

Condo project alarms Taman U-Thant residents

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A PROPOSAL to build two high-rise condominium blocks in Jalan Ampang Hilir, Taman U-Thant in Kuala Lumpur, is causing unease among residents in the area.

The development proposal covers 1.45ha of land and comprises a 43-storey block and a 20-storey block with a total of 457 units. The proposed project will take place at the site of unoccupied Lanson Place (Kondominium 8) which will be demolished to make way for the towers.

While residents are not against the development itself, they are unhappy with the project's new population density as the area comprises mostly low-and medium-built residential blocks.

Katana Residences Management Corporation president Andy Lor said they were shocked when Kuala Lumpur City Hall (DBKL) put up a noticeboard at the site calling for public feedback.

"The project will have a huge impact on the area if it is not scaled down."

"Most homeowners in this area purchased their property because it is a mature and low-density area. The highest blocks are no more than 10 or 12 storeys high, which suit the existing infrastructure."

"The new development should remain low-density to suit the rest of the neighbourhood," he said, adding that they had until May 29 to send in their objections.

He said drainage and other infrastructures in the area could not cope with the added stress. "In 2020, there were sinkholes nearby Jalan Taman U-Thant.

"Floods too are a common occurrence and have not been addressed," he said.

Committee member John Priamo said traffic in the area would surely increase with the added units.

They fear existing infrastructure will not be able to cope with proposed high-density development



DBKL put up a noticeboard on the proposed redevelopment of the former Lanson Place condominium at Jalan Ampang Hilir, Taman U-Thant, Kuala Lumpur. PHOTO: D. SIEW PIN

"Peak-hour traffic is already at a standstill, what more with the extra vehicles once the project is completed."

"We also foresee a lot of roadside parking should there not be enough parking bays within the premises."

Desa Palma condominium property administrator Arass Abdullah said Jalan Ampang Hilir and Jalan Madge were too narrow and not designed to cater to high-density projects.

"These are single carriageway roads that lead to busy Jalan Ampang and there is no more space to expand the roads."

The residents added that if the proposed project was approved, it could set a dangerous precedent, whereby land meant for low-density structures could be used to build high-rise buildings.

Lor added that residents had sent in their objections.

They hope DBKL will take their concerns into consideration and scale down the project. Meanwhile, project developer Paramount Property chief executive officer Chee Siew Pin said it was working closely with DBKL and other authorities to meet all requirements, including providing infrastructure upgrades.

"For now, the Traffic Impact



Lor says the project will have a huge impact on the area if it is not scaled down.

On parking concerns, Chee said there would be adequate parking space with two to four parking bays per unit.

"If all goes smoothly, we aim to start work in 2023 with a target for completion in 2026."

"We are already in contact with the residents and are committed to ensuring that this project is developed responsibly in a manner that is respectful to those living around us."

Meanwhile, Kuala Lumpur mayor Datuk Seri Mahadi Che Ngah said public feedback as per Rule 7 of the Planning (Development) Rules 1970 would be given due consideration.

"Their concerns will be brought to the one-stop centre (OSC) meeting where the committee will discuss and deliberate the proposal," he said.

development at a lower plot ratio of 1:4.5 which is below the permissible level of 1:6 for this area.

"The land came with old condominiums that have limited potential for market value appreciation. "We aim to rejuvenate this into a vibrant upscale development that will provide city folk with secure and smart living in this prime location."

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DBKL akan batalkan lebih 300 lesen disalah guna

KUALA LUMPUR - Lebih 300 pemegang lesen yang menyalahgunakan pelbagai lesen yang diluluskan di bawah Dewan Bandaraya Kuala Lumpur (DBKL) akan berdepan dengan tindakan pembatalan selain turut di senaraikan hitam.

Timbalan Menteri Wilayah Persekutuan, Datuk Seri Jalaluddin Alias berkata, ia membabitkan lesen penjaja, lesen peniaga dan lesen premis.

Menurutnya, penyalahgunaan lesen itu membabitkan perbuatan menjual dan memberi sewa atau sublesen tersebut kepada pihak ketiga termasuk warga asing.

"Setakat ini kita dapat lebih 300 pemegang lesen melakukan kesalahan itu dan kita akan ambil tindakan untuk membatalkan lesen-lesen berkenaan.

"Mereka yang didapati bersalah juga akan disenaraikan dan tiada lagi peluang kedua buat mereka," katanya pada sidang akhbar di sini pada Selasa.

Jalaluddin menegaskan, beliau sendiri turut melaku-

kan pemeriksaan mengejut bagi memastikan lesen yang diberikan tidak disalahgunakan termasuk di Pasar Borong Selayang.

Sementara itu, beliau berkata, Kementerian Wilayah Persekutuan akan mengambil tindakan tegas sekiranya benar dakwaan wujud kartel dalam sektor pembinaan atau projek pembinaan dikuasai pihak terientu.

"Saya tidak izinkan perkara ini berlaku dan kalau ada dalam pentadbiran serta pengurusan DBKL, ia tidak akan dibiar terus menerus berlaku," jelasnya.

Katanya, projek itu tidak boleh dimonopoli pihak tertentu yang berkepentingan dan mengambil peluang di atas keistimewaan diberikan kepada kontraktor Melayu.

Beliau berkata, sekiranya perkara itu berlaku,

tidak adil kepada mana-mana kontraktor yang benar-

benar mahu menjalankan kerja kontrak sebagai kon-

traktor bumiputera di wilayah dan negeri lain.



JALALUDDIN

RM169.7j diperuntuk ganti 306 lif PPR, PA

Jelebu: Sebanyak 306 lif bagi kawasan Perumahan Awam (PA) dan Projek Perumahan Rakyat (PPR) di Kuala Lumpur terbabit dalam projek penggantian atau naik taraf secara berfasa bagi tempoh lima tahun bermula 2020 membabitkan kos RM169.7 juta.

Timbalan Menteri Wilayah Persekutuan Datuk Seri Jalaluddin Alias berkata, ketika ini, fasa kedua kerja berkenaan sudah bermula 1 Mei lalu membabitkan 10 kawasan masing-masing dalam Parlimen Bandar Tun Razak, Batu Cheras, Lembah Pantai, Seputeh, Setiawangsa dan Wangsa Maju.

Menurut beliau, bagi projek fasa satu membabitkan 104 lif di 12 PPR dan PA, ia sudah berjalan 75 peratus dan dijangka siap sepenuhnya pada penghujung tahun ini membabitkan kos RM48.2 juta.

"Fasa dua pula membabitkan PPR Raya Permai, PPR Seri Malaysia, PA Seri Perak, PPR Seri Alam, PA Kerinci 1A, PPR Kerinci, PPR Seri Cempaka, PPR Muhibah, PPR Semarak dan PA Seri Tioman,"

"Kos projek dianggarkan RM65.4 juta. Ia dijangka siap antara Mei 2023 hingga September 2024 manakala peruntukan projek diperoleh menerusi bajet pembangunan 2021," katanya ditemui selepas merasmikan Sambutan Hari Guru dan Hari Raya Warga Pendidik Parlimen Jelebu di Kompleks Umno Jelebu, semalam.

Hadir sama, Ahli Dewan Undangan Negeri (Adun) Sungai Lui Mohd Razi Mohd Ali, Adun Pertang Noor Az-



JALALUDDIN

mi Yusof dan Pegawai Pendidikan Daerah Jempol dan Jelebu Putra Hashim.

Jalaluddin berkata, Dewan Bandaraya Kuala Lumpur (DBKL) melalui Jabatan Pembangunan Komuniti dan Kesejahteraan Bandar (JPKKB) turut merancang melaksanakan kerja penggantian atau naik taraf lif bagi fasa tiga di PPR Desa Tun Razak dan PA Seri Sarawak membabitkan 18 lif dengan kos RM10.8 juta, menerusi bajet pembangunan 2022.

Ujarnya, bagi projek fasa empat yang menggunakan bajet pembangunan 2023, 48 lif membabitkan PPR Batu Muda, PPR Laksamana, PPR Perkasa dan PPR Pekan Kepong akan digantikan atau dinaik taraf dengan kos RM28.8 juta.

Bagi fasa lima, kata beliau, ia membabitkan 27 lif di PPR Bukit Jalil, PA Seri Terengganu dan PA Seri Pangkor dengan kos RM16.2 juta.

Ia akan menggunakan peruntukan daripada bajet pembangunan 2024.

"Ketika ini, bagi projek fasa ke tiga, ia dalam peringkat mengiklankan tender," katanya.