic of the World Bank's revised involuntary resettlement policy'. *Forced Migration Review*, 12(1), 13-14.
- Teddlie, C., and Tashakkori, A. (Eds.). (2009). *Foundations of mixed methods research: Integrating quantitative and qualitative approaches in the social and behavioral sciences*. Sage Publications Inc.
- Teddlie, C., and Yu, F. (2007). Mixed methods sampling a typology with examples. *Journal of mixed methods research*, 1(1), 77-100.
- Tellis, W. (1997). Introduction to case study. *The Qualitative Report*, 3(2): 3-15.
- Terminski, B. (2012). Environmentally-induced displacement: theoretical frameworks and current challenges. MISC.
- Terminski, B. (2013). Development-induced displacement and resettlement: Theoretical frameworks and current challenges. *Development* 10, 101.

- The Updated of Makkah Structure Plan - (2004) The Development Commission of Makkah Al Mukarramah and Mashaaer - Advisory Zuhair Fayez Partnership.
- The World Bank (2001b), The World Bank Operational Manual. Operational Policies 4.12. Involuntary Resettlement. Retrieved October 19, 2014 from <http://wbln0018.worldbank.org/Institutional/Manuals/OpManual.nsf/ebdf17733ca35635852570c9002e6d96/227908e400b88c4585256e8b00026e4e?OpenDocument>.
- The World Bank's attempt to correct past failures. *Population Research and Policy Review 21*: 339–349, Kluwer Academic Publishers. Printed in the Netherlands
- Thomas, K.J.A (2002). Development projects and Involuntary Population Displacement: Vesalon and Cretan (2012). Development-Induced Displacement in Romania: The Case of Roşia Montană Mining Project. *Journal of Urban and Regional Analysis*, Vol. IV 1, 2012, p.63-75 Thousand Oaks, CA: SAGE Publications.
- Tinsley, H. E., & Kass, R. A. (1979). The latent structure of the need satisfying properties of leisure activities. *Journal of Leisure Research*, 11(4), 278.
- Todaro, M.P., 1994. Urbanization and Rural-Urban Migration: Theory and Policy. *Economic Development*. Longman, New York and London.
- Treece, E. W., & Treece, J. W. (1982). *Elements of research in nursing* (3rd ed.). St. Louis, MO: Mosby.
- Tuladhar, A.M. (2005). *Parcel based geo-information: Concepts and guidelines*. Delft, The Netherlands: TU Delft, 270.
- Turner, J. F. (1976). Housing by the people: Towards autonomy in building environments London: Boyars. *Turner Housing by People: Towards Autonomy in Building Environments 1976*.
- Ullman, J. B. (1996). Structural Equation Modeling. Using Multivariate Statistics. BG Tabachnick and LS Fidell.
- UN, (2008). Economic Commission for Europe Committee on Housing and Land Management. In Search for Sustainable Solutions for Informal Settlements in the Ece Region: Challenges and Policy Responses. Sixty-Ninth Session Unedited Draft: Geneva

- UN. (2004). Basic principles and guidelines on development-based evictions and displacement. United Nations Human Rights. <http://www.ohchr.org/SP/Issues/Housing/Pages/ForcedEvictions.aspx>
- UNCHS (1993) Support Measures to Promote Rental Housing For Low-Income Groups. UNCHS, Nairobi.
- UN-HABITAT (2007). Three things we should know about slums. Twenty First Session of the Governing Council. Nairobi, Kenya.
- UN-Habitat. (2003). *The Challenges of Slums: Global Report on Human Settlements 2003*. London: Earthscan Publication Ltd.
- UN-Habitat. (2005). Bringing down the cost: realistic standards for shelter. Available at <http://www.unhabitat.org>.
- United Nations Economic Commission for Europe Secretariat. (2009). Globally Harmonized System of Classification and Labelling of Chemicals (GHS). United Nations Publications.
- Urban radiation of the Al-Masjid Al-Haram - the Development of the Northern Region of the Al-Masjid Al-Haram- (2006) – Al-Shamyah Company for Urban Development.
- Van Belle, G. (2002). *Statistical rules of thumb*. New York: John Wiley
- Vandergeest, P. (2007). Certification and communities: alternatives for regulating the environmental and social impacts of shrimp farming. *World Development*, 35(7), 1152-1171.
- Velicer, W. F., & Fava, J. L. (1998). Affects of variable and subject sampling on factor pattern recovery. *Psychological methods*, 3(2), 231.
- Venkatesh, V., Brown, S. A., & Bala, H. (2013). Bridging the qualitative-quantitative divide: Guidelines for conducting mixed methods research in information systems. *MIS quarterly*, 37(1), 21-54.
- Vesalon, L., and Crețan, R. (2012). Development-Induced Displacement in Romania: The Case of Roșia Montană Mining Project. *Journal of Urban & Regional Analysis*, 4(1).
- Viswanathan, M. (2005). *Measurement error and research design*. Sage.
- Walter Fernandes. "Displacement-What is all the fuss about?" Humanscape, November 1999.

- Wegelin, E. A. (2004). Informal Settlements and their Upgrading: Building on the Lessons of three Decades of Experience. In Ministerial Conference on Informal Settlements in South Eastern Europe, Vienna, 28 September-01 October 2004.
- Wekesa, B. W., Steyn, G. S., and Otieno, F. F. (2011). A review of physical and socio-economic characteristics and intervention approaches of informal settlements. *Habitat international*, 35(2), 238-245.
- Wheaton, B., Muthen, B., Alwin, D. F., and Summers, G. F. (1977). Assessing reliability and stability in panel models. *Sociological methodology*, 8(1), 84-136.
- Willis, K. D. (2009). Squatter settlements. *World*, 47, 31-6.
- Winter, R. (2000), The Nuba People: Confronting Cultural Liquidation. In Jay Spaulding and Yan, T. and QIAN, Yi. W. (2003). Rural resettlement and land compensation in flooded areas: the Case of the Three Gorges Project, China, *Asia Pacific Viewpoint*, 44, 1, pp. 35–50.
- World Bank (1994). Resettlement and Development: The Bank-wide Review of Projects involving Involuntary Resettlement 1986-1993. Washington, DC: The World Bank, Environment Department. *World Development* 25(10): 1569-87.
- World Bank (2001) Operational Policy 4.12 on Involuntary Resettlement. Social Development Department. Washington D.C., World Bank.
- World Bank Group (2004). Involuntary Resettlement. Operational Manual OP 4.12 Washington. World Bank.
- Wu, W. (2013). Does public investment improve homeowners' happiness? New evidence based on micro surveys in Beijing. *Urban Studies*, 0042098013484530.
- Yan, T., & Qian, W. Y. (2004). Environmental Migration and Sustainable Development in the Upper Reaches of the Yangtze River. *Population and Environment*, 25(6), 613-636.
- Yin, R. K. (1981). The Case Study Crisis: Some Answers. *Administrative Science Quarterly*, 26(1), 58-65.
- Yin, R. K. (1994). Discovering the future of the case study method in evaluation research. *Evaluation practice*, 15(3), 283-290.

- Yin, R. K. (2003). Case study research: Design and methods. (Third ed.). *Applied social Research methods*, Vol. 5. London: Sage Publications.
- Zikmund, G. W., and Babin, J. B. (2007). *Exploring Marketing Research*, United States. Thomson South-Western.
- Zikmund, W. G., Babin, B. J., Carr, J. C., and Griffin, M. (2010). *Business research methods* (8th ed.). United States of America: South-Western, Cengage Learning.
- Zimmerer, T. W., and Yasin, M. M. (1998). A Leadership Profile of American Project Managers. *Project Management Journal*, 29(1), 31–38.