

LAST DAY ON MAY 2

# 210,000 VISIT LORONG TAR RAYA BAZAAR

Highest number of daily visitors recorded last Sunday at 21,600, says KL mayor

KUALA LUMPUR

**T**HE Aidilfitri bazaar in Lorong Tuanku Abdul Rahman (TAR) here attracted 210,000 visitors up to Friday.

Kuala Lumpur Mayor Datuk Seri Mahadi Che Ngah said the highest number of daily visitors was recorded last Sunday, totalling 21,600 people.

"Apart from having to wear a face mask, as part of Covid-19 standard operating procedure, visitors are also advised to be vigilant and take care of their safety, especially those who bring along children.

"I advise visitors to take public transport, such as the bus or Light Rail Transit, to avoid parking problems."

He said this in a video posted on City Hall's Facebook page on Friday.

Mahadi said 420 enforcement personnel — including from City Hall, police,



People visiting the Aidilfitri bazaar in Lorong Tuanku Abdul Rahman, Kuala Lumpur, recently. BERNAMA PIC

as well as the Malaysia Volunteers Corps and Immigration Department — monitored security at the bazaar and ensured a smooth traffic flow in the area.

The bazaar operates from 10am to mid-

night every Monday to Thursday, and 10am to 2am on Friday, Saturday and Sunday.

The last day of the bazaar is on May 2. **Bernama**





WARGA KOTA mengunjungi Bazar Aidilfitri di Lorong Tuanku Abdul Rahman bagi membuat persiapan menyambut hari raya. Gambar kecil, anggota polis trafik bertugas mengawal lalu-lintas bagi mengelak kesesakan.

#### Kuala Lumpur

**S**ejumlah 210,000 pengunjung direkodkan membeli-belah di Bazar Aidilfitri di Lorong Tuanku Abdul Rahman (TAR) 2022 untuk persiapan hari raya sejak bazar itu beroperasi pada 9 April lalu sehingga kelmarin.

Datuk Bandar Kuala Lumpur, Datuk Seri Mahadi Che Ngah berkata, jumlah pengunjung harian tertinggi direkodkan pula adalah pada Ahad, 17 April lalu iaitu seramai 21,600 orang.

"Selain perlu mematuhi prosedur operasi standard (SOP) pemakaian pelitup muka, pengunjung dinasihatkan sentiasa berwaspada dan menjaga keselamatan terutama mereka yang membawa kanak-kanak.

# 210,000 'serbu' Bazar Jalan TAR

*Rekod harian tertinggi adalah 21,600 pengunjung*

"Saya nasihatkan pengunjung yang mahu datang supaya menggunakan pengangkutan awam seperti bas atau Transit Aliran Ringan (LRT) untuk mudah bergerak tanpa perlu membuang masa mencari tempat letak kereta yang kurang," katanya

dalam satu video dimuat naik dalam Facebook Dewan Bandaraya Kuala Lumpur (DBKL).

Mahadi turut memaklumkan 420 anggota penguat kuasa termasuk DBKL, Polis Diraja Malaysia

(PDRM), Jabatan Sukarelawan Malaysia (Rela), Jabatan

Imigresen Malaysia ditugaskan melakukan pemantauan keselamatan di bazar itu selain memastikan aliran trafik lancar.

Bazar Aidilfitri Lorong TAR 2022 beroperasi sehingga 2 Mei ini membatik 206 petak khemah dengan waktu operasi dari jam 10 pagi hingga 12 tengah malam kecuali pada Jumaat, Sabtu dan Ahad hingga jam 2 pagi.

**420 penguat kuasa DBKL, PDRM, Rela, imigresen ditugaskan memantau keselamatan**

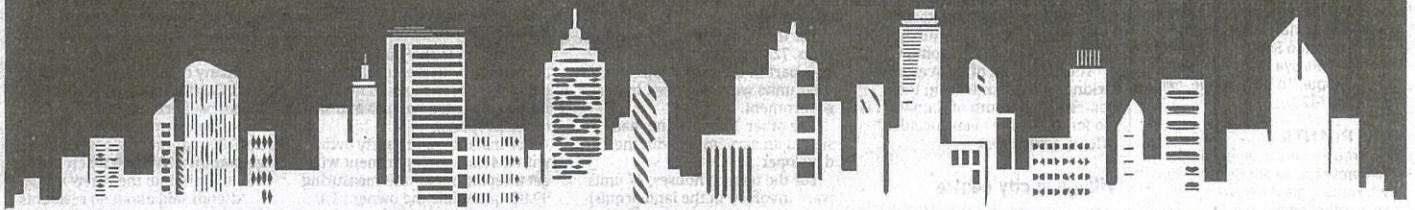


**Ideal location:** A resident of the PKNS flats in Kampung Sungai Baru taking in a view of the city centre from her unit.  
— CHAN TAK KONG/The Star



## Redevelopment hurdle

More than two-thirds of nearly 300 flats and landed property owners in Kampung Sungai Baru, Kuala Lumpur, who signed an agreement with a developer, do not want any more delay in obtaining their dream homes. However, another group of landowners, who did not consent to the project and had their land acquired under the Land Acquisition Act 1960, say the RM200,000 to RM350,000 compensation offered to them is insufficient. >2&3



### Selangor

Taman Sri Muda residents fear clogged drains will lead to dengue outbreak >4

### Johor

JB council says collapsed wall at Taman Pelangi home built without approval >5



### Penang

Daily challenge awaits thrill seekers at world's longest water slide in Teluk Bahang >6





## COUNCIL MATTERS

> Shah Alam City Council (MBSA) has provided RoRo bins for spring cleaning in conjunction with Hari Raya Aidilfitri. Bulk waste such as used furniture and old mattresses are accepted. Electrical appliances such as fans, televisions and refrigerators can be delivered directly to an MBSA recycling centre. Waste such as iron or glass must be packed or wrapped before disposal. To see locations of bins, visit <https://bit.ly/3vzTQvo>. For details, call 03-5510 5133 (MBSA) or 019-375 9592 (KDEB Waste Management hotline).

> In conjunction with its 30th anniversary, Ampang Jaya Municipal Council (MPAJ) is hosting a night run at Melawati Mall on July 2 at 9pm. Early registration ends on May 2 with RM57.75 fee. Register at <https://bit.ly/3rCZBr6> or Ampang Jaya Night Run on Facebook.

> Ampang Jaya Municipal Council is organising a rat eradication programme in Pandan Jaya. RM3 will be paid for each rat brought to the public field beside the Selangor Public Library Corporation at Jalan Pandan 4 from 8am to noon on May 21 and 28, June 11 and 25, July 9 and 23. For details, call 03-4285 7007 (MPAJ Health and Environment Department).

> Subang Jaya City Council is offering free pick-up of bulk waste such as old mattresses and furniture for spring cleaning for landed properties until April 30. Make appointments for pick-ups before April 25. For details, call 03-8081 4437 or 011 3558 4437.

> Kuala Langat Municipal Council is organising a Hari Raya greeting video contest. Submission deadline is May 18. For details, visit [bit.ly/mpklCeriaRaya](http://bit.ly/mpklCeriaRaya)

## PHOTOGRAPHY CONTEST

Deadline for Putrajaya Tourism Photography Contest has been extended to June 30. Theme is architecture and new tourism products such as glamping site, Putrajaya Steps, sandy beach and natural attractions. For details, visit <http://www.ptpc2022.info/>

## FREE TRANSPORT

MBSA is offering free transport to OKU card holders and senior citizens from 8.30am to 5pm on weekdays. The service covers eight locations namely Hospital Shah Alam, Klinik Kesihatan Section 7 Shah Alam, Klinik Kesihatan Section 19 Shah Alam, Klinik Kesihatan Bukit Kuda Klang, Hospital Tengku Ampuan Rahimah in Klang, Hospital Sungai Buloh, Klinik Kesihatan Sungai Buloh and University Malaya Medical Centre, Kuala Lumpur. To book a ride, call 03-5522 2732.

## FREE PLANTS

Free Tree Society is giving away free plants like salam (Indonesian Bay), kantan, giant milkweed as well as other edible and ornamental varieties at their nursery in Jalan Limau Purut, Bangsar, Kuala Lumpur. For details, visit [bit.ly/RewildMY](http://bit.ly/RewildMY)

## VIDEO COMPETITION

Menteri Besar Selangor Incorporated is organising a short video competition on corruption and power abuse. Duration of the video is limited to three minutes. Participate individually or in groups. Submit entries via [integriti@mbiselangor.com.my](mailto:integriti@mbiselangor.com.my) by June 30.

# 'Majority of Kg Sg Baru folk keen on development'

Stories by BAVANI M  
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THE needs of many outweigh the needs of few, says Kampung Baru Development Corporation (PKB) chairman Datuk Affendi Zahari.

He was referring to the redevelopment of Kampung Sungai Baru in Kuala Lumpur, where negotiations with residents started in 2016.

"A majority of residents there want a better living environment to enjoy a comfortable and healthy life," he said.

Affendi added that these residents could have been living in their dream homes now had the project not been delayed.

"If everyone had been on board then, residents would be moving into their new larger units with modern facilities today," he stressed.

He highlighted that 66.77% or 219 flats and landed property owners had agreed to the redevelopment and signed a joint venture agreement with the developer.

For the uninitiated, the government had invoked Section 8 of the Land Acquisition Act 1960 after failing to get the consent of the entire population of Kampung Sungai Baru for the project.

Before the Act was invoked, the developer carried out 60 engagement sessions and dialogues with owners between 2016 and Oct 7, 2020.

Flats owners are being paid compensation in stages from February this year.

## Prime location

Located in Kampung Baru, Kampung Sungai Baru is leasehold land under PKB.

It covers 5.23ha and some 3.18ha or 60% of the land has been earmarked for redevelopment.

Part of the project is a mixed development being touted as KLCC 2 or KLCC North.

The first phase of the project on a 0.67ha site involves the construction of a condominium tower with modern facilities.

Flats and terrace house owners who signed an agreement with developer Ritzy Gloss Sdn Bhd will move into these units once completed.

Earlier this month, letters issued to some residents pertaining to the land take-over was misinterpreted as an eviction notice, simultaneously irking residents and going viral.

"The likelihood of a government kicking out residents from their homes in the month of Ramadan is too far-fetched to even consider," Affendi said.

## Village in city centre

Kampung Sungai Baru is sandwiched between the Ampang-Kuala Lumpur Elevated Highway (Akleh), Kampung Paya and Kampung Pindah.

Here, there are 264 flats units across eight blocks (A, B, C, D, E, F, G and N) of walk-up flats.

They were built in 1969 by Selangor State Development Corporation (PKNS).

The sizes of the units range from 40.97sq m to 53.04 sq m and 56.02sq m.

There are also 64 terrace houses of varying sizes.

PKB: They see project as chance to live in better environment while staying put in heart of KL



The old PKNS flats in Kampung Sungai Baru was built in 1969. Many units are in a dilapidated state. — CHAN TAK KONG and AZLINA ABDULLAH/The Star



Affendi says phase one of the project is expected to start in a month's time.

The flats and terrace houses have another 58 years left on the 99-year lease.

For the flats, out of 264 refused units, 72 unit owners refused to take part in the redevelopment, so their units were acquired by the government.

The other 192 residents had signed an agreement with the developer.

For the terrace houses, 27 units were involved in the land acquisition while the process is still ongoing for the remaining 37.

"Once we reached the threshold of 50%, we went ahead with the land acquisition as enshrined in the Kampung Baru 2040 Development Master Plan (PIPKB 2040), Kampung Baru Redevelopment Implementation Guidelines (PPPSKB) and Kuala Lumpur Structure Plan 2020 (PSKL 2020).

"Then, we applied to the Federal Territories Ministry to evaluate all the documents before proceeding with the land acquisition on June 21, 2021," he said, adding that



Terrace house owners will get units in the new development based on the size of their original properties.

everything was done by the book.

## Instant millionaires

According to the joint venture agreement with the developer, the package offered to residents is based on the type of unit and size of the property.

For instance, a property owner with a 40.97sq m apartment will get a replacement unit measuring 90.03sq m while the owner of a 53.04sq m or 56.02sq m property will get a 111.48sq m unit, which has an estimated value of RM1.09mil.

For terrace houses, the number of units they get depends on the size of their landed property.

However, the minimum number is three units measuring 90.02sq m, worth an estimated RM2.7mil.

According to PKB, some owners would be getting up to 11 units.

Additionally, owners were given a choice to move into a transit home in Residensi Kerinchi, KL South with the rental borne by the

developer or to accept a monthly rental payment between RM900 and RM2,500 for the duration of the construction period.

Ritzy Gloss Sdn Bhd is a sister company of Suez Capital Sdn Bhd. Suez Capital is the developer of Residensi Kerinchi.

Residents were also given RM5,000 for moving costs and will get another RM5,000 when they move again into their new units.

Affendi said about 90 residents opted to move into the transit home, while the rest either rented on their own or went back to the kampung to await the project's completion.

Flats owners who did not sign the agreement will be getting around RM200,000 to RM350,000 in compensation.

The compensation amount for terrace houses is still being discussed.

"Some may think this is an offer that is too good to be true, but the developer has the money.

"And like all developments, they





Artist's impression of the brand new residential tower that will be built at the Kampung Sungai Baru redevelopment site.



Artist's impression of the residential tower planned with modern facilities such as swimming pool and gym.

are banking on the sale of residential and commercial units later on to make a profit," he explained.

The project involves six plots of land, with two plots for residential and four for commercial units comprising Soho, service apartments, shops and offices.

### Unlocking potential value

Kampung Baru has two categories of land — one comes under Malay Agricultural Land Authority (MAS), where only Malays can own units, while the other has no restrictions.

Although properties in Kampung Sungai Baru are mainly owned by Malays, the land here does not fall under MAS.

"Many owners tell me they would prefer to unlock the value of the area by opening up to outsiders."

"The ones opposing this are mostly third generation beneficiaries where the tide is shared by many."

"Without land acquisition, we would still be stuck and that is not fair to the majority who want to see the area grow," said Affendi.

He added that phase one of the project was expected to start in a month's time, with a targeted completion date within four years.

"The final hearing for the remaining 37 must be done soon, as the project has been delayed too long and the developer has already paid some RM60mil in compensation fees and rental payments to landowners for the last four years," he said.

The remaining residents opposing the project, however, want a better compensation package, saying that RM200,000 to RM350,000 was too low and they would not be able to buy a house in Kuala Lumpur.

Compensation negotiations are ongoing for this group.

Meanwhile, residents can remain in their homes until July 31.

## Some prefer to hold on while others move out of units hastily

THE old PKNS flats at Jalan Sungai Baru in Kampung Sungai Baru, Kuala Lumpur overlooks the majestic Petronas Twin Towers.

However, unlike the iconic structure, there is nothing fancy nor great about the 50-year-old flats, which has fallen into disrepair with ageing infrastructure.

When *StarMetro* visited the area recently, most of the units were empty, vacated by owners who had taken up the redevelopment offer.

Many units were in various stages of disrepair and some looked like they were hastily abandoned with piles of rubbish left behind.

Some units had a ceiling fan, old furniture, bicycles, motorcycle helmets and photos left behind by the owners.

The ones that were still occupied were those that were rented out to tenants and they are waiting for the July 31 deadline to move out.

A tenant who only wanted to be known as Aishah, 53, has been living there for 15 years.

"I have been paying RM650 for the unit and I have the best view in the world," said the cleaner of her view of the twin towers.

"It is only 3km away from KLCC," she said, adding that she was sad that soon she would have to move out.

A unit owner who only identified herself as Lis has been living there since she was born in 1980.

"My parents bought the unit back in the 1970s for only RM6,000."

"I am reminded of how lucky I am every time I look out of the window."

"In fact, during the New Year's Eve celebration, the fireworks display is simply the best," she said.

Lis' parents had taken the compensation package offered for the area's redevelopment and they had moved to Kerinchi Residensi.

"I cannot wait to move back here and experience the modern facilities, it is time for my parents and I to enjoy a better life," she said.

Over at Block N, Johan Abdullah said he bought his unit from the previous owner for RM150,000 many years ago.

He has always been grateful that he owned a property in the heart of the city.

Mohd Adam, 58, a long-time resident, agreed to give up his terrace house in return for six units in the new project.

His 3,300sq ft home entitles him to six new 90.02sq m units.

He would also be getting cash for any surplus land space.

"I have been getting a monthly payment of RM2,500 since 2018 and it goes to pay the rent of my temporary home," he said.

Mohd Adam declined to stay at the transit home in Kerinchi Residensi, as he preferred to live in Subang Jaya, close to family.

"I have been waiting for the project to be completed so that I can move in and rent out some units," he said.

Kampung Sungai Baru Landowner Welfare Association chairman Zulfakar Wahid said many were eagerly waiting for the redevelopment to kick off.



(Above) The old PKNS flats in Kampung Sungai Baru is right next to the more upscale KLCC neighbourhood. — Photos: CHAN TAK KONG and BAVANI M/The Star



Piles of rubbish have been left behind in some flat units.



Zulfakar says many residents are eagerly waiting for the redevelopment to kick off.



Mohd Adam says he exchanged his terrace house for six units in the new project.

"This place is beautiful, but it is a slum."

"People have been waiting for so long to see improvements," he said.

However, residents who only wanted to be identified as Anis and Firus expressed disappointment over the project.

Both said their families refused to sign the agreement with the developer.

"We deserve better compensation," Anis said.

"We live near the Petronas Twin Towers and we want to be able to afford a home nearby," added Firus.

Both felt that the current compensation of RM200,000 to RM350,000 was not good enough.

"Offering a free house is okay, but the compensation must be

fair as well," Firus said.

Another resident, Kamal Harun, said while a majority had agreed to the redevelopment, the rights of the minority must be safeguarded too.

"They are taking our land and handing it to a private developer and that is not right," he said.

Many owners, including former Federal Territories Minister Khalid Abdul Samad, feel that the government should not force a redevelopment plan on residents.

"The government must respect these people as they are rightful landowners."

"Negotiations between the owners and developer should have taken place transparently, without the need to use the Land Acquisition Act 1960," Khalid said.