

P&P

PEMAU DAN PEMILIK

REZEKI CIKGU FAISAL

FOKUS

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Memiliki kediaman di sekitar Lembah Klang terutama Kuala Lumpur dan Selangor pada harga mampu milik antara perkara yang hampir mustahil untuk dilakukan.

Lokasi strategik dan ruang terhad berikutkan kepadaan penduduk yang tinggi menjadikan faktor harganya boleh mencakup jutaan ringgit.

Mohd Faisal Muahayidin, 38, antara individu yang bertuan apabila berjaya membeli kediaman pertamanya di Setapak, Kuala Lumpur.

Kondominium Sky Awani III dengan berkeluasan 800 kaki persegi ini dibeli pada RM300,000 yang ditrasmikan Perdana Menteri Datuk Seri Ismail Sabri Yaakob, baru-baru ini.

Uniknya, kediaman ini memiliki 22 kemudahan bertaraf kondominium termasuk 'Sky Bridge Rooftop' yang diiktiraf sebagai 'Malaysia's Highest Residential Sky Bridge' oleh Malaysia Book of Records (MBOR).

Lebih menarik, penghuni dapat menikmati keindahan pandangan 360 derajat berlatar belakangkan keindahan kota metropolitan Kuala Lumpur.

Guru di sebuah sekolah menengah di Kuala Lumpur itu berkata, sebelum ini dia tinggal di rumah kakaknya di Selayang, Selangor sejak lima tahun lalu sebab berpindah dari Sarawak untuk bertugas di ibu kota.

"Sebenarnya, rumah yang saya tinggal sekarang sudah selesa dan jarak ke sekolah tidaklah terlalu jauh."

"Bagaimanapun, saya perlu keluar dari

Miliki rumah pertama di tengah kota,
hanya ambil masa 15 minit ke tempat kerja

EXCLUSIVELY FOR HARIAN METRO
PHOTOGRAPH BY CHUA YOUNG

rumah seawal 6.20 pagi kerana perlu menempuh kesesakan jalan raya yang agak teruk," katanya.

Menurutnya, perancangan untuk memiliki kediaman sendiri sudah lama dibuat namun masih perlu menunggu masa yang sesuai.

"Saya bercadang membeli rumah apabila kewangan stabil termasuk menyelesaikan pinjaman kereta yang digunakan sekarang. Alhamdulillah kereta saya sudah habis dibayar pada bulan sama saya menerima kunci rumah."

"Jadi saya perlukan suatu kaedah untuk mengawal kewangan supaya disalurkan kepada perkara yang lebih mendatangkan faedah antaranya memiliki kediaman sendiri," katanya.

Katanya, perkara yang mendorongnya membuat keputusan memiliki kediaman sendiri ialah keinginan mengumpul aset ditambah usia yang semakin meningkat.

"Sebelum memiliki kediaman, beberapa kriteria yang diambil kira termasuk harga bersesuaian dengan tahap kewangan, jarak ke tempat kerja dan juga kemudahan yang ditawarkan pemaju," katanya.

Mohd Faisal berkata, proses membeli rumah yang dikategorikan sebagai Rumah Mampu Milik Wilayah Persekutuan (RUMAWIP) bermula pada Oktober 2018.

"Rumah ini ditawarkan kepada mereka yang bekerja di Kuala Lumpur. Oleh itu, pada peringkat awal saya menyediakan beberapa dokumen yang perlu diserahkan kepada pihak Dewan Bandaraya Kuala Lumpur (DBKL) untuk mendapatkan kelulusan.

"Kemudian proses diteruskan seperti biasa iaitu berhubung dengan pemaju, memohon pinjaman perumahan daripada Lembaga Pembiayaan Perumahan Sektor Awam (LPPSA) dan diakhiri dengan prosedur bersama peguam yang dilantik pihak pemaju," katanya.

Jelasnya, pada awal pembelian hanya tinggal unit yang terletak di tingkat atas.

"Namun rezeki memilih kepada saya apabila ejen menyatakan terdapat unit berada di tingkat yang 'baik' berikut pinjaman pembeli terdahulu tidak diluluskan. Saya tidak mengambil masa lama dan



DILENGKAPI kemudahan kolam renang



KEMUDAHAN gimnasium untuk penghuni



BAHAGIAN 'rooftop' turut menyediakan ruang riadah



RUANG lobi yang luas



KEDIAMAN berlatar belakangkan keindahan kota metropolitan Kuala Lumpur

terus buat keputusan untuk memiliki kediaman itu," katanya.

Katanya, buat masa sekarang, dia masih belum berpindah ke kediaman barunya itu kerana masih dalam proses pemeriksaan kerusakan dan kecacatan oleh pemaju yang mengambil masa selama sebulan.

"Kemudian saya ingin membuat pengubahsuaian secara berperingkat mengikut keperluan. Perkara terawal yang akan dilakukan adalah memasang kabinet dapur, lampu, kipas, pendingin hawa dan langsir," katanya.

Secara keseluruhan, dia bersyukur kerana pembelian kediaman pertama ini adalah sangat berbaloi kerana terletak

di lokasi yang sangat strategik iaitu di tengah-tengah bandaraya Kuala Lumpur.

"Bagi saya jarak dari tempat kerja ke rumah sangat penting. Perjalanan dari rumah ke sekolah, hanya mengambil masa selama 15 minit berbanding sebelum ini."

"Selain itu, harga yang ditawarkan agak berpatutan berbanding rumah lain yang mempunyai kemudahan dan saiz sama," katanya.

Akuinya, pembelian rumah menuntut disiplin pengurusan kewangan yang tinggi kerana bayaran bulanan bermula selepas 28 bulan menandatangani perjanjian jual beli (SPA) biarpun rumah masih

Selain itu, harga yang ditawarkan agak berpatutan berbanding rumah lain yang mempunyai kemudahan dan saiz sama

MOHD FAISAL MUHAIYIDIN

belum siap sepenuhnya.

"Oleh itu, saya cuba hadkan pembelian dan aktiviti melancang ke luar negara untuk menambah wang simpanan."

"Alhamdulillah nasib juga kewangan saya sudah stabil berikutan sudah 12 tahun berkhidmat dalam perkhidmatan pendidikan," katanya.

StarMetro 8/7/22 (Fri) 10:22

By BAVANIM

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TWENTY heavy vehicle owners who violated the time frame accorded to them to enter Kuala Lumpur city centre were issued with summonses in a joint operation.

Operasi Laluan Wakai Terhad, was carried out by the traffic police, Road Transport Department (JPJ) and Kuala Lumpur City Hall (DBKL) between 6.30am and 9.30am on Wednesday at Jalan Istana, Lebuhraya Sultan Iskandar (Lebuhraya Mahameru), Jalan Tun Razak, Jalan Dewan Bahasa and Jalan Kuching.

Heavy vehicles exceeding 7.5 tonnes are barred from entering main roads leading into the city centre from 6.30am to 9.30am and between 4.30pm and 7.30pm every day. Signboards displaying the time schedule have been put up at various locations.

The joint operation resulted in owners of heavy vehicles entering the main roads during the prohibited hours, being issued tickets for the violation.

Those caught not following the rules can be compounded the maximum of RM1,000 or jailed three months or both under Section 70(4)

Heavy vehicle drivers face the music for entering city centre at peak hours

The operation is part of a series of enforcement efforts carried out by a task force set up last month to oversee and study the traffic flow in Kuala Lumpur, a move aimed to reduce the worsening congestion in the capital city.

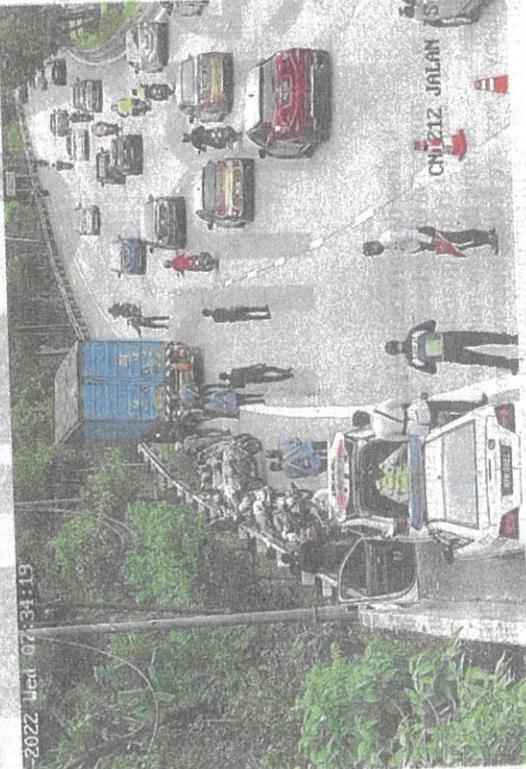
Future enforcement efforts include using the city's 5,000 traffic cameras to issue fines to errant motorists.

Jalaluddin said the ministry would discuss with Mahadi on upgrading all the city traffic cameras in Kuala Lumpur.

"We will talk to the KL traffic police, our legal advisers and the Attorney General's Chambers to check on the legality of issuing traffic summonses using evidence taken from CCTV camera images.

"Our cameras can capture real-time images accurately. We hope we can issue summonses to those flouting traffic rules, based on those images."

"We believe this will educate motorists who continuously break traffic rules, and help reduce congestion," he added.



Enforcement officers stopping a lorry during the joint operation at Jalan Istana during the morning peak hour. — Photo courtesy of DBKL

Also present at the operation of the Road Transport Act 1987, at Jalan Istana were Deputy Federal Territories Minister Datuk Seri Jalaluddin Alias and Kuala Lumpur mayor Datuk Seri Mahadi Che Ngah.

Seri Aman PPR residents want more transparency from DBKL

StarMetro, 21/7/22 (Fri) - Pg. 3

By AIDA AHMAD
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KUALA Lumpur City Hall (DBKL) has promised to provide the Seri Aman People's Housing Project (PPR) Residents Association (SAPPRRA) with the list of contractors hired to look into the urgent repairs at the units in Kepong.

Association chairman Mohamed Nawaz Koya told *StarMetro* that mayor Datuk Seri Mahadi Che Ngah had asked DBKL to provide the list following numerous complaints on the lack of transparency and communication by the authorities.

"The mayor has also ordered the DBKL maintenance officer to carry out a site visit with us soon and list down the problems.

"I also asked for another meeting to focus on solving our chronic problems.

"The mayor agreed and said that the water leakage problems must be addressed," he said after a meeting between the mayor and SAPPRRA yesterday.

Mohamed Nawaz complained that the DBKL maintenance team arrived at the PPR on Monday to inspect the units without any notice or prior contact with the association.

"I did make a complaint to the mayor's special assistant.

"The problem arose when the residents did not allow the contractors into their units to do the repair work.

"This is where we need cooperation from the authorities because the residents are upset that there is no notice given about the contractors' visit.

"So when the residents come and complain to our association, we cannot do anything because we are also unaware of what is going on," he added.

Mohamed Nawaz said SAPPRRA was supposed to meet the mayor last month but the



StarMetro's reports on Dec 6, 2021

meeting had been postponed twice.

The residents, mostly former squatters from Jinjang Utara longhouse, moved into the units in 2017, but soon started finding defects involving cracks, water seepage, leakage, mould and mildew in their units which gradually became worse.

StarMetro highlighted their problems in a report headlined "Incessant leaks plaguing PPR Seri Aman residents" on Dec 6, 2021.

Mohamed Nawaz said the lack of communication from DBKL about which contractors were coming to do repairs at the units was infuriating.

"I had also demanded that we identify how to solve the three major problems at the flats, of which are the internal and external water-proofing, rainwater seeping into the building, and the water pipe leakage from inside the walls."

On June 23, about 40 residents held a peaceful protest outside DBKL headquarters to demand that their units be repaired by competent contractors.

DBKL has yet to comment at press time.