

# IMPACT OF DEVELOPMENT-INDUCED DISPLACEMENT ON SOCIO-ECONOMIC WELL-BEING OF MAKKAH RESIDENTS, SAUDI ARABIA

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**Majrashi Abdurahman Abdulaziz M<sup>1\*</sup>, Abdulaziz Hassan<sup>2</sup>**

<sup>1\*</sup> *Department of Architecture, College of Engineering and Architecture, Umm Al-Qura University, P.O. Box 715, Makkah, Kingdom of Saudi Arabia, Email address: [aamajrashi@uqu.edu.sa](mailto:aamajrashi@uqu.edu.sa)*

<sup>2</sup> *Department of Urban and Regional Planning, Faculty of Earth and Environmental Sciences, Bayero University Kano, P.M.B. 3011 Kano, Kano State, Nigeria, Email address: [ahassan.urp@buk.edu.ng](mailto:ahassan.urp@buk.edu.ng)*

*\*Corresponding author: **Majrashi Abdurahman Abdulaziz M.** Corresponding author's email: [aamajrashi@uqu.edu.sa](mailto:aamajrashi@uqu.edu.sa)*

## ABSTRACT

In the 21st century, the provision of urban infrastructure and services to meet growing needs and aspirations has intensified displacement, particularly in informal settlements. The Kingdom of Saudi Arabia, particularly Makkah, is undergoing massive urban development projects cutting across informal settlements, which have displaced several households. The study explored the impacts of development-induced displacement on households displaced from Jabal Al-Sherasheef due to urban development and the expansion of Masjid Al-Haram. It is underpinned by the Impoverishment Risk and Reconstruction (IRR) framework. A case study design was employed to collect data from 415 displaced persons and 10 in-depth interviews. Data collected were subjected to both descriptive (frequencies and percentages) and inferential tests (paired t-test). Findings demonstrate that there exists a statistically significant difference before and after displacement in the socio-economic parameters such as family type, tenure type, household size, income, expenditure, and access to services. Interpreted in line with the Impoverishment Risk and Reconstruction (IRR) framework, the findings imply that the Haram expansion and supporting infrastructural projects have impacted the displaced people both in terms of socio-cultural relations as well as economic well-being. There was a significant decrease in the size of displaced households and monthly income after displacement. Furthermore, there was a significant increase in the monthly expenditure after displacement. Similarly, qualitative insights indicate disruption of social structure and reduced access to services. The findings suggest that despite resettlement to formally planned areas of Makkah, the displaced persons still experience material and non-material loss and declining socio-economic well-being. The contribution of the study is to empirically operationalise the Impoverishment Risk and Reconstruction framework within the context of urban Makkah. The study recommends that policy and decision-makers integrate livelihood restoration and support, social network preservation and improved access to services into resettlement planning policies, strategies and implementation to overcome the long-term impact of development-induced displacement.

**Keywords:** Development, Displacement, Informal Settlement, Socio-Economic Well-Being

## 1.0 INTRODUCTION

In the 21st century, population growth coupled with a rapid urbanisation continues to place cities and urban areas under intense pressure. This necessitated continuous upgrade and provision of infrastructure to support the growing needs of the urban populace, provide a better, safer, livable and sustainable urban environment. It has been estimated

that 68% of the world's population will live in urban areas by the year 2050 (UN-HABITAT, 2022). This has led to the evolution and proliferation of informal settlements inside the urban boundary and the transition zones. Informal settlements have similar characteristics such as concentration of housing units constructed by either temporary and or permanent materials with no legal documents, no building permits, non-conformance with land use planning regulations, lack of infrastructure and urban services (Srinivas, 1994; UN-Habitat. 2003; UN-Habitat. 2005; Srinivas, 2005; Willis, 2009; Wekesa et al., 2011; Dovey, 2015; Adam, 2014).

A high rate of urbanisation, coupled with inability of governments to provide affordable housing and control urban developments, is among the major causes of informal settlements (Simon, and Ngereja, 2025; Bikis, and Pandey, 2023; FIG, 2008). The proliferation of informal settlements is the major challenge facing the urban areas of the 21st century (Alene, 2022; Davis, 2006). The United Nations Economic Commission for Europe Secretariat (2009) highlighted the following as factors responsible for the spread of informal settlements: (i) speedy growth of urban areas and migration of the populace to selected developed areas; (ii) conflict and regular catastrophes causing people trooping to safer ground in search of means of livelihood; (iii) paucity of improper layout and lack of affordable houses; and (iv) ineffective governance, poor land administration and fragile planning. Most of the causes of informal settlements are attributed to urban development projects and provision of infrastructure and services (Bikis and Pandey, 2023; Cahliková and Stojanov, 2013; Vesalon and Creţan, 2012), which subject the people to socio-cultural and economic hardships (Kaida and Miah, 2015). Urban infrastructure projects accounted for six million more displaced each year (Dodman et al. 2023; Otsuki, 2019; Internal Displacement Monitoring Centre, 2008; Robinson, 2003; Terminski, 2013). According to the World Bank Environment Department's (WBED) report, transportation has caused about 24.6% of resettlement projects. The situation is not different in the Kingdom of Saudi Arabia (Development Commission of Makkah Al-Mukarramah and Mashaer, 2008). Causes of informal settlement in Makkah are: (i) increased revenue from oil the 70s which is reflected in the country's infrastructural development and the need to attract foreign labour to advance the construction which brought about large migration to the Kingdom's cities especially Makkah; (ii) imbalance in regional development which has led to large migration of people from the Kingdom villages to Makkah in search of work and urban services; (iii) failure of the existing real estate market to find adequate housing for the urban poor as well as land prices which is beyond their reach; (iv) lack of administrative control due to the weakness of the administrative system; (v) lack of land administration guidelines or policies on land ownership; (vi) desire of rural unemployed to have land in the urban center; (vii) failure of planning system to provide affordable housing for the urban poor. Nearly one-third of the built-up areas of Makkah city are informal settlements (Al-Shareef, 2002). While studies indicate that displacement of people with or without resettlement is undesirable (Dovey, 2015), some suggest displacement with resettlement (Abbott, 2002; Choguill, 1999; Choguill et al., 1993). Various approaches, including upgrading, redevelopment, renewal and resettlement, have been adopted by different nation-states to address informal settlements. However, pointing out one best out of the many approaches remains contested. While some studies views that resettlement is a pathway for improved living conditions, others hold contrary opinion as they critique it due to its negative impacts such as social network disruption, diminishing cultural identity, declining economic strength, loss of land, job, reduced access to resources, reduced income and increased expenditure, and aggravation of poverty among households (Bandara, 2025; Cernea et al., 2007; Hoshour and Kalafut, 2007).

## 2.0 CONCEPTUAL FRAMEWORK

The displacement of people, mostly the underprivileged, in the name of development has been a common practice across the globe. This has subjected most of those affected to several socio-cultural and economic hardships, as well as exposure to dangers. This is due to a lack of a legal framework that guides the displacement of the urban poor. In an effort to curtail the consequences of development-induced displacement on the less privileged, the World Bank has developed a framework for the displacement of people for any kind of development or project (Cernea, 1990; Cernea, 1997; Cernea, 2000a).

In response to the displacement of people in the name of development, Michael Cernea was motivated by the injustice and developed the Impoverishment Risk and Reconstruction (IRR) framework to address the inequalities caused by development (Cernea, 1990; Cernea, 1997; Cernea, 1996; Cernea and McDowell, 2000; Cernea, 2000b; Cernea, 2000c). This framework serves as an "equity compass" that guides government and international agencies saddled with development and resource allocation to minimise the risks of impoverishment. The framework presents various typologies of displacement risks and possible solutions to mitigate those risks (Cernea, 2000). Cernea highlighted the risk of displacement to consist of one or a combination of the following: landlessness, joblessness, homelessness, marginalisation, food insecurity, increased morbidity, loss of access to common property and community disarticulation.

According to Cernea (2000), the IRR framework is both empirical and theoretical. Empirically, it is based on

factual findings on resettlement studies conducted by researchers in various parts of the world during the last four decades. Theoretically, it benefits from the latest innovations or ideas in the field of resettlement research during the same period. The IRR framework emphasised the economic and social aspects of the displacement and resettlement process. The model has two core fundamental concepts: risk impoverishment and reconstruction. These two core concepts have their respective variables that explain their roles in either risk impoverishment or reconstruction. Due to the consequences of development-induced displacement, the World Bank have developed a policy to guide displacement and resettlement, measures/procedures to be followed (World Bank, 2001).

While the Impoverishment Risk and Reconstruction (IRR) framework developed by Michael Cernea offers a comprehensive lens for studying and understanding displacement risks, it has also been critiqued for being economically dominant, with much emphasis on economic indicators/measures, thereby giving less emphasis on cultural and psychological dimensions of displacement. Furthermore, the IRR model is widely applied in large-scale development projects, thereby subjecting it to a series of queries regarding its adaptability to localised urban contexts. Therefore, while the IRR framework remains the backbone for development-induced displacement and resettlement studies, its application in this study is critically adapted to reflect the economic and socio-cultural realities of the study area.

### **3.0 CRITICAL REVIEW OF METHODOLOGIES**

Beyond conceptual differences, existing studies on development-induced displacement and resettlement also reveal notable methodological limitations. Quite number of literature in the field of development-induced displacement and resettlement relies on cross-sectional case studies with descriptive analyses (Bandara, 2025; Singh, I., & Muhuri2024; Cheau, 2026; Mbatta, 2025), limiting it to assessing the long-term socio-economic well-being of the displaced population. This further limits the ability to relate urban development projects in our cities with displacement outcomes. Similarly, a significant number of studies relied on secondary data mainly from relevant authorities or institutions, and affected persons are rarely engaged, which raises concern about the actual displaced and their actual experiences before and after displacement. As such, a number of gaps exist. Empirical evidence from rapidly urbanising areas like Makkah, where religious and socio-cultural values differ from regions where similar studies have been carried out. Previous studies mostly focused on conceptual discussion or policy analysis, with limited integration of field-based data. Few out of the existing studies assessed the practical implications of Cernea's IRR model within a specific urban context. These subsequently hinder an in-depth understanding of the sustainability of resettlement interventions. This study, therefore, addresses these gaps by undertaking a study in Makkah, which is one of the most urbanised areas of Saudi Arabia, whose religion and socio-cultural values differ from those of other areas where similar studies have been conducted. This study aims to integrate and discuss development-induced displacement, empirical findings from primary-sourced data and Cernea's IRR impoverishment risk. Finally, the study assessed the implications of Cernea's IRR model within the context of Makkah, Saudi Arabia.

### **4.0 PROBLEM STATEMENT**

Informal settlements are widely characterised by a wide range of economic, social and cultural issues such as insecure land tenure, inadequate infrastructure, and non-compliance with planning regulations (Srinivas, 1994; UN-Habitat, 2003; Dovey, 2015). Intensity of the challenges depends on the context, setting and how it is viewed. For instance, the UN-Habitat adopts a general framework in explaining informal settlement, while scholars like Dovey argue that this is a phenomenon that can be better understood as adaptive socio-spatial systems. This indicates a conceptual gap in the way and manner informality is framed.

Informal settlements have been categorised as unplanned settlements or slums (Karimi and Parham, 2012). They may be seen as a purely urban problem, but it is a product of political, economic and social factors. The Municipality of Jeddah (2009) stated that there are about 50 unplanned/informal settlements in Makkah, distributed within and at the urban boundary of Makkah with an estimated population of one million, and this remains the major challenge to the Holy City (Al-Shareef, 2002). In an effort to improve the urban image of Makkah, several development programmes have been proposed, some of which are undergoing implementation. The implementation of these urban development projects, comprising roads, hotels/accommodation and other urban infrastructure, has resulted in the displacement of households living in informal settlements. The development project in Makkah is expected to displace 25,000 households (Al-Khudairi, 2012). In the Kingdom of Saudi Arabia, previous research on informal settlements focused on evolution, identification, their locations and subsequent problems (Alrasheedi et al. 2023; Majrashi, 2017; Al-

Shareef and Seraj, 1992; Al-Shareef, 2003; Al-Zahrani, 2014; Al-Sobhi, 20114). These studies were based on documentary sources and focused on only the predictive approach. The authors failed to adopt survey research to explore an in-depth understanding of the phenomenon or investigate the direct and indirect socio-economic impacts of displacement on the affected people. Empirical studies on development-induced displacement and self-resettlement in Makkah are lacking. Therefore, the contribution of this research will be the in-depth investigation of the impact of development-induced displacement on the people. Also, to determine the direct and indirect consequences of displacement on the people.

## 5.0 STUDY AREA

Makkah city is located between latitude  $39^{\circ} 35'E$  and  $40^{\circ} 02'E$  and longitude  $21^{\circ} 09'N$  and  $21^{\circ} 37'N$ , in the western part of the Kingdom of Saudi Arabia, as shown in Figure 1. It is one of the largest cities in the Kingdom of Saudi Arabia, and the most populous, with a population of 5,791,184 people, with a total landmass of 153,148km<sup>2</sup> and a population density of 45/km<sup>2</sup> (Central Department of Statistics & Information, Saudi Arabia, 2021). Hajj and Umrah are the two most important functions of the city, which attract people from all over the world. The high population in the city is a reflection of rural-urban migration, coupled with pilgrims staying back after performing their religious obligation. These have led to the evolution and proliferation of informal settlements in and around the city boundary.



**Fig. 1:** Map of Saudi Arabia Showing Makkah  
(Source: Majrashi, 2017)

## 6.0 METHODOLOGY

This study adopts a case study design to assess the impacts of development-induced displacement on the residents of Jabal Al-Sherasheef in Makkah, Kingdom of Saudi Arabia, who were displaced due to the expansion of the Haram. The design employed both quantitative and qualitative techniques for a better understanding of development-induced displacement in the study area. A questionnaire and semi-structured interview were employed to collect quantifiable data on the socio-economic well-being of the residents before and after displacement, while the semi-structured interview offered in-depth insights into the lived experiences and perceptions of the residents. The design allows cross-verification of data for a better and in-depth understanding.

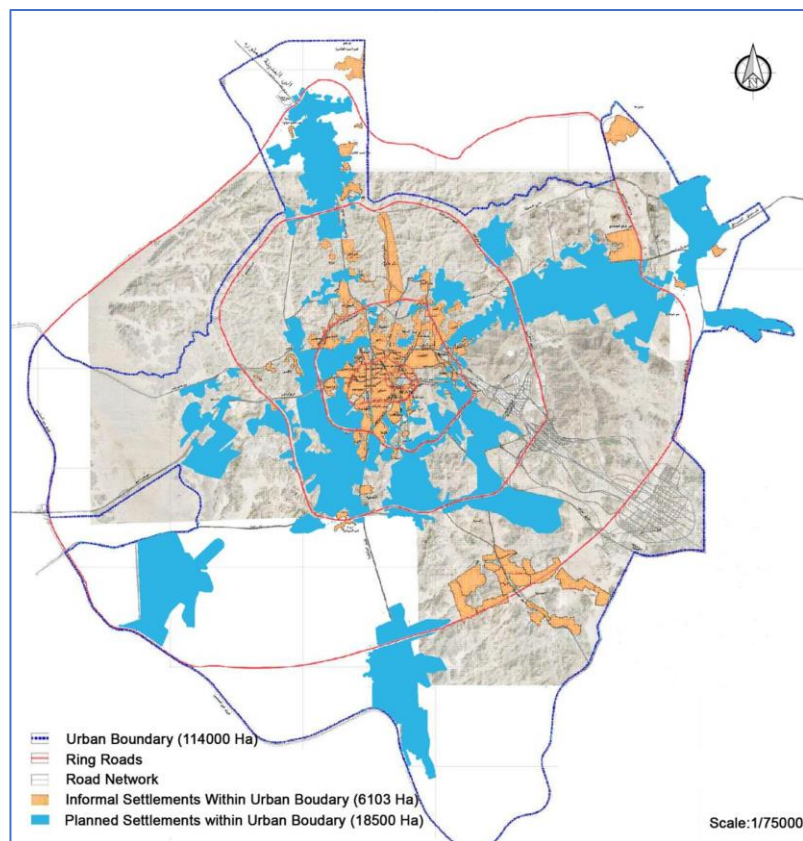
Target respondents are people displaced from Jabal Al-Sherasheef in Makkah. The fact that the population of the study is unknown, 415 displaced people were traced to respond to the questionnaire. Samples were drawn using the snowballing sampling technique. Ten (10) participants were selected for an interview using a purposive sampling technique. The questionnaire was developed based on the review of the literature on informal settlements and development-induced displacement. It was reviewed for clarity and pre-tested with 50 respondents to identify areas needing further amendment. After this, the instrument was administered by the

researcher and four assistants from Jabal Al-Sherasheef. Similarly, an interview guide was developed to explore key social, cultural and economic themes. The time and venue for the interview were arranged by the respondents based on their convenience. During the interview, they were allowed to adequately express their experiences. Both quantitative and qualitative data were analysed concurrently.

Quantitative data were analysed descriptively using frequencies and percentages. An inferential test, specifically a paired sample t-test, was conducted to examine disparities in the socio-cultural and economic well-being of the displaced people before and after displacement. Qualitative data from the interview were transcribed and analysed. The analysis allows integration of data and findings, where quantitative results offered generalizability, and qualitative results offered contextual explanations. Ethical considerations were carefully taken care of throughout the study. Participation was voluntary, and respondents were assured of confidentiality and anonymity, especially with the sensitivity of displacement experiences. Challenges encountered include, but are not limited to, access to the displaced population and potential recall bias.

## 7.0 RESULTS AND DISCUSSION

Analysis of the spatial extent of the study areas was initially conducted. Figure 2 shows the planned built-up areas of Makkah in blue, and the informal settlements in brown. The informal settlements in Makkah covered an area of 6,102.98 hectares. The informal settlements are subdivided into 65 patches located across the city (Otsuki, 2019). Article (5) of Central Department of Statistics & Information, Saudi Arabia (2021) categorised informal settlements into three: those that arose due to individual development of house units with or without permit; semi-organised informal settlements with building permits and where structures are in the form of semi-geometric form; and historical areas/towns, where part of the old city forms part of it.



**Fig. 2:** Distribution of Planned and Informal Settlements in Makkah  
(Source: Majrashi, 2017)

The findings of the research are presented and discussed in this section. Both descriptive and inferential statistical techniques were employed to analyse the data collected. Furthermore, qualitative insights from interviews were used to complement the qualitative findings. Table 1 presents the demographic profile of the respondents.

**Table 1: Demographic Profile of the Respondents**

Variable	Response	Frequency (f)	Percentage (%)
Gender	Male	396	95.4
	Female	19	4.6
Nationality	Saudi	298	71.8
	Others	117	28.2
Country of birth	Saudi	372	89.6
	Country of origin	43	10.4
Age group	21-30	108	26.0
	31-40	161	38.8
	41-50	66	15.9
	51-60	48	11.6
	61 and above	32	7.7
Level of education	Informal	73	17.6
	Primary	88	21.2
	Secondary	71	17.1
	Diploma	103	24.8
	Degree	70	16.9
Employment	Post graduate	10	2.4
	Self-employed	52	12.5
	Public	172	41.4
	Private	158	38.1
Duration of stay	Unskilled labour	33	8.0
	0-5	3	0.7
	6-10	9	2.2
	11-15	49	11.8
	16 and above	354	85.3

The result reveals a pronounced gender imbalance, as the male respondents constitute an overwhelming majority (95.4%), while the females constitute a marginal proportion of 4.6%. The skewed nature of the findings may be connected to the socio-cultural and religious background of the people, which limits the participation of females with non-relatives and or activities outside the home environment.

With respect to the nationality of the respondents, Saudi citizens dominate the sample with 71.8% representation, although the non-Saudi citizens represent a substantial proportion (28.2). Notably, despite the composition of the respondents, 89.6% were born in the Kingdom of Saudi Arabia, suggesting a high level of socio-spatial integration with migrants. This implies that both the citizens and non-citizens have long-standing attachments to Jabal Al-Sherasheef.

The age distribution of the respondents demonstrates that more than 50% of the respondents fall within the age bracket of 31-50 years of age. This can have substantial implications for the socio-cultural well-being and economic stability.

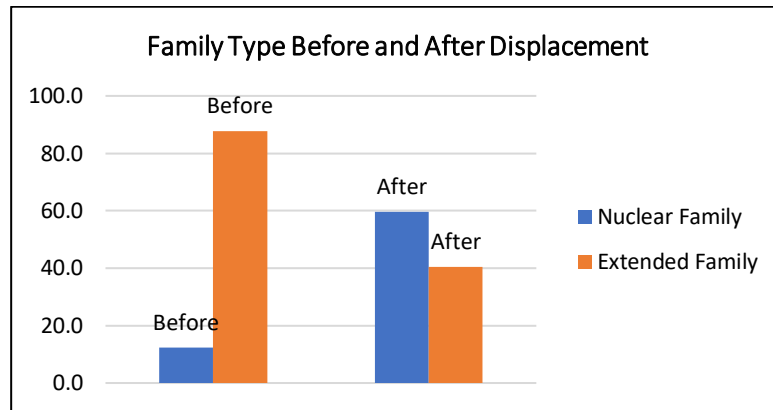
Educational attainment among the displaced population is relatively low, with more than half of the respondents having attended secondary, primary or informal education. This reaffirms what the literature characterises as informal settlements, linking it to limited access to educational facilities and services. Even though there is representation of diploma and degree holders, indicating that those respondents did not allow the environment to influence them.

Employment status of the respondents from Jabal Al-Sherasheef illustrates a complex situation. Despite their low level of education, a significant proportion of the respondents work with either the public or private sector, while a notable segment is engaged with the informal sector. This demonstrates the coexistence of both formal and informal sectors within Jabal Al-Sherasheef. This implies that, on average, people who attended secondary level of education can be employed to work in either the public or private sector.

With respect to the duration of stay, the overwhelming majority (85.3%) of the respondents lived in Jabal Al-

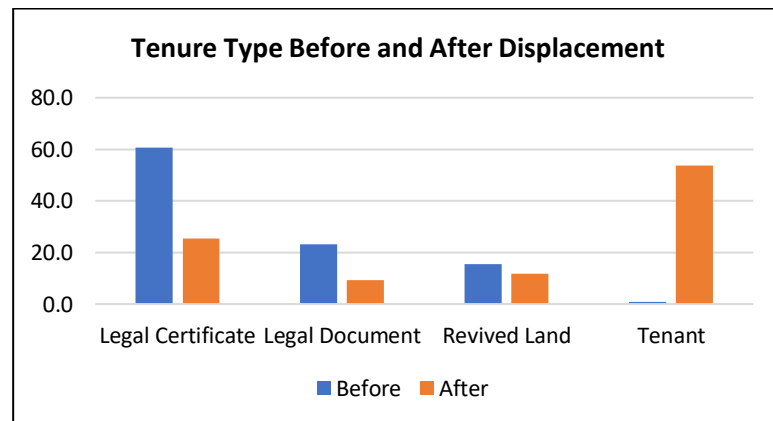
Sherasheef for over 15 years. The long-term occupancy highlights the deep-rooted social and economic ties in the area, and explains why some of the foreign settlers were born in Saudi Arabia.

An assessment of the displaced family structure before and after displacement (Figure 3) reveals a significant transformation from a predominantly extended family to a nuclear family. Before the displacement, extended families dominated the composition of households, thereby reflecting strong social ties and networks. However, after displacement, nuclear family structure dominates, thereby implying the breakdown of the extended family system and social networks. The shift from extended to nucleated family structure suggests a fragmentation of traditional social structures.



**Fig. 3:** Family Type Before and After Displacement  
(Source: Authors' Analysis)

Concerning tenure type, the findings reveal a substantial shift in tenure after the residents were displaced from Jabal Al-Sherasheef (Figure 4). Before the residents were displaced, a dominant proportion of them possessed land, indicating a relatively stable tenure structure. However, the post-displacement results suggest that more than half of the residents shifted to tenancy status, as only 30% of the respondents retained their status as owners.



**Fig. 4:** Tenure Status of the Respondents  
(Source: Authors' Analysis)

To achieve the aim of the research, which is to assess the impact of development-induced displacement on the affected people, a paired sample t-test was employed to determine the difference between the condition of the displaced before and after displacement. The findings reveal that there is a statistically significant decrease in household size before displacement ( $M=2.21, SD=.949$ ) to ( $M=2.07, SD=.886$ ) after displacement,  $t=3.206$  (414),  $p<.005$  as in Table 2. The decrease in house hold size may be due to the nature houses before displacement which can be expanded to suit the need of the households and accommodate all members of the extended

family, and even newly married couples because the house is owned by the households; while after displacement, they move into apartments that cannot be expanded, and accommodates limited number of people (mostly nuclear family only). This is a reflection of physical constraints and social restructuring.

**Table 2: Paired Sample t-test Results**

	Before		After		t-value	df	Sig. (2-tailed)
	Displacement		Displacement				
	Mean	SD	Mean	SD			
Household size	2.21	.949	2.07	.886	3.206	414	.001
Monthly income	2.35	1.025	2.24	.982	2.568	414	.011
Monthly expenditure	3.14	1.139	3.69	1.286	-10.458	414	.000
Location of shopping centres	1.66	.989	2.15	1.113	-7.289	414	.000

Similarly, there is statistically significant decrease in the income of the displaced after displacement, with a mean value of 2.35, SD = 1.025 before displacement, to mean of 2.24 and SD of .982 after displacement with a t value of 2.568 at 414 degree of freedom and  $p < .05$ . On the other hand, there is statistically significant increase in their monthly expenditure after displacement, with a mean of 3.14, SD=1.139 before displacement and mean of 3.69 and SD=1.286 after displacement with t value of 10.548 at 414 degree of freedom and  $p < .001$ . This implies that those who were self-employed and those who are unskilled labourers may have lost their jobs/means of income as a result of the displacement. This is one of the risks highlighted by Cernea (1990) in his Impoverishment Risk and Reconstruction Model (IRR). This issue can be addressed through employment generation in the displaced new locations. Despite a decrease in the monthly earnings of the people, their expenditure, on the other hand, increased. This may be attributed to a change of status of housing ownership from personal to rental, coupled with expensive services in the new location, since it is planned, unlike in the informal settlement, where services are informal and at the same time cheap.

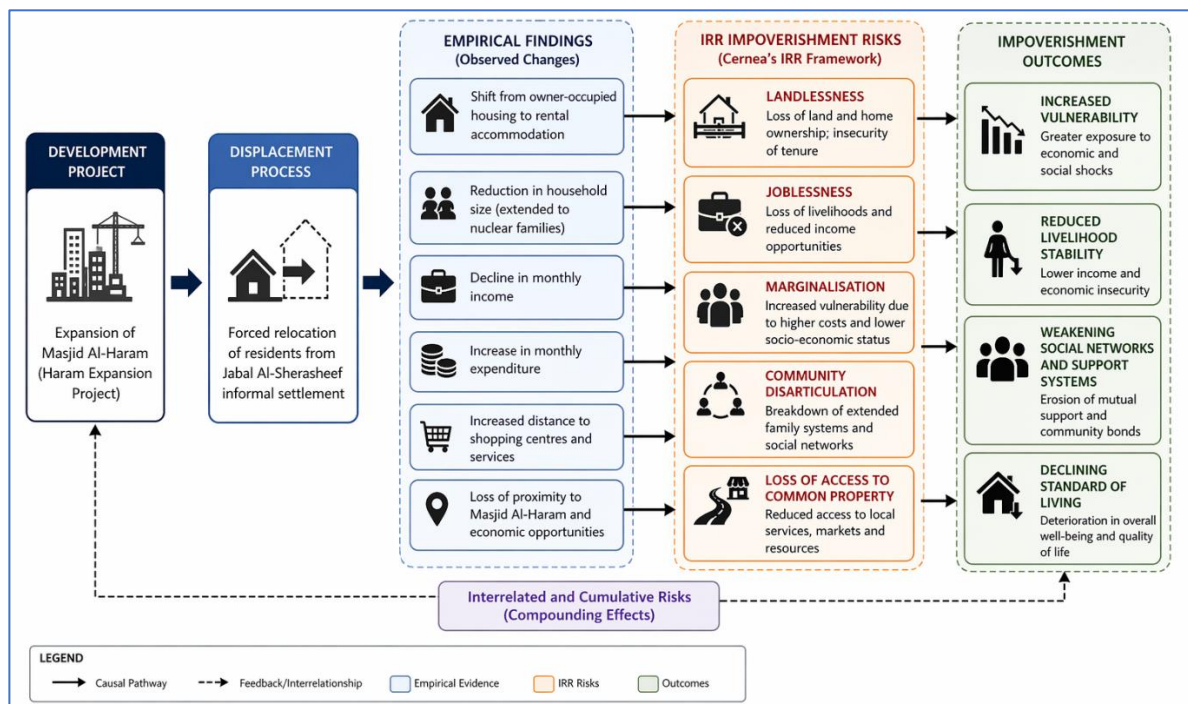
The responses reveal that there is a statistically significant increase in the distance to shopping areas, with a mean value of 1.66, SD=.989 before displacement to a mean of 2.15, SD=1.113 after displacement, with a t value of 7.289 at 414 degrees of freedom and  $p < .001$ . This implies that the displaced now stay in planned areas with specific land uses located in specific areas. Unlike in the informal settlement, where everything is informal, such as rooms or sections of houses that are informally converted to shops. This can allow residents of the area to shop without going a long distance, while in a planned area, people have to go to commercial areas for shopping.

The qualitative findings offer in-depth insight into development-induced displacement. Ownership and family ties are the primary motives behind staying in Jabal Al-Sherasheef. This reinforces the significance of extended family structure. The majority of them indicated “the area/house belongs to my family; I have a section in the house and stay with them”. This implies that those whose immediate family owns a house do not need to suffer looking for accommodation elsewhere, as some indicated that “my extended family cannot allow me and my family to stay elsewhere”. The house, therefore, continues to undergo modification to meet the needs of the extended family. Some argue that proximity to religious infrastructure is an influential factor for staying in the area. The respondents cite the reason that “the area is close to the city centre and also Masjid Al-Haram”. This implies that the people stay in the area because of its proximity to the city centre and their business activities or working place, as they can reach those places easily and within a short period of time. Very few respondents indicated that “it is cheaper to stay in the area than other apartments elsewhere”. Since they cannot afford to rent a luxurious apartment due to their status as low-income earners, they go for the cheaper option. Cumulative loss of these can contribute to economic and social dislocation.

## 8.0 DISCUSSION

This study empirically operationalised Cernea’s Impoverishment Risk and Reconstruction (IRR) model. The findings demonstrate interaction between the key concepts of the model and development-induced displacement in Jabal Al-Sherasheef, thereby producing socio-economic vulnerability as conceptualised by the model. It demonstrates a direct link between empirical findings and the key concepts of the IRR model as

presented in Figure 5. The displacement systematically and measurably re-imaged IRR risks. This highlights the significance of employing a holistic approach to resettlement studies, exploring the material and non-material impacts of displacement, and providing empirical evidence within an urban context.



**Fig. 5:** Conceptual Framework Linking Development-Induced Displacement, Empirical Findings and IRR Impoverishment Risks

(Source: Authors' Conceptualisation based on Cernea's IRR model (1990, 1997) and Empirical Data from the Field)

Empirical evidence from the study in Al-Sherasheef, Makkah demonstrate shift in family structure from extended to nuclear family size due to displacement induced by development, signifying fundamental disruption of social systems. Relating this to Cernea's Impoverishment Risk and Reconstruction (IRR) model, this shift conforms to community disarticulation, as displacement breaks down long-standing kinship networks and wears away social bonds. Family structure, particularly extended serve as a critical support system for economic and social stability. Their breakdown led to non-material loss, which is mainly underestimated in conventional resettlement studies. The dynamics of family structure are reflected in the dynamics of household size, as the study reveals a significant reduction in household size, which is mainly influenced by formal housing arrangements in the new location. This demonstrates fragmentation of social network/ties, thereby underpinning community disarticulation of the IRR model.

The study has presented an evidence-based study of tenurial insecurity and manifestation of landlessness by the displaced people of Jabal Al-Sherasheef due to a shift in tenure type, as many of the owner-occupiers before displacement have become tenants in rented accommodation. The shift aligns with Cernea's concept of landlessness and signifies physical loss of property, posing a threat to long-term economic security and exposing the displaced to vulnerable economic and social conditions, thereby subjecting the displaced to long-term economic insecurity.

Income and employment status of the displaced demonstrate a significant decrease after displacement, thereby pushing them towards joblessness, in line with the conceptualisation of the IRR framework by Cernea. This provided evidence that family and neighbourhood structure are critical support systems for economic and social stability, signifying informality. Therefore, when it is ripped to pieces, it affects individuals whose livelihoods were connected to the spatial and economic setting of the original settlement.

The study provides empirical evidence of increased expenditure, suggesting economic marginalisation and deterioration of economic well-being. This underscores a shift from an informal and low-cost living environment

to a formal setting, characterised by a higher cost of living. This subjects the less advantaged households to a series of living challenges and places them at risk of impoverishment, as pointed out by the IRR model. This can be challenging for the disadvantaged population, as the study provided evidence of increased household expenditure, leading to reduced socio-economic well-being, presenting substantial evidence of marginalisation.

Access to shopping facilities becomes a challenge in the new location. Proximity to goods and services in the new area is influenced by the extent of formality in the area, unlike in the old settlement, where mixed land uses facilitated access to the facilities. This signifies that the new area is planned, and therefore functional zoning exists, which subsequently increases travel time and cost for goods and services. The increased distance to facilities and services according to the IRR model signifies a loss of access to common property resources. This can influence the socio-economic well-being of the displaced people.

## **9.0 CONCLUSION**

The study explored the socio-economic and cultural impacts of development-induced displacement on the affected population who lived in Jabal Al-Sherasheef due to the expansion of Masjid Al-Haram and supporting infrastructure. A case study design combining both quantitative and qualitative approaches was employed to provide an in-depth understanding of pre- and post-displacement conditions of the people, by measuring outcomes and lived experiences. Findings reveal that displaced persons experience notable socio-economic disruptions. This is despite being relocated to planned areas. This includes a shift from house/land owners to tenancy status, breakdown of socio-cultural network/ties, declining income, increased expenditure and reduced access to basic services. Practically, living in a planned environment, zoning determines where each activity or service is located, which increases the distance to access these services, implying high expenditure. These lead to deterioration of the socio-economic well-being of the affected population, particularly as they were used to life in an informal setting, where mixed-use operations operate with no regulation. Viewing the scenario through the lens of the Impoverishment Risk and Reconstruction Framework by Cernea, empirical findings demonstrate the interconnection between the concepts of the model and the outcome of the study. Instead of experiencing a better well-being after displacement, the affected households experience intensified vulnerability. The empirical evidence of the study highlights the inadequacy of resettlement in improving the well-being of people, despite the fact that the resettled area is a planned one. In reality, development-induced displacement can play a vital role in uplifting a city's image in terms of infrastructure; however, it can influence economic and social disruptions, specifically for low-income and informally employed individuals. The study contributes to the body of knowledge by empirically operationalising the Impoverishment Risk and Reconstruction Framework within the context of Makkah, Saudi Arabia, which undergoes rapid urban development and redevelopment. It revealed that development-induced displacement is a serious challenge in urban Makkah, no matter how formally planned an area is. The outcome highlights the need for integration of livelihood restoration and support, social network preservation and improved access to services into resettlement planning policies and strategies to overcome the long-term impact of development-induced displacement.

## **10.0 POLICY RECOMMENDATIONS**

Improper management of development-induced displacement can reproduce multiple material and non-material losses that can further impact the socio-economic well-being of the affected persons. Since development-induced displacement is inevitable, the impacts can be mitigated through the following policy recommendations:

- i. The need to prioritise livelihood restoration and improvement
- ii. Consideration of secure tenure arrangements and provision of multiple options of affordable housing
- iii. Consideration of the social fabric of the affected communities in displacement and resettlement policies
- iv. The need to strengthen institutional and legal frameworks and produce a clear guideline and legal framework for displacing people from their origin.
- v. Adopt participatory planning where the displaced can be encouraged to participate in planning, implementation, resettlement and post-resettlement phases to ensure sustainable resettlement
- vi. Ensure effective monitoring across all the phases that can guide post-resettlement support where necessary.

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