MAJLIS PERBANDARAN AMPANG JAYA
BAHAGIAN PERHUBUNGAN AWAM DAN SEKRETARIAT
MENARA MPAJ, JALAN PANDAN UTAMA,
PANDAN INDAH, SELANGOR,
55100 KUALA LUMPUR

KERATAN AKHBAR
25 Februari 2016 (Khamis)

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KERATAN AKHBAR 25 FEBRUARI 2016 (KHAMIS)	
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Tajuk Berita	New idea for old areas
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EVENTS Inspiring SMEs at SOBA 2018 awards night >8&9

FOOD Doughnuts in bold colours pull in regulars >10

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Better future: Taman Pandan Jaya residents in Ampang could have the option of moving into bigger units with the tentative proposal to redevelop the area. — LOW LAY PHON/The Star

New idea for old areas

Selangor plans to redevelop these housing schemes with new structures that have more space and the latest amenities, starting with low-cost units. >2&3

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TRAFFIC MATTERS

● Continuation of intermittent left-lane closure at the access in and out of Jalan PJU 10/9, Prima Damansara, until April 2, from 10pm to 6am.

● Continuation of intermittent left-lane closures along Jalan Kuala Selangor (Sungai Buloh-bound and Kepong-bound) at the LDP Highway intersection until April 14. The closure is from 10pm to 6am from Sundays to Fridays, and from 10pm to 8am on Saturdays and public holidays.

Motorists are advised to follow the traffic signage and flagmen during road closure. For details, call 1-800-82-6868 (MRT hotline).

NEW COUNTER HOURS

Subang Jaya Municipal Council (MPSJ) has revised its counter operation hours since Jan 1. The Inc2 counter at MPSJ headquarters is open 8am to 5pm on weekdays. The drive-through counter at MPSJ headquarters is open 9am to 4pm, Mondays to Thursdays, and 9am to 12.15pm and 2.45pm to 4pm on Fridays. The branch offices in Bandar Puteri Puchong and Seri Kembangan Indoor Stadium are open from 8am to 5pm, Mondays to Thursdays, and 8am to 12.15pm and 2.45pm to 5pm on Fridays. All counters are closed on weekends and public holidays.

ASSESSMENT INCENTIVE

Property owners who pay their Shah Alam City Council (MBSA) 2019 assessment tax by Feb 28 will be entitled to a free MBSA umbrella or jute bag. Only applicable to taxpayers who settle the payment for the entire year in full and have no arrears. The gifts are available while stocks last. For details, call 03-5522 2881/ 2882.

CNY SPRING CLEANING

Petaling Jaya City Council (MBPJ) is organising a festive spring cleaning programme in selected areas this weekend. Bulk waste and unwanted items have to be placed outside houses before 10am. Collection will be done on Saturday (Jan 26) at Tropicana PJU 3 (PJU 3/12 and TR2) PJU 5 and Bandar Utama 3 and 4, and on Sunday (Jan 27) at Bandar Utama 6 and 7, Jalan Cecawi 6 in Kota Damansara and Section 22. For details, visit www.facebook.com/petalingjayacitycouncil

DISCUSSION ON DIABETES

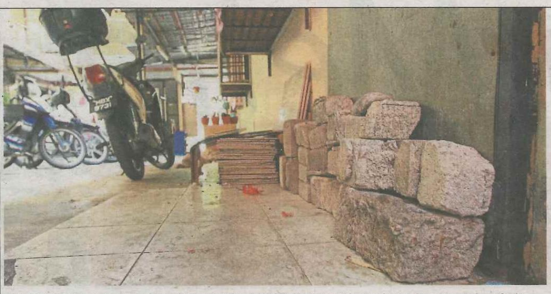
Thomson Hospital Kota Damansara is organising a focus group discussion on "Understanding Diabetes: A Silent Killer" on Saturday (Jan 26), from 2pm to 4pm, at its Board Room, Level 5, 11, Jalan Teknologi, PJU 5, Kota Damansara, Petaling Jaya. Issues such as symptoms, who gets diabetes and how it affects your life will be discussed. Admission is free and only open to those who are facing diabetes and keen for a solution. To register, email chungming.chin@tmclife.com

EARTH PROJECT

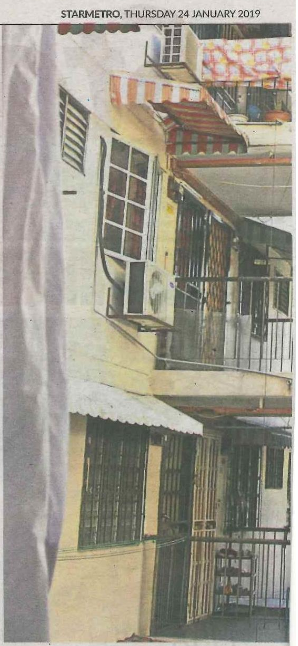
The Kechara Ipoh Study Group is organising an earth project on Sunday (Jan 27) from 9.30am to 11.30am at Jalan Dato Lau Pak Khuan, Ipoh Garden (in front of Ipoh Garden post office) . Items such as metal, aluminium, electronic equipment, plastics, newspaper, carton boxes, paper, old clothes, bulbs, ink cartridges and glass (jar and bottles) can be donated.

ARTS AND LITERARY

Sharpened Word will host a witty literary session entitled "Marriage & Mutton Curry" by Datuk Dr M. Shanmugalingam on Saturday (Jan26) from 2pm to 5pm at 22, Hale Street, Ipoh. Entrance is by donation. For details, visit www.facebook.com/sharpenedword.kinta



Residents have resorted to placing makeshift barriers to stop rodents from entering their homes. Problems faced by the residents include maintenance wiring, and broken amenities.



George is concerned about the time it would take for the residents to get the new units.

Optimising use of land

Programme will see low-cost flat owners get larger replacement units at no extra cost

By SHALINI RAVINDRAN
shaliniravindran@thestar.com.my

THE Selangor government plans to inject new life into old housing areas through an urban redevelopment programme.

It plans to start with areas in Ampang Jaya, Petaling Jaya, Shah Alam and Klang first.

The programme will involve identifying housing areas that are no longer suitable for today's standard of living, and then working with developers to rebuild newer homes and infrastructure.

State Housing and Urban Living Committee chairman Haniza Talha said the programme would also help optimise land use in urban areas to accommodate higher numbers of new and affordable housing.

An example is the low-cost flats in Taman Pandan Jaya, Ampang, which have only two rooms and a bathroom.

To fit the current standards, she said each unit should have at least three bedrooms and two bathrooms.

"The residents and the state have been approached by a developer who is keen to demolish and rebuild new flats on the land, while developing additional housing for sale on a portion of the land.

"Each unit owner will receive a new replacement unit at no additional cost.

"As these are privately-owned flats and not under the state, it would be up to the residents if they are agreeable to the plan," she said at a press conference after a dialogue with Taman Pandan Jaya residents.

For the plan to go through, Haniza, who is Lembah Jaya assemblyman, said the developer would need to get 100% consent from the flat owners.

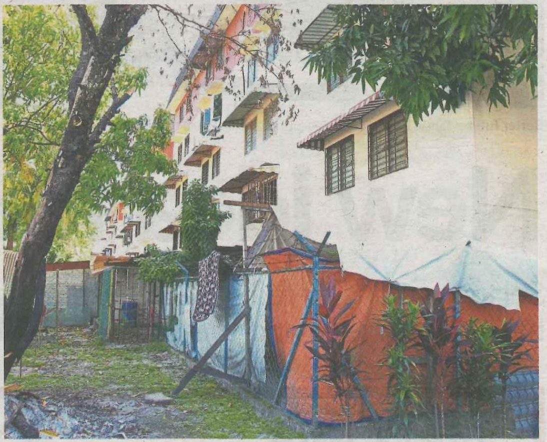
Only then can the proposal be submitted to the Ampang Jaya Municipal Council for approval.

The state, she explained, would only act as a mediator between the developer and residents.

She added that should the project take off, the residents would see the floor area of their units increase to about 1,000 sq ft, double the current size.

"There are currently 1,920 units here spread over 40 blocks of five-storey walk-up apartments.

"If the redevelopment plan goes through, the rebuilding will be done in phases.



Several ground floor residents at the low-cost flats have illegally extended their homes for more space. Each two-bedroom, one-bathroom unit is less than 500 sq ft.

"This is only at the initial stage and there is no official proposal yet.

"But, the developer has done a sampling of some 200 residents here and the response has been mostly positive," she said.

Haniza added that part of the reason why these particular flats fit the redevelopment plan was due to the ageing facilities.

"These flats are more than 40 years old and have many maintenance issues, including wiring problems and broken roofs.

"For the residents to fix all the problems would be very expensive," she said.

Following this module, three other areas had been identified with the potential to be redeveloped.

"Another developer has shown interest in redeveloping near an old tin mining pond in PJS 2.

"I will also meet officers from the Shah Alam City Council (MBSA) and Klang Municipal Council (MPK) to determine other suitable locations," Haniza said.

She added that the project could be completed within two years using the industrialised building system (IBS).

Hopeful but sceptical

While residents and owners of the Taman Pandan Jaya low-cost flats will be happy to receive new and bigger units, they are waiting to see the developer's proposal before

The Taman Pandan Jaya low-cost flats are falling into disrepair as many of the residents cannot afford to pay for maintenance.

Haniza (standing, right) during a dialogue with Taman Pandan Jaya low-cost flats residents.

Haniza says the programme will allow urban areas to accommodate more new and affordable housing.

Harii says the proposal sounds too good to be true.

Nazarah Bibi says increased maintenance and legal fees will need to be taken into account.

making any decisions.

Nazarah Bibi, 70, admitted that the current unit was too small for her family of four, which included her disabled brother.

"Of course we would want bigger units, but we also have to consider other factors like increased maintenance fees and legal fees.

"Most of us are from the lower income group, so any additional cost would have a big impact on us," she said, adding that she has lived in the flats for the past 35 years.

Another resident, SA Harii said the proposal sounded too good to be true.

"We would need reassurance that the original owners would not have to fork out any additional payment and that the project is not stalled.

"Also, the value of the new units should be equal or more than the current market value. "We bought our units for RM25,000 in 1985, and now it is worth about RM200,000," he said.

Resident J. George, 68, was concerned about the time it would take for them to get the new units.

"Where would we live when the new units are being constructed and will we be forced to move out of this neighbourhood during that period?

"These are questions that we need answers to before we can agree," he said.

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Prolintas nafi abai selenggara laluan berhampiran projek Suke

um 24/1/19 m/s 47

KUALA LUMPUR 23 Jan. - Syarikat konsesi Projek Lintasan Sungai Besi-Ulu Klang Sdn. Bhd. (Prolintas) akan terus memantau dan menambaik jalan-jalan di sekitar projek Lebuhraya Sungai Besi-Ulu Kelang (Suke) di Ampang, dekat sini.

Prolintas memaklumkan pemaju projek itu giat menjalankan pemantauan berkala bagi memastikan kawasan di sepanjang pembinaan diselenggara dengan baik dan konsisten.

"Bagi tempoh pembinaan selama empat tahun, kaedah penyelenggaraan yang sesuai adalah turapan semula melibatkan penurapan lubang atau mendapan dengan bancuhan bitumen jalan atau *hot mix asphalt*.

"Sekiranya ada kerosakan jalan yang ketara, kaedah 'potong dan tampal' akan dilakukan untuk mengelak kerosakan semula," katanya.

Prolintas berkata demikian sebagai maklum balas mengenai artikel 'Kerja Turap Asal Siap' yang disiarkan *Utusan Malaysia* pada 14 Januari lalu yang didakwa penduduk tidak rata dan beralun selain terdapat lubang serta lopak air.

Menurut kenyataan itu, lokasi di Jalan Taman Putra merupakan tapak pembinaan Lebuhraya Suke dan tindakan penurapan telah dilaksanakan pada 10 Januari lalu.

"Pembinaan struktur dinding tanah bertetulang '*Reinforced Soil Wall*' dilakukan di kawasan tanah kerajaan dan laluan utama, Jalan Mamanda 11, Ampang.

"Hasil daripada pemantauan, kami dapati kesan-kesan mendap disebabkan oleh aktiviti-aktiviti pengorekan untuk pembinaan kerja-kerja '*pipe jacking*' oleh rangkaian pembentungan yang tidak berkaitan projek Suke," katanya.

Menurut kenyataan itu lagi, kawasan laluan keluar masuk lori di Dataran Palma atau Hotel De Palma terletak di luar laluan utama pembinaan Suke justeru kerja-kerja penurapan dilaksanakan oleh kontraktor yang tidak berkaitan dengan Suke.

"Maklumat daripada pihak berkuasa tempatan memaklumkan bahawa laluan tersebut telah diturap semula sebelum 7 Disember tahun lalu dan tidak lagi berlubang," katanya.

Selain itu, Prolintas berkata, terdapat tiga lagi laluan berbeza yang kerap dikaitkan dengan projek Suke iaitu Jalan Ampang (menghala ke Jalan Bukit Belacan), Jalan Mewah dan Jalan Pinang yang terlibat dengan beberapa projek pembinaan yang lain seperti projek rangkaian pembetungan dan projek pemasangan paip yang menggunakan kaedah pengorekan.

"Kawasan ini terletak di luar kawasan projek Suke dan tidak melibatkan laluan bagi pembinaan projek ini," katanya.

Sehubungan itu orang awam yang mempunyai sebarang isu atau aduan, boleh membuat aduan di laman web *www.mysuke.com.my* atau aplikasi Facebook, *Prolintas Highways*, Twitter, *@mySUKEofficial* atau di talian 1300-88-9922.

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47 terima bantuan ehsan

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PANDAN INDAH – Seramai 47 mangsa bencana menerima sumbangan bantuan ehsan daripada kerajaan negeri.

Ketua Penolong Pegawai Daerah (Pembangunan) Pejabat Daerah Tanah Hulu Langat, Khairul Aizawati Khalid berkata, penerima terdiri daripada mangsa kebakaran dan banjir.

"Mereka dari Kampung Pandan Dalam, Kampung Melayu Ampang, Kampung Cheras Baru dan Tasek Tambahan. Bantuan Bencana yang diterima ini adalah daripada Tabung Bencana Kerajaan Negeri Selangor, kadar sumbangan pula dinilai daripada bencana yang menimpa mangsa," katanya.

Menurutnya, sumbangan ehsan sebanyak RM500 akan diberikan kepada mangsa yang terpaksa berpindah ke pusat pemindahan ketika bencana berlaku.

"Mangsa yang beragama Islam juga turut menerima bantuan daripada Lembaga Zakat Selangor (LZS) dan bantuan kit bencana daripada Jabatan Khidmat Masyarakat," katanya.

Sumbangan tersebut disampaikan oleh Pengurus Pusat Khidmat Dun Bukit Antarabangsa, Roslin Mohd Rosli.

Sila layari sinarharian.com.my

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104 kilang haram ditutup

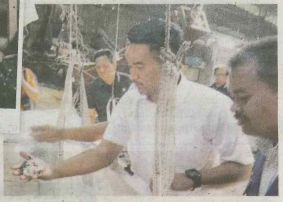
Pemilik tanah diberi tiga bulan baik pulih, bersih sisa plastik

AZIE YAHAYA

PELABUHAN KLANG

Kilang haram yang disita dalam operasi bersepadu, semalam.

Sze Han menunjukkan sisa plastik yang terdapat di kilang plastik haram.



Azmizam menunjukkan sisa plastik yang belum diproses.

Sebanyak 104 kilang plastik yang beroperasi di dua daerah di negeri ini ditutup kerana beroperasi secara haram.

Exco Kerajaan Tempatan, Pengangkutan Awam dan Pembangunan Kampung Baru, Ng Sze Jan berkata, 71 kilang terbabit terletak di Klang, manakala 33 lagi di daerah Kuala Langat.

"Sebanyak 104 kilang haram berjaya ditutup di Selangor termasuk lima kilang yang kita serbu dalam operasi di sekitar Telok Gong hari ini (semalam)," katanya.

Beliau berkata demikian kepada pemberita ketika ditemui selepas operasi bersepadu kilang lastik haram di sekitar Telok Gong, di sini semalam.

Turut serta, Adun Pelabuhan Klang, Azmizam Zaman Huri; Pengarah Jabatan Alam Sekitar (JAS) Selangor, Shafe'ee Yasin dan Pengarah Jabatan Perlesenan Majlis Perbandaran Klang (MPK), Azhar Samsudin.

AZHAR

Sze Jan berkata, 33 kilang plastik haram di Kuala Langat yang sebelum ini dikenakan tindakan oleh pihak berkuasa sudah melakukan kerja-kerja pembersihan sisa plastik.

"Melalui pemantauan yang dijalankan, terdapat dua lagi tapak kilang yang sebelum ini dikenakan tindakan masih belum melakukan kerja-kerja pembersihan dan pemulihan semula tanah.

"Oleh itu, saya nasihatkan kepada pemilik tanah supaya segera melakukan proses pembersihan dan membaik pulih tanah," katanya.

Bersihkan atau tanah dirampas

Sze Jan berkata, tindakan rampas tanah akan diambil oleh kerajaan negeri jika pemilik gagal membersihkan sisa plastik ditinggalkan penyewa tanah mereka selepas kilang disita.

Katanya, tiada tolak ansur bagi pihak terbabit kerana amaran sudah diberikan sebelum ini.

Beliau berkata, pemilik tanah diberikan tempoh tiga bulan untuk melakukan kerja pembersihan.

"Pemilik tanah sudah diberikan Notis 7B kepada beberapa pengusaha kilang dan pemilik tanah yang didapati menyalahgunakan tanah.

"Oleh itu kita beri masa tiga bulan kepada mereka untuk membersih dan memulihkan tanah terbabit.

"Jika mereka gagal berbuat demikian, kerajaan negeri tidak akan teragak-agak untuk merampas tanah mereka," katanya.

Sze Jan berkata, tempoh itu mencukupi dan pihak tidak akan berkompromi kerana perkara tersebut sudah diputuskan dalam mesyuarat exco sebelum ini.

Kacau ganggu kepada penduduk

Sementara itu, Azmizam berkata, pihaknya sering menerima aduan penduduk terutama di Teluk Gong dan Pulau Indah yang terkesan akibat pencemaran dihasilkan kilang plastik haram.

"Tak semua sisa plastik ini boleh diproses dan diguna semula. Jadi sisa ini dihantar ke tempat lain untuk dibakar pada waktu malam.

"Pembakaran dibuat secara terbuka dan ini menyebabkan kacau ganggu kepada penduduk berhampiran kerana bau kurang menyenangkan," katanya.

Beliau berkata, sisa plastik turut dibuang di kawasan hutan kayu bakau sehingga menjejaskan ekosistem di kawasan terbabit.

"Ada juga pengusaha kilang buang sisa plastik ini ke kawasan penambakan tanah seperti di kawasan hendak dibangunkan seperti di Selat Damai dan kampung tradisi di Pulau Indah," katanya.

Azmizam berkata, usaha Kementerian Perumahan dan Kerajaan Tempatan (KPKT) dan kerajaan negeri melakukan operasi bersepadu kilang plastik haram wajar dipuji.

"Kita berterima kasih kepada pihak terbabit selain agensi lain seperti MPK dan JAS kerana turun padang.

"Harap usaha ini dapat membendung kewujudan kilang-kilang haram di Selangor," katanya.

Mengulas mengenai operasi yang dijalankan itu, Azhar berkata, pihaknya sering melakukan operasi bagi membendung kilang plastik haram di kawasan pentadbiran MPK.

"Sehingga kini, 33 kilang di sekitar Klang diberi notis dan ditutup hasil 23 operasi yang kita jalankan," katanya.

Sisa yang ditemui di kilang plastik haram.

Notis yang ditampal dihadapan premis.

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SH 24/1/19 MS 24.

Usaha lindungi nyawa pelajar

Adun Teratai, JKR adakan perbincangan tingkat aspek keselamatan

AHMAD ISMADI ISMAIL

TERATAI

Bryan Lai (lima, kiri) bersalaman dengan Jurutera Daerah Hulu Langat, Ir Dr Zarabizan Zakaria selepas selesai perbincangan.

Demi keselamatan pelajar ketika pergi dan pulang dari Sekolah Menengah Kebangsaan (SMK) Taman Seraya, Adun Teratai mengadakan perbincangan dengan Jabatan Kerja Raya (JKR) bagi meningkatkan aspek keselamatan.

Bryan Lai Wai Chong berkata, pihaknya amat mengambil berat berhubung keselamatan pelajar ketika menggunakan jalan raya.

"Kita mahu kemudahan yang mencukupi untuk menjamin keselamatan pelajar semasa melintas.

"Dalam hal ini, saya telah memohon JKR memasang pagar laluan pejalan kaki di Jalan Mawar sejauh 150 meter dan menyediakan lampu isyarat pejalan kaki untuk pelajar melintas di kawasan ditetapkan," katanya.

Beliau berkata, pihaknya dimaklumkan bahawa JKR merancang untuk menyediakan jejambat bagi memudahkan pelajar melintas.

"Pengguna jalan raya juga harus memperlahankan kenderaan apabila melalui kawasan ini supaya dapat elak kemalangan.

"Setakat ini belum ada kes kemalangan di laluan ini, namun kita harus lebih berwaspada dan berhati-hati," katanya.

Mengulas lanjut perbincangan yang diadakan itu, Bryan Lai berkata, beliau turut membangkitkan isu permintaan penduduk mengenai lampau isyarat di Bukit Teratai.

"Selain itu, saya juga dimaklumkan mengenai projek pelebaran jalan Lebuhraya lingkaran tengah dua (MRR2) ke Jalan Bunga Mawar.

"Projek tersebut kini berada di peringkat akhir kelulusan, projek ini perlu dilaksanakan kerana jalan sedia ada terlalu sempit (bottle neck) dan berlaku kesesakan jalan raya," katanya.

Menurutnya, pihaknya juga berharap JKR dapat mengkaji kawasan bahu jalan dari Taman Muda ke Taman Seraya untuk diwujudkan kawasan parkir yang lebih sempurna.

Katanya, buat masa ini penduduk parkir di bahu jalan, justeru beliau berharap pewartaan parkir dapat memberi keselesaan kepada orang ramai.

Sementara itu, dalam perkembangan lain Bryan Lai berkata, lima tan nanas akan dijual ketika jualan amal nanas sempena Tahun Baharu Cina 2019 berhampiran stesen minyak BHP Taman Muda pada Sabtu dan Ahad ini.

"Sebiji nanas akan dijual dengan harga RM15 hingga RM20 dan semua hasil keuntungan akan digunakan untuk membantu golongan orang susah atau kurang kemampuan dalam kawasan Dun Teratai khususnya, sempena perayaan Tahun Baharu Cina 2019," katanya.