

20 JAN 2025

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7

Hakisan pantai boleh jejas habitat laut, ekonomi penduduk tempatan

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PETALING JAYA: Fenomena hakisan pantai berupaya memberi kesan buruk kepada pelbagai kemusnahan ekosistem pantai dan habitat laut secara keseluruhan.

Presiden Pertubuhan Alam Sekitar Sejahtera Malaysia (Grass Malaysia), Mohd. Yusaimi Md. Yusof berkata, antara kemusnahan berikutan fenomena itu melibatkan peningkatan risiko kehilangan hutan bakau yang menjadi benteng semula jadi terhadap ombak laut.

"Habitat hidupan laut juga akan terkesan dengan hakisan pantai ini yang boleh mengancam spesies berkaitan. Spesies seperti ikan, burung dan krustasea akan menjadi pupus sekali gus menyebabkan rantaian makanan berkurangan."

"Pada masa sama, hakisan pantai juga boleh menyebabkan peningkatan sedimen yang mampu mencemarkan air dan merosakkan terumbu karang. Kepupusan batu karang akibat



JALAN Pantai Mengabang Telipot, Kuala Nerus terpaksa ditutup kepada semua jenis kenderaan kerana risiko runtuh akibat fenomena ombak besar yang melanda Terengganu ketika ini. - UTUSAN/KAMALIZA KAMARUDDIN

pemutihan turut mengancam habitat laut dan rantai makanan mereka.

"Peningkatan sedimen itu akan menyebabkan perubahan muara sungai, pencemaran sumber air dan mengganggu ekosistem akuatik selain mengganggu kadar penembusan cahaya matahari dan organisma

bentik," katanya kepada *Utusan Malaysia*.

Akhir ini melaporkan negeri-negeri Pantai Timur semakin hilang kawasan daratannya apabila garis pantai di Terengganu, Pahang dan Kelantan mengalami hakisan sejauh 175 kilometer (km) sepanjang tahun lalu.

Jarak hakisan itu melibatkan 49 lokasi dengan Terengganu paling banyak terjejas iaitu 34 kawasan sejauh 66.09 km diikuti Pahang (11 kawasan sejauh 100 km) dan Kelantan empat kawasan (9.2 km).

Data itu adalah berdasarkan pemantauan serta kajian dilakukan Jabatan Pengairan dan Sa-

liran (JPS) ketiga-tiga negeri.

Situasi itu bukan sahaja menyebabkan penyusutan kawasan daratan tetapi menjejaskan keindahan pesisir pantai sebagai lokasi pelancongan, penempatan penduduk dan aktiviti ekonomi.

Mohd. Yusaimi berkata, hakisan pantai juga menyebabkan saiz daratan semakin mengecil dan memberi kesan kepada peningkatan risiko banjir.

Jelasnya, ia akan mewujudkan konflik penggunaan tanah seperti kawasan pertanian, taman rekreasi, penempatan pembangunan dan ekonomi masyarakat tempatan.

"Hakisan pantai juga akan menyebabkan hilang tarikan semula jadi yang akan memberi kesan kepada aktiviti pelancongan dan merugikan negara.

"Bagi nelayan pula, sektor perikanan juga terjejas kerana perubahan ekosistem serta habitat akuatik. Ini menyebabkan hasil tangkapan mereka berkurang dan sumber protein yang murah semakin berkurangan," katanya.

Permintaan berganda udang galah menjelang Tahun Baharu Cina

KUALA PILAH: Menjelang sambutan Tahun Baharu Cina tidak lama lagi, permintaan terhadap udang galah turut meningkat.

Seorang penternak udang galah di Seri Menanti di sini, Mohamad Izzudin Jizan, 36, berkata, permintaan turut diterima daripada restoran di Singapura.

"Memang potensi penternakan udang galah ini sangat baik, saya sudah usahakannya sejak saya berusia 21 tahun sehingga sekarang, pasarannya luas termasuk dalam kalangan pengusaha kolam memancing."

"Ketika ini harga jualannya antara RM70 hingga RM80 sekilogram," katanya ketika ditemui *Utusan Malaysia* di Kampung Jumbang di sini semalam.

Katanya lagi, kebanyakan pembeli akan terus ke kolam ternakannya untuk mengambil bekalan udang galah yang hanya akan dijual dalam saiz sekurang-kurangnya empat inci.

"Biasanya kalau saiz ini dalam 17 hingga ke 20 ekor bagi setiap satu kilogram, setakat ini

saya mampu mengeluarkan hasil sehingga 500 kilogram dalam sebulan," katanya.

Mohamad Izzudin dalam pada itu, memberitahu, walaupun mempunyai kira-kira 21 kolam ternakan udang galah, ia masih tidak mencukupi bagi menampung permintaan yang diterima ketika ini.

"Ternakan udang galah ini juga tidak bermusim, permintaannya sentiasa ada terutama semasa musim perayaan."

"Kini saya mengusahakan semua kolam ternakan di atas tanah pajakan milik penduduk kampung. Saya harap dapat mengusahakan lebih banyak lagi kolam ternakan bagi memenuhi permintaan."

"Namun masalah dihadapi adalah kekangan tanah bersesuaian bagi mengusahakannya, saya harap ada pihak dapat membantu. Setakat ini pelbagai agensi memberikan bantuan termasuk dari segi geran dan kelengkapan serta peralatan ternakan," katanya.

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URA tingkat nilai aset penduduk, bantu perkasa bandar lama

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PETALING JAYA: Akta Pembaruan Semula Bandar (URA) dilihat mampu meningkatkan nilai aset penduduk melalui pembangunan semula kawasan perumahan lama secara menyeluruh dan terancang.

Menteri Perumahan dan Kerajaan Tempatan, Nga Kor Ming berkata, pembangunan semula bukan sahaja meningkatkan nilai hartanah mengikut pasaran semasa, malah memperbesarkan saiz kediaman demi kesejahteraan rakyat.

"Sebagai contoh 1 Razak Mansion, dari unit lama seluas 418 kaki persegi berharga RM20,000 pada 1961, kini telah menjadi unit moden dengan harga mencecah RM490,000, suatu peningkatan lima kali ganda dengan keluasan berganda," katanya dalam Ekspedisi Pembaruan Semula Bandar Bersama Ahli Parlimen anjuran KPKT, semalam.

Katanya, perumahan baharu seperti Kerinchi Residensi masih mengekalkan majoriti



Pembangunan semula bukan sahaja meningkatkan nilai hartanah mengikut pasaran semasa, malah memperbesarkan saiz kediaman demi kesejahteraan rakyat."

NGA KOR MING

penduduk asal dengan 96.8 peratus terdiri daripada kaum Melayu, membuktikan tiada pengusiran berlaku.

Sebagai rekod Seksyen 57 Akta Hakmilik Strata 1985 meletakkan syarat resolusi sebulat suara daripada semua pemilik sebelum badan pengurusan boleh mengambil alih sebagai pemegang amanah untuk melaksanakan kerja-kerja pembaruan semula bandar.

Setakat ini, Jabatan Perancangan Bandar dan Desa (Plan-Malaysia) telah mengenal pasti 534 kawasan di negara ini yang berpotensi untuk pembaruan semula bandar dengan 139 terletak di Kuala Lumpur.

Menurut Kor Ming akta sedia ada 'menutup' peluang pelaburan yang berpotensi tinggi dalam kalangan pemaju.

"Untuk maklumat banyak pemaju Malaysia menjadi tonggak kepada pembangunan di negara asing. Sebagai contoh di Melbourne, Australia.

"Namun, disebabkan undang-undang sedia ada, syarikat pemaju terpaksa melabur di luar negara," katanya.

Mengenai dakwaan URA menyebabkan peningkatan caj penyelenggaraan, beliau menegaskan itu hanyalah spekulasi dan penduduk disaran berbincang dengan JMB sekiranya ada perubahan kos.

Beliau memberi jaminan sama sebagaimana ditegaskan Perdana Menteri Datuk Seri Anwar Ibrahim sebelum ini bahawa URA tidak akan mengubah status tanah rizab Melayu atau hak pemilikan individu.



PUTERI Nur Ain Zulaikha Abdullah (tengah) ketika diraikan di Amkist, Bachok, Kelantan, semalam. - UTUSAN/TOREK SULONG

Pelajar cemerlang sebak terima bantuan lesen percuma

BACHOK: Bekas pelajar Maktab Rendah Sains Mara (MRSM) Pengkalan Chepa, Puteri Nur Ain Zulaikha Abdullah, 18, yang meraih keputusan 9A pada peperiksaan Sijil Pelajaran Malaysia (SPM) 2024 sebak selepas terpilih menjadi salah seorang penerima bantuan lesen memandu percuma tajaan Akademi Memandu Kist Sdn. Bhd. (AmKist)

Puteri Nur Ain Zulaikha berkata, sumbangan itu membantu meringan beban keluarga keluarga angkatnya memandangkan kos untuk mendapatkan lesen agak tinggi.

"Saya tidak terfikir langsung untuk mengambil lesen motosikal mahupun kereta dalam masa terdekat kerana mahu memberi fokus sambung belajar. Untuk sambung belajar perlukan banyak wang.

"Namun selepas menerima panggilan daripada Amkist yang mahu menaja, saya teruja dan bersyukur kerana ia amat membantu," katanya ketika ditemui pemberita di sini semalam.

Sementara itu, seorang lagi penerima, Siti Noraisya Abdul Jalil, 18, yang mendapat 7A, 1B meluahkan rasa syukur kerana menjadi salah seorang penerima bantuan lesen B2 dan D percuma tajaan Amkist.

Katanya, bantuan itu membolehkannya menunggang motosikal secara sah dan memudahkan urusan jika melanjutkan pengajian ke institut pengajian tinggi (IPT) nanti.

"Saya bercadang ke Institusi Pendidikan Guru (IPG) untuk menggapai cita-cita sebagai guru Sejarah dan Bahasa Melayu," ujarnya.

Sindiket dadah Amerika Latin tumpas, dadah RM82j dirampas

KUALA LUMPUR: Polis menumpaskan sindiket pengedaran dadah antarabangsa berpangkalan di Amerika Latin dengan rampasan dadah bernilai RM82.14 juta, hasil tigh serbuan di Kajang dan Cheras, baru-baru ini.

Tangkapan memabitkan tiga lelaki tempatan berusia antara 27 hingga 39 tahun itu dilakukan Jabatan Siasatan Jenayah Narkotik (JSJN) Bukit Aman pada 24 dan 25 April lalu.

Pemangku Pengarah JSJN Bukit Aman, Deputy Komisioner Mat Zani @ Mohd. Salahuddin Che Ali berkata, serbuan pertama dijalankan pada 24 April jam 4.30 petang di sebuah rumah tiga tingkat di Taman Nadayu, Kajang.

"Di lokasi pertama, polis menemui 830 bungkusan syabu dan 56 guni plastik berisi dadah yang sama, selain pelbagai peralatan pembungkusan. Ketiga-tiga suspek dipercayai sedang menjalankan kerja pembungku-



MAT Zani @ Mohd. Salahuddin Che Ali menunjukkan pelbagai jenis dadah yang berjaya dirampas di Bukit Aman, semalam. - UTUSAN/FAUZI BAHARUDIN

san dadah di rumah tersebut," katanya dalam sidang akhbar di sini semalam.

Dua serbuan susulan dilakukan awal pagi 25 April di sebuah apartment di Cheras Perdana dan sebuah kondominium di Cheras memabitkan rampasan

98 bungkusan ketamin, plastik lutsinar berisi syabu dan 81 bungkusan ketulan ekstasi.

"Jumlah keseluruhan dadah dirampas adalah 1,986 kilogram (kg) syabu, 97 kg ketamin dan 82 kg ketulan ekstasi, menjadikan nilai rampasan mencecah

RM82.14 juta," katanya.

Ketiga-tiga suspek disyaki mempunyai hubungan kekeluargaan dan dipercayai menjadi perancang utama operasi sindiket antarabangsa itu yang menggunakan Malaysia sebagai pusat transit.

Menurut Mat Zani, modus operandi sindiket ialah menyeludup dadah dari Amerika Latin melalui Pelabuhan Klang menggunakan kontena, disamarkan sebagai *plastic flakes*.

Dadah kemudiannya dibungkus semula di kondominium yang disewa antara RM2,000 hingga RM2,600 sebulan untuk dihantar ke Korea Selatan dan Jepun, di mana harga satu kilogram syabu boleh mencecah lebih RM400,000.

"Hasil semakan mendapati seorang suspek positif dadah jenis methamphetamine manakala dua lagi mempunyai rekod jenayah lampau. Mereka kini direman sehingga 1 Mei dan disiasat mengikut Seksyen 39B Akta Dadah Berbahaya 1952," katanya.

Turut disita empat kenderaan termasuk dua Toyota Vios, sebuah Toyota Altis dan Proton Saga dengan nilai keseluruhan RM95,000.

Dalam Negeri

RUU Pembaharuan Semula Bandar lindung hak pemilik

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PETALING JAYA: Prinsip utama Rang Undang-Undang (RUU) Pembaharuan Semula Bandar (PSB) yang bakal digubal agar semua projek pembaharuan kediaman mesti dijalankan menerusi perundingan dengan pemilik untuk mendapatkan persetujuan.

Perkara itu ditegaskan Datuk Seri Anwar Ibrahim bagi menjawab segala persoalan yang timbul ekoran pengenalan undang-undang itu.

Setiausaha Akhbar Kanan kepada Perdana Menteri, Tunku Nashrul Abaidah berkata, selepas persetujuan diperolehi, pemilik menerima semula hartanah berkenaan yang telah diperbaharui, pampasan, manfaat sara hidup serta beberapa manfaat lain semasa peringkat dan selepas pembinaan diselesaikan.

"Perdana Menteri menegaskan bahawa pelaksanaan RUU PSB ini akan memastikan rumah yang telah diperbaharui diberikan kepada pemilik asal supaya mereka dapat kembali menghuni di atas tapak asal yang telah dibangunkan.

"Nilai pampasan hartanah yang akan diperolehi oleh pemilik pula ialah berdasarkan kepada nilai pasaran masa hadapan, sekali gus membantu mereka untuk memiliki semula rumah yang telah diperbaharui," katanya dalam Taklimat Harian Pejabat Perdana Menteri semalam.



ANWAR Ibrahim bersama rakyat dalam Majlis Berbuka Puasa Madani Peringkat Negeri Pulau Pinang di Masjid Abu Ubaidah Ibnu Al-Jarrah, Bandar Tasek Mutiara, Simpang Ampat, Pulau Pinang, pada Ahad. - FACEBOOK ANWAR IBRAHIM

Tunku Nashrul berkata, perkara itu berbeza berbanding situasi semasa di mana pampasan diputuskan oleh perunding atau mahkamah adalah berdasarkan nilai semasa menyebabkan pemilik tidak mampu memiliki rumah baharu yang harganya jauh lebih tinggi daripada pampasan.

Katanya, selain pampasan jauh lebih tinggi berbanding kaedah semasa, RUU PSB juga akan memastikan pelbagai bentuk pampasan atau manfaat diberikan kepada pemilik.

"Antaranya bayaran sewaan kediaman transit, bayaran ex-

gratia renovasi hartanah sedia ada dan bayaran-bayaran lain bagi membantu sara hidup pemilik sepanjang tempoh pembinaan, sekali gus memastikan apa jua pembangunan semula menitikberatkan prinsip keadilan sosial yang menjadi asas kepada gagasan Madani," katanya.

Kata Tunku Nashrul, segala jawapan itu menangkis persepsi mengatakan undang-undang PSB menyebabkan orang Melayu dan bumiputera hilang tempat di bandar atau undang-undang itu memberi keuntungan kepada pemaju.

"Sebaliknya PSB ini digubal

untuk melindungi hak pemilik dengan memastikan pampasan yang adil dan jauh lebih tinggi berbanding sekarang, untuk melindungi hak dan mengangkat martabat rakyat terutama orang Melayu di bandar.

"Untuk memastikan miskin bandar terutama orang Melayu hidup dengan lebih bermaruah ketimbang diabaikan hidup berhimpit selama puluhan tahun tanpa penyelesaianan," katanya.

Menurut Tunku Nashrul, RUU PSB adalah penyelesaian kepada pergelutan antara rakyat dan pemaju yang berlaku sejak sekian lama.

Pembatalan penempatan aniaya doktor

Dari muka 1

"Penangguhan in tidak sepatutnya berlaku kerana telah menyusahkan semua doktor yang terlibat. Kami menuntut Kementerian Kesihatan mengembalikan semula e-penempatan asal pada 27 Februari yang telah diisih oleh doktor kontrak tersebut.

"Ada di antara doktor yang terlibat terpaksa mengatur jadual dan perjalanan masing-masing bahkan melibatkan pengambilan cuti, tempahan hotel, tiket penerbangan dan lain-lain khususnya mereka yang bertugas di luar bandar kerana tiada liputan internet yang baik," katanya kepada *Utusan Malaysia*.

Sebelum ini, pelbagai pihak

termasuk kumpulan doktor kontrak melahirkan perasaan tidak puas hati tular di media sosial apabila pengisian e-penempatan dibatalkan saat akhir tanpa penjelasan.

Pada 27 Februari lalu, 2,245 doktor kontrak telah menjalani proses e-penempatan dan sepatutnya melapor diri ke Jabatan Kesihatan Negeri (JKN) masing-masing.

Namun pada 6 Mac, mereka dimaklumkan bahawa ia dibatalkan tanpa sebarang penjelasan dan kemudian pada 17 Mac, sekali lagi diberitahu e-penempatan akan dijadual semula.

Kurang dua hari sebelum tarikh baharu, pada pukul 11.45 malam, kumpulan doktor kontrak tersebut menerima satu

lagi emel yang menyatakan e-penempatan ditangguhkan lagi ke 25 hingga 27 Mac.

Selepas isu itu tular, Ketua Pengarah Kesihatan, Datuk Dr. Muhammad Radzi Abu Hassan memaklumkan bahawa sistem pemilihan penempatan pegawai perubatan sedia ada yang menggunakan kaedah 'siapa cepat dia dapat' akan digantikan dengan sistem lebih telus, adil, berasaskan merit dan memenuhi penawaran serta permintaan.

Sehubungan itu, katanya, tarikh permohonan baharu sistem e-penempatan yang dijadualkan pada 25, 26 dan 27 Mac ini dibatalkan dan ditangguhkan ke suatu tarikh baharu.

"Selaras dengan itu, kami telah membincangkan, bukan

setakat untuk kohort yang ada sekarang ini, tapi juga kita akan mengambil kira kumpulan seterusnya, yang sepatutnya pada Mei (lapor diri) itu juga kita akan anjakkan supaya ia lebih adil," katanya.

Jurucakap HDK berkata, amat malang kepada kumpulan doktor kerana terpaksa membuat penjadualan semula supaya dapat mengulang proses e-penempatan sedangkan sepatutnya sudah diselesaikan.

"Kami hanya mahu kan stabiliti, rasa hormat dan peluang untuk berkhidmat kepada negara tanpa gangguan yang berterusan.

"Buat masa ini belum ada perancangan berbincang dengan Kementerian. Kami harap isu diselesaikan segera," katanya.

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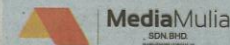
Setuju henti serang loji tenaga Ukraine, bukan gencatan senjata 30 hari »33

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25 APRIL 2025

Rencana

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CAKNA

Oleh
**Ku Amirul
Faiz Ku Seman**



“PERKARA 13(2) adalah perlindungan perlembagaan kepada pemilik tanah untuk menerima ‘pampasan yang mencukupi’ apabila pengambilan tanah berlaku.

“Walaupun akta tersebut membenarkan negeri untuk mengambil tanah daripada pemilik tanah, undang-undang menetapkan orang yang kehilangan hartanya mesti diberi pampasan yang mencukupi.”- Mahkamah Persekutuan dalam kes *Semenyih Jaya Sdn. Bhd. lwn. Pentadbir Tanah Daerah Hulu Langat & kes yang lain*.

Isu pengambilan tanah bagi tujuan pembangunan bukanlah suatu yang baharu. Secara perundangan, pihak berkuasa negeri boleh mengambil alih tanah mana-mana pihak untuk tujuan-tujuan yang tertentu sebagaimana yang dinyatakan di seksyen 3(1) Akta Pengambilan Tanah 1960 (Akta 486).

Antara sebab-sebab yang dinyatakan di seksyen ini adalah untuk tujuan awam, atau bagi mana-mana orang atau pertubuhan yang dalam pandangan pihak berkuasa negeri mempunyai manfaat kepada pembangunan ekonomi negara, perlombongan, kediaman, pertanian, komersial, industri, rekreasi atau mana-mana kombinasi tujuan ini.

Kesan pengambilan tanah bagi tujuan pembangunan ini dapat dirasai pada hari ini. Pembangunan tidak boleh dihalang. Cuma yang menjadi pertimbangan adalah bagaimana pengambilan tanah ini memberikan keadilan kepada pemilik-pemilik tanah yang terpaksa memberikan tanah mereka atas nama pembangunan.

Tanpa perundangan seperti ini maka sukarlah pembangunan hendak dijalankan terutama di lokasi-lokasi yang strategik.

Dalam hal ini menerusi Perkara 13(2) Perlembagaan Persekutuan menjamin pampasan yang adil kepada tanah-tanah yang diambil alih. Akan tetapi, Akta 486 tidak menerangkan apakah yang dimaksudkan pampasan yang adil itu.

Dalam kes *Semenyih Jaya Sdn. Bhd.* di perenggan 198 kes ini Mahkamah Persekutuan merujuk kepada



PEMBANGUNAN semula bandar ataupun tanah secara umum perlu mengambil kira kemaslahatan penduduk ataupun pemilik.

Perlu cari titik tengah dalam pembangunan bandar

“Janganlah pembangunan baharu yang dijalankan hanya memfokuskan kepada keuntungan kapitalis semata-mata.”

dapatan *Mahkamah Agung dalam Pentadbir Tanah Daerah Gombak lwn. Huat Heng (Lim Low & Sons) Sdn. Bhd.* yang memberikan takrifan berkenaan pampasan yang adil iaitu ‘prinsip asas yang mengawal pampasan adalah jumlah yang diberikan seharusnya, sejauh yang praktikal, meletakkan orang tersebut dalam kedudukan kewangan yang sama seperti yang akan dialaminya sekiranya tidak ada persoalan mengenai tanahnya yang diambil secara paksa.’

Dalam bahasa yang mudah, mahkamah menyatakan pampasan yang adil itu bermakna keadaan pemilik adalah sama seolah-olah pengambilan tidak berlaku. Malah kaedah dan faktor yang perlu dipertimbangkan telah direkodkan dalam kes-kes

perundangan.

Namun perlu diingatkan ini adalah berkaitan pengambilan tanah daripada pemilik tanah yang berdaftar dan berhak dan bukanlah tanah kerajaan yang diduduki secara haram oleh mana-mana pihak. Penduduk haram tanah-tanah kerajaan semestinya tidak layak kepada apa-apa pampasan kerana mereka bukanlah yang berhak.

Hal berkaitan pampasan yang adil ini juga menjadi salah satu isu yang perlu dihalusi dalam pengubalan Rang Undang-Undang (RUU) Pembaharuan Semula Bandar (PSB) yang dibawa oleh pihak kerajaan.

Semangat perundangan pembaharuan bandar ini dilihat sebagai jalan keluar kepada kerajaan untuk membangunkan semula perumahan yang usang, rosak dan lama di kawasan-kawasan bandar.

Kekangan perundangan yang wujud yang dikatakan menyulitkan pembangunan perumahan lama ini memerlukan persetujuan 100 peratus pemilik petak sebelum pembangunan semula dilaksanakan.

Oleh yang demikian melalui pengenalan RUU PSB ini, nilai ambang bagi persetujuan diturunkan daripada sebulat suara kepada 80 peratus bagi hartanah bawah 30 tahun dan 75

peratus bagi hartanah yang telah berusia lebih 30 tahun.

Manakala bagi bangunan yang tidak berpenghuni pula nilai ambang persetujuan diturunkan ke 51 peratus. Lantaran itu ada yang mendakwa mekanisme pembangunan semula ini sebagai pengambilan secara paksa dan memprejudiskan kepentingan penghuni.

SEIMBANG KEPENTINGAN PENGGUNA

Pengimbangan keperluan pembangunan semula dan kepentingan penghuni perlu wujud. Dalam meletakkan keseimbangan ini, RUU PSB sebolehnya perlu mengambil kira semangat Akta 486 dalam aspek pengambilan tanah daripada pemilik iaitu untuk kepentingan awam dan pampasan yang adil kepada pemilik asal.

Terdapat juga kerisauan terhadap RUU PSB ini iaitu adakah wujud tujuan yang khusus bagi pembangunan semula kawasan yang diambil sebagaimana seksyen 3 Akta 486.

Semua kerisauan ini sebenarnya mempunyai asas dan perlu dihalusi oleh kerajaan sebelum pengenalan RUU PSB ini.

Dasar yang baik untuk pembangunan bandar sememangnya satu keperluan. Rumah-rumah pangsa di

Kuala Lumpur yang berusia tua, malah ada yang hanya mempunyai satu atau dua bilik tidur memerlukan perubahan.

Cuma pembaharuan itu sendiri memerlukan perancangan yang tuntas, tidak memprejudis dan merugikan pemilik-pemilik petak lebih-lebih lagi apabila penghuni di perumahan ini mungkin terdiri daripada warga emas ataupun golongan B40.

Janganlah pembangunan baharu yang dijalankan hanya memfokuskan kepada keuntungan kapitalis semata-mata.

Tuntasnya, pembangunan semula bandar ataupun pembangunan tanah secara umum perlu mengambil kira kemaslahatan penduduk ataupun pemilik.

Sebarang pembangunan bandar juga perlu mengambil kira penyediaan kemudahan awam seperti sekolah, klinik kesihatan dan juga balai polis.

Kita gusar pembangunan semula bandar yang mengikis nilai tradisional bangsa Malaysia diganti dengan identiti luar yang hilang arah.

PENULIS ialah pengamal undang-undang. Ahli Jawatankuasa Pusat Gabungan Pertubuhan Masyarakat Sivil Malaysia (MACSA) dan Ketua Pengerangan Gabungan Pelajar Melayu Semenanjung (GPMS).

5 MAC 2025

16 Utusan Malaysia
RABU • 5 MAC 2025

Rencana

Tekadkan azam ke arah mobiliti hijau



T. ELANSEGRAN

KEMENANGAN yang dikecapi melalui kemerdekaan negara memamatkan kita untuk terus membangun sebagai tanah merdeka dalam acuan tersendiri dengan berpegang teguh kepada institusi raja berperlembagaan dan senantiasa berpaut rapat terhadap prinsip-prinsip kedaulatan negara.

Walaupun negara menyaksikan pucuk kepimpinan negara silih berganti sejak zaman kemerdekaan, namun azam dan iltizam pemimpin tertinggi negara tetap satu iaitu membangunkan negara berlandaskan Matlamat Pembangunan mampan (SDG). Syukur impian itu bukan omong kosong.

Pembangunan negara seharusnya selari dengan alam sekitar yang mampan. Bumi ini bukan milik kita sepenuhnya, untuk terus menjadikan setiap incinya sebagai matlamat peribadi atau perosak alam demi kepentingan individu dan negara.

Pewartua Akta Alam Sekitar 1974 pada 14 Mac 1974, menjadi titik tolak keprihatinan pemimpin untuk mendukung alam sekitar sebagai agenda utama dalam membangunkan negara berstatus maju. Setiap projek pembangunan sama ada di bandar atau luar bandar direka dan berasaskan lunas kajian impak alam sekitar. Kejayaan pelaksanaan dan penguatkuasaan undang-undang alam sekitar memastikan bumi Malaysia kekal hijau.

Keindahan alam yang menghijau menjadikan Malaysia mengungguli pembangunan mampan. Bagi meneruskan agenda ini, perlulah beralih kepada budaya mobiliti hijau.

Mobiliti hijau bukanlah sesuatu yang baharu di negara kita. Ia meliputi keperluan pergerakan pengangkutan mesra alam yang mampu melestarikan alam. Mobiliti hijau mampu mengurangkan pelepasan karbon, pencemaran udara dan secara langsung dapat meminimumkan pembakaran bahan api fosil seperti petroleum dan disel.

Pada 2023, Persatuan Automotif Malaysia (MAA)



PENAMBAHAN pemilihan kenderaan diibaratkan sebagai tanda hitam dalam radar alam sekitar negara apabila kadar pelepasan karbon turut semakin meningkat.

“Negara kita, secara purata dilaporkan kebanyakan kenderaan berat melepaskan hampir 70 HSU dan ke atas.”**”**

melaporkan sebanyak 799,731 kenderaan terjual manakala sehingga November 2024 sebanyak 731, 534 buah kenderaan dimiliki pemilik kenderaan. Pertambahan bilangan kenderaan pada 2024 berbanding tahun sebelumnya mencecah 14 peratus.

Situasi ini diibaratkan petanda hitam dalam radar alam sekitar negara kerana berlaku peningkatan pelepasan karbon.

Kita tidak boleh menafikan fakta kemajuan negara yang pesat akan membawa denyutan laju kepada alam sekitar. Dana

ekonomi memerlukan sistem pengangkutan yang cekap, cepat dan berkualiti. Bagi melancarkan proses pengangkutan produk import dan eksport, pelbagai kenderaan berat diguna pakai. Secara tidak langsung keadaan ini akan meningkatkan kadar pelepasan pelbagai gas karbon daripada kenderaan berat.

Peraturan-Peraturan Kualiti Alam Sekeliling (Kawalan Pelepasan daripada dan Enjin Diesel) 1996 menetapkan had pelepasan asap yang dibenarkan dari paip ekzos kenderaan diesel yang beroperasi di jalan raya tidak melebihi 50 Unit Asap Hartridge (HSU) namun, di negara kita, secara purata dilaporkan kenderaan berat melepaskan hampir 70 HSU dan ke atas.

Maka, langkah dramatik dan penuh keikhlasan perlu dicadang demi kesejahteraan serta kemakmuran masyarakat.

Keberanian dalam merancang serta membentangkan langkah-langkah ke arah pematapan

alam sekitar yang mampan harus diterjemahkan dengan tindakan dan sokongan semua pihak.

Pengiktirafan bandar tanpa karbon oleh beberapa negeri harus disuntik dan digempurkan. Selangor menjadi tunjang kepada Program Hari Tanpa Kenderaan. Kejayaan pelaksanaan program itu sejak 2019 merupakan inisiatif yang harus dibanggakan bersama.

Program yang dilancar dan dijayakan di 12 daerah di seluruh Selangor merupakan inisiatif lanjutan daripada Program Bandar Karbon Rendah yang menyasarkan pengurangan karbon kepada 45 peratus peratus menjelang 2030.

Perkhidmatan Bas SelangorKu atau kini dikenali sebagai Bas Smart Selangor merupakan satu lagi inisiatif kerajaan negeri ke arah mobiliti hijau. Kerajaan negeri lain harus berusaha ke arah pembedayaan mobiliti ini dengan menjadikan Kerajaan Negeri Selangor sebagai suri teladan.

Satu lagi penyelesaian yang

praktikal adalah kenderaan elektrik. Ciptaan terkini ini mampu mengurangkan hampir tiga kali ganda pembakaran petrol.

Kini dengan pengetahuan dan kesedaran tinggi masyarakat, kita dapat melihat dan merasai peningkatan kenderaan bermotor elektrik di jalan raya. Jelas kelihatan stesen-stesen pengecasan kenderaan elektrik semakin banyak. Bahkan, hampir semua pasar raya mula menyediakan pengecas. Ini merupakan satu sokongan kepada komuniti oleh pelbagai pihak.

Kita harus mencontohi Jepun, Korea dan China dalam mengamalkan mobiliti hijau.

Penggunaan basikal di bandar-bandar besar seperti Tokyo amatlah digalakkan. Undang-undang jalan raya yang sama diguna pakai dan dikuatkuasakan bagi pengguna basikal.

Amalan ini boleh dilaksanakan ini sekali gus mampu mengurangkan pelbagai risiko pendustaan alam sekitar dan menjurus kepada amalan mobiliti hijau.

KENDERAAN AWAM

Usaha kerajaan dalam mengurangkan penggunaan kenderaan bermotor dengan mempertingkatkan kemudahan pengangkutan awam amat bertepatan dengan pembedayaan mobiliti hijau.

Perkhidmatan tren elektrik (ETS), KTM Komuter, KTM Intercity, Perkhidmatan Penggerak Penumpang Automasi (Aerotrain) di Lapangan Terbang Antarabangsa Kuala Lumpur (KLIA), Monorel, Perkhidmatan Transit Aliran Massa (MRT), bas ekspres, teksi dan pelbagai kemudahan pengangkutan awam harus dimanfaatkan rakyat.

Mobiliti hijau bakal menjadi kenyataan jika semua pihak berjaya melaksanakan usaha-usaha kerajaan negeri melalui Pihak berkuasa Tempatan (PBT).

Kita bertanggungjawab penuh ke atas amalan mobiliti hijau selaras usaha pembangunan mampan.

Kita harus memaknai erti mobiliti hijau secara insaniah dan rohaniah agar generasi kita terus dapat menghirup udara bersih tanpa pencemaran kronik.

PENULIS ialah Pensyarah Akademik dari Kolej Matrikulasi Pahang.

5 MAC 2025

14 Utusan Malaysia
RABU • 5 MAC 2025

Rencana



**NUARRUAL
HILAL
MD. DAHLAN**

PROJEK perumahan terbengkalai masih menjadi isu berpanjangan sejak 1970-an. Sebelum itu, kerajaan memainkan peranan utama dalam menyediakan perumahan kepada rakyat. Namun, dengan peningkatan permintaan dan keterbatasan dana kerajaan, sektor swasta diberi peluang untuk turut serta dalam pemajuan perumahan. Malangnya, meskipun pelbagai dasar dan undang-undang diperkenalkan, masalah ini masih tidak menemui penyelesaian tuntas.

Mangsa utama adalah pembeli rumah yang mengalami kerugian besar, penderitaan serta ketidakadilan tanpa mekanisme perundangan yang benar-benar berkesan untuk melindungi hak mereka.

Undang-undang sedia ada, termasuk perundangan berkaitan kewangan Islam, gagal memberikan perlindungan yang secukupnya. Antara faktor utama yang menyumbang kepada isu ini termasuk tekanan pelabur dan pemegang saham yang lebih mementingkan keuntungan maksimum, kegagalan penasihat syaria dalam memastikan prinsip keadilan dalam transaksi perumahan serta kurangnya perlindungan undang-undang terhadap pembeli.

Beberapa punca utama yang menyebabkan berlakunya projek perumahan terbengkalai:

- Tiada penguatkuasaan sistem Bina Dulu, Jual Kemudian (BTS) secara mandatori dalam pemajuan perumahan.
- Ketiadaan insurans mandatori diwajibkan ke atas pemaju bagi melindungi pembeli sekiranya projek terbengkalai.
- Tiada peruntukan undang-undang khusus yang mengawal selia pemuliharaan projek perumahan terbengkalai.
- Kelemahan dalam pemantauan institusi kewangan Islam dalam memastikan transaksi perumahan mematuhi prinsip keadilan.
- Dominasi sistem Jual Dahulu, Kemudian Bina (STB) akibat tekanan dan tuntutan tidak munasabah daripada pelabur dan pemegang saham, yang hanya mementingkan keuntungan tanpa



ISU perumahan terbengkalai sehingga hari ini masih tidak menemui penyelesaian tuntas.

memikirkan hak pembeli dan mengimbangi kepentingan dan keadilan.

Bagi mengatasi masalah ini, sistem BTS diperkenalkan dalam Rancangan Malaysia Ke-5 (RMK5) antara 1986 hingga 1990 sebagai alternatif kepada STB. Sistem ini bertujuan mengelakkan kelewatan penyerahan rumah serta memastikan mutu pembinaan lebih terjamin. Paling utama, ia melindungi pembeli daripada risiko kehilangan wang dan ketidakadilan dalam sektor perumahan.

BTS selaras dengan prinsip hak asasi manusia yang diiktiraf dalam Artikel 25 Deklarasi Hak Asasi Manusia Sejagat, Artikel 11(1), Kovenan Antarabangsa mengenai hak ekonomi, sosial dan budaya, serta niat dan semangat Perkara 5(1), 8(1) dan 13(1) Perlembagaan Persekutuan yang menjamin hak-hak terhadap perumahan yang mencukupi.

Sistem BTS diwartakan melalui perjanjian jual beli Jadual 1 dan J dalam Peraturan-Peraturan Pemajuan Perumahan

(Kawalan dan Pelesenan) 1989. Dalam sistem ini, pembeli hanya membayar 10 peratus daripada harga rumah semasa menandatangani perjanjian jual beli, manakala baki 90 peratus hanya perlu dibayar selepas rumah siap sepenuhnya dengan Sijil Penyiapan dan Pematuhan (CCC).

Sistem ini terbukti berjaya di Australia, United Kingdom (UK) dan Singapura. Oleh itu, Malaysia wajar meneliti dan mengadaptasi model BTS negara-negara ini bagi memastikan hak pembeli rumah terus terjamin.

Walaupun sistem BTS membawa banyak manfaat, ia masih menghadapi tantangan daripada pemaju. Hal ini kerana BTS memerlukan modal besar dan boleh memberi kesan kepada rantaian sektor pembinaan, termasuk pembekal, institusi kewangan, kontraktor dan perunding. Beban kewangan yang tinggi kepada pemaju juga boleh menyebabkan pengurangan bekalan rumah serta peningkatan harga hartanah. Selain itu, pelabur kurang berminat terhadap BTS kerana mereka tidak dapat memperoleh keuntungan

segera.

Namun demikian, kerajaan bertanggungjawab memastikan rakyat memperoleh hak perumahan yang mencukupi seperti yang diperuntukkan melibatkan hak asasi manusia dalam undang-undang antarabangsa dan Perlembagaan Persekutuan. Saya mencadangkan supaya sektor perumahan dikendalikan oleh satu badan tunggal yang didanai secukupnya, seperti Lembaga Perumahan dan Pembangunan (HDB) di Singapura.

Badan ini akan berfungsi sebagai entiti pemaju utama, yang terdiri daripada gabungan kerajaan dan sektor swasta, dengan kerajaan sebagai pemegang saham majoriti. Ia harus dibekalkan dengan dana yang mencukupi bagi memastikan pemajuan perumahan dapat dijalankan menggunakan sistem BTS secara menyeluruh. Dengan pendekatan ini, hak rakyat untuk mendapatkan perumahan berkualiti dapat dijamin, di samping mengekalkan keseimbangan ekonomi negara.

Selain itu, kerajaan boleh menawarkan insentif

kepada pemain yang menyokong BTS, seperti pengecualian cukai, pembiayaan bersubsidi dan kelulusan pembangunan yang lebih pantas. Langkah ini akan menggalakkan pemaju beralih kepada sistem BTS tanpa menjejaskan keuntungan mereka secara mendadak.

Sistem BTS adalah penyelesaian terbaik untuk melindungi hak pembeli rumah serta menyelesaikan isu projek perumahan terbengkalai.

Dengan reformasi menyeluruh dalam dasar perumahan negara, kita bukan sahaja dapat menjamin keadilan dan kesejahteraan rakyat, tetapi juga memastikan industri perumahan berkembang secara mampan dan bertanggungjawab. Sudah tiba masanya Malaysia meninggalkan sistem STB dan beralih sepenuhnya kepada sistem BTS yang terbuka lebih adil dan berkesan.

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6 MAC 2025

14 Utusan Malaysia
KHAMIS • 6 MAC 2025

Rencana

Seimbangkan pertumbuhan dan keterjangkauan hidup di bandar



**KHAIRUNESA
ISA**

DATA dari Jabatan Perangkaan mendapati kadar urbanisasi meningkat kepada lebih 75 peratus pada 2022. Dalam tempoh lima tahun terakhir, harga perumahan di bandar utama meningkat sehingga 25 peratus, manakala kadar sewa melonjak sehingga 30 peratus.

Di samping itu, kos pengangkutan turut meningkat disebabkan oleh kenaikan harga bahan api dan keperluan penyelenggaraan infrastruktur yang semakin mencabar akibat kesesakan lalu lintas.

Kajian pasaran menunjukkan 60 peratus penduduk bandar kini merasakan beban kos sara hidup semakin berat, terutama apabila pendapatan isi rumah tidak seiring dengan kenaikan harga barangan asas dan perkhidmatan. Apa yang dikhuatiri, pola miskin relatif akan semakin meningkat seiring usia negara yang semakin maju.

Urbanisasi turut membawa kepada peningkatan kos perkhidmatan asas. Kos pengangkutan, utiliti, pendidikan dan perkhidmatan kesihatan di kawasan bandar telah menunjukkan trend peningkatan yang berterusan.

ELEMEN STRATEGIK

Pembangunan perumahan mampu milik: Kerajaan kini giat melaksanakan program seperti Rumah Malaysia dan Skim Rent-to-Own (RTO) untuk membantu rakyat memiliki kediaman.

Inisiatif seperti Program Perumahan Rakyat (PPR) dan Residensi Wilayah terus dipergiat dengan sasaran pembinaan 500,000 unit menjelang 2025. Insentif cukai dan geran khas kepada paju perumahan mampu milik turut diperkenalkan untuk menggalakkan pembinaan lebih banyak unit kediaman berpatutan.

Penguatkuasaan sistem pengangkutan awam: Projek pengangkutan awam berskala besar seperti MRT3 (Circle Line) dan naik taraf sistem LRT sedia ada sedang rancang



KOMITMEN berterusan dari kerajaan, sektor swasta dan masyarakat adalah penting dalam merealisasikan matlamat pembangunan bandar yang mampan.

dilaksanakan.

Program Pas My50 telah berjaya meningkatkan penggunaan pengangkutan awam sebanyak 30 peratus, membuktikan keberkesanan subsidi pengangkutan dalam mengurangkan kos sara hidup rakyat.

Pendidikan dan literasi kewangan: Bank Negara melalui Jaringan Pendidikan Kewangan (JKP) telah melancarkan pelbagai program literasi kewangan di peringkat komuniti. Ini termasuk Program Celik Wang yang telah memanfaatkan lebih 500,000 peserta sejak 2021, portal MyPF yang mencatatkan 2 juta pengguna aktif dan Minggu Kesedaran Kewangan yang diadakan di 100 lokasi seluruh negara. Sebanyak 65 peratus peserta melaporkan peningkatan dalam pengurusan kewangan mereka, dengan purata penjimatan bulanan meningkat sebanyak RM300.

Program kerjasama dengan institusi kewangan tempatan turut menyediakan khidmat nasihat kewangan percuma dan bengkel pengurusan hutang yang telah membantu lebih 10,000 isi rumah menstruktur semula komitmen kewangan mereka pada 2023.

Kerjasama strategik antara komuniti dan badan bukan kerajaan (NGO) dalam pengedaran program advokasi kewangan turut membantu bagi mendapatkan tahap literasi kewangan

yang baik dalam kalangan masyarakat khususnya bagi golongan kanak-kanak dan remaja.

Penggunaan teknologi dan inovasi: Melalui platform digital seperti MyPay dan aplikasi perbandingan harga seperti PriceCatcher dari Kementerian Perdagangan dalam Negeri dan Kos Sara Hidup telah membantu pengguna mendapatkan nilai terbaik daripada perbelanjaan mereka.

Menurut laporan Jabatan Perangkaan, penggunaan MyPay telah meningkat sebanyak 40 peratus sejak 2021, dengan aplikasi perbandingan harga membantu pengguna menjimatkan purata sehingga 20 peratus daripada kos harian mereka.

Program DE Rantau dan Malaysia Digital telah membuka peluang pekerjaan digital yang membolehkan lebih 150,000 rakyat bekerja dari rumah, sekali gus mengurangkan kos pengangkutan sehingga 15 peratus bagi pengguna yang terlibat.

Data daripada Kementerian Digital menunjukkan inisiatif ini turut meningkatkan penglibatan rakyat dalam ekonomi digital serantau.

Inisiatif seperti Program Retrofit dan NR-CERT telah mendorong penggunaan teknologi cekap tenaga. Kajian oleh Institut Teknologi Hijau mendapati bahawa penggunaan teknologi ini

telah mengurangkan bil utiliti purata sebanyak 10 hingga 15 peratus bagi isi rumah di kawasan bandar.

Sokongan Ekonomi Setempat: Melalui Program Madani Rakyat dan inisiatif Payung Rahmah yang telah memainkan peranan penting dalam mengawal kenaikan harga barangan keperluan.

Menurut data terkini daripada Kementerian Kewangan, program Madani Rakyat telah membantu lebih 600,000 isi rumah dengan mengurangkan beban kos barangan keperluan sehingga lapan peratus secara purata.

Sementara itu, inisiatif Payung Rahmah telah disalurkan kepada lebih sejuta penduduk, memberikan subsidi dan bantuan tunai yang berkesan untuk menstabilkan harga barangan runcit. Inisiatif Rahmah juga boleh dilihat sebagai serampang dua mata yang memberi manfaat kepada peniaga dan pengguna.

Pembiayaan mikro melalui Tekun dan Yapeim terus menyokong usahawan kecil dalam menyediakan produk dan perkhidmatan yang berpatutan kepada penduduk bandar.

Laporan daripada Kementerian Perdagangan dalam Negeri dan Kos Sara Hidup juga menunjukkan bahawa lebih 20,000 usahawan telah menerima bantuan pembiayaan dengan jumlah keseluruhan sehingga RM100 juta sejak 2022.

Bantuan ini telah membantu mengurangkan kos operasi dan memastikan harga produk tetap kompetitif, sekali gus menyumbang kepada kestabilan ekonomi setempat.

Pembangunan bandar mampan: Projek Bandar Pintar dalam pembangunan bandar mampan, seperti yang dilaksanakan di Cyberjaya dan Iskandar Malaysia, telah mengintegrasikan sistem pengurusan bandar pintar untuk meningkatkan kecekapan perkhidmatan serta mengurangkan kos operasi.

Pendekatan inovatif ini merangkumi penggunaan teknologi terkini dalam pengurusan trafik yang dilaporkan mengurangkan masa perjalanan sebanyak 15 peratus, pengurusan sisa buangan yang meningkatkan kadar kitar semula sehingga 25 peratus dan pengoptimuman penggunaan tenaga yang menyumbang kepada penjimatan kos operasi sehingga 12 peratus secara tahunan.

Komitmen berterusan dari kerajaan, sektor swasta dan masyarakat adalah penting dalam merealisasikan matlamat pembangunan bandar yang mampan. Melalui pelaksanaan strategi yang tepat dan penglibatan aktif semua pihak, Malaysia berada di landasan yang betul untuk menangani cabaran urbanisasi dan membina bandar-bandar yang lebih berdaya huni untuk generasi-masa hadapan.

Usaha menangani cabaran urbanisasi perlu dilihat sebagai satu perjalanan berterusan yang memerlukan pemantauan dan penambahbaikan berterusan. Dengan pendekatan yang strategik dan pelaksanaan yang efektif, Malaysia mampu mentransformasi cabaran urbanisasi kepada peluang untuk pembangunan negara yang lebih mampan dan inklusif.

Kejayaan ini sudah pasti akan menterjemahkan keberhasilan nilai yang dimaksudkan melalui Malaysia Madani.

PROFESOR Madya Dr. Khairunesa Isa ialah pensyarah di Jabatan Sains Sosial, Pusat Pengajian Umum dan Kurikulum, Universiti Tun Hussein Onn Malaysia (UTHM).

10 MAC 2025

16 Utusan Malaysia
ISININ • 10 MAC 2025

FOKUS • RINGGIT

Isu parkir terus membelenggu kawasan perumahan bertingkat

Dari muka 15

Tambahnya, ada beberapa perkara yang menyebabkan ramai yang memilih untuk menggunakan kenderaan persendirian iaitu iklim Malaysia yang panas, harga minyak yang murah serta tiada had lupus untuk kenderaan berbanding negara lain seperti Singapura dan Jepun.

"Jika dibandingkan dengan negara lain, petrol di Malaysia adalah antara yang rendah. Selain itu, kereta di Malaysia tiada had umur untuk dilupuskan yang seterusnya akan berlaku lambakan.

"Masalah utama juga adalah mentaliti rakyat negara

ini yang bergantung kepada kenderaan persendirian; ujarnya.

Beliau berkata, beberapa langkah mengatasi masalah tersebut seperti menyediakan tempat letak kereta bertingkat yang boleh menambah kapasiti tanpa perlu menambah atau mengambil ruang yang banyak.

"Dewan Bandaraya Kuala Lumpur (DBKL) boleh mengambil inisiatif untuk menyediakan tempat letak kereta bertingkat di kawasan PPR.



ISHAK ISMAIL

"Kawasan ini perlu beralih kepada tempat letak kereta secara *vertical* (menegak) daripada *horizontal* (mendatar).

"Saya lihat sudah ada langkah menyediakan tempat letak kereta bertingkat ini seperti di Jalan Tun Razak dan mungkin ia boleh dilaksanakan di kawasan perumahan ini," katanya.

Sementara itu, Ishak berkata, pihak pengurusan atau Badan Pengurusan Bersama (JMB) sesebuah kawasan juga boleh menyediakan jadual me-

letak kereta mengikut giliran dan ini memerlukan kerjasama daripada penduduk.

"Kita dapat lihat ada sesetengah penduduk yang 'cop' tempat letak kereta di kawasan PPR dan perkara tersebut adalah salah kerana ia adalah untuk kegunaan bersama.

"Selain itu, kawalan ketat juga perlu supaya kenderaan luar tidak masuk dan meletak kereta di kawasan PPR. Mereka mungkin dapat membuat pelekat khas bagi memastikan hanya penduduk sahaja dapat meletak kereta di situ," ujarnya.

Beliau berkata, pihak pengurusan atau pbt juga mungkin dapat mencari kawasan

lapang berhampiran milik pbt untuk membuat ruang tempat letak kereta tambahan dan disewakan pada harga yang berpatutan.

"Sebagai contoh, pihak kami menjaga Residensi Sungai Udang, Segambut yang juga berdepan dengan masalah kekurangan tempat meletak kereta.

"Kami telah mengambil inisiatif dengan memohon kepada DBKL untuk tanah Tenaga Nasional Bhd. (TNB) bagi menjadikan kawasan tempat meletak kereta tambahan. Kami sudah terima surat daripada DBKL untuk jadikan kawasan itu tempat letak kereta tambahan," jelasnya.

TEMPAT LETAK KERETA TERHAD, PENDUDUK SUDAH LALI DISAMAN

Oleh NUR NAZLINA NADZARI
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TATKALA rakyat negara ini berdepan dengan kos sara hidup yang semakin meningkat, ada sesetengah mereka juga berdepan masalah lain seperti saman dan kenderaan rosak yang berpunca daripada masalah kekurangan tempat letak kereta.

Jika meninjau di sekitar kawasan perumahan yang padat seperti Bandar Sri Permaisuri, Lembah Pantai dan Setapak, pasti anda dapat melihat banyak kereta yang diletakkan di bahu jalan berikutan tempat letak kereta yang tidak mencukupi di kawasan perumahan mereka.

Seorang rakan sekutu kanan, Norsadrina Ismail, 35, berkata, masalah tempat letak kereta terhadap adalah masalah utama ramahnya di Projek Perumahan Rakyat (PPR) Lembah Subang 2 di Petaling Jaya sehingga ramai yang terpaksa 'double park' kenderaan lain.

Katanya, masalah untuk mendapat ruang kosong ditambah lagi jika pulang lewat melebihi pukul 10 malam dan banyak kereta akan 'double park' kereta lain kerana tidak mempunyai pilihan.

"Saya sendiri pernah terpaksa menolak empat buah kereta pada waktu pagi untuk keluar dari tempat letak kereta dan pergi ke tempat kerja.

"Jika meletak kereta di bahu jalan pula, penduduk akan disaman oleh polis. Setakat ini saya sudah dua kali kena bayar saman polis yang bernilai RM200.



Setiap kali pulang lewat, saya memang terpaksa letak kereta di bahu jalan sehingga sudah lali disaman," katanya kepada *Utusan Malaysia* di sini baru-baru ini.

Norsadrina berkata, selalunya ramai meletak kereta di bahu jalan bermula pada pukul 6 petang ke atas dan memang jalan menjadi agak sesak ketika waktu puncak, tetapi penghuni rumah tidak mempunyai pilihan yang lain.

Dia berkata, walaupun berdepan dengan kesukaran tersebut, dia masih memilih untuk tinggal di kawasan itu

"JIKA MELETAK KERETA DI TEPI JALAN PULA, PENDUDUK AKAN DISAMAN OLEH POLIS. SETAKAT INI SAYA SUDAH DUA KALI KENA BAYAR SAMAN POLIS YANG BERNILAI RM200."

kerana lokasinya yang dekat dengan tempat kerja.

"Kalau kereta yang saya tengok ada plat kereta yang pecah dan ada kereta yang berlanggar disebabkan kereta-ditolak begitu rapat," ujarnya.

Norsadrina mencadangkan kepada pihak Kementerian Perumahan dan Kerajaan Tempatan (KPKT) untuk berbincang dengan wakil penduduk agar kenderaan rosak dan tidak digunakan boleh dialihkan kerana mengambil ruang di tempat meletak kereta.

"Selain itu, mungkin dapat hadkan dua kereta untuk satu unit rumah sahaja. Selain itu, boleh juga menyediakan ruang tempat letak kereta tambahan berbayar untuk sesiapa yang berminat di lokasi yang sesuai," ujarnya.

Selain itu, dia juga berharap pihak berkuasa memberi sedikit kelonggaran dan bertimbang rasa dari segi saman kerana penduduk berdepan masalah tempat letak kereta yang terhadap dan terpaksa meletak kereta di bahu jalan.

Sementara itu, pekerja swasta, Hayatun Razak, 33, berkata, dia yang tinggal di Bandar Sri Permaisuri selama enam tahun menyaksikan masalah kekur-



NORSADRINA ISMAIL



HAYATUN RAZAK

ngan tempat letak kereta di kawasan tersebut.

Katanya, ramai yang meletak kenderaan mereka di bahu jalan, mendorong kepada jalan menjadi sempit dan sesak bukan sahaja bila waktu puncak tetapi juga bukan waktu puncak.

"Seringkali saya melihat ada kerana yang diletakkan di bahu jalan kemik. Ini kemungkinan besar kereta tersebut dilanggar kerana jalan menjadi sempit," katanya.

Dia berharap pihak berkaitan dapat menambah kemudahan tempat letak kereta bertingkat ini di kawasan yang dianggap sesuai bagi menampung keperluan penduduk kerana kepadatan yang tinggi.

"Selain itu, boleh mewujudkan kawasan tempat letak kereta khas di luar kawasan perumahan dengan kemudahan pengangkutan awam yang efisien untuk mengurangkan kesesakan dalam kawasan tersebut.

"Menetapkan syarat kepada pemuja supaya menyediakan lebih banyak tempat letak kenderaan dalam projek pembangunan baharu untuk mengelakkan masalah kekurangan ini berulang pada masa hadapan," jelasnya.

Ekonomi

Utusan Malaysia
KHAMIS • 15 MEI 2025

30

<p>↑ KUALA LUMPUR (Indeks Komposit)</p> <p>(+1.12) mata 1,583.51</p>	<p>↓ SINGAPURA (Straits Times)</p> <p>(-13.72) mata 3,867.33</p>	<p>↓ TOKYO Nikkei</p> <p>(-55.13) mata 38,128.13</p>	<p>↓ NEW YORK Dow Jones</p> <p>(-269.67) mata 42,140.43</p>	<p>INDEKS</p> <p>MATA WANG AS\$/RM 4.2970/4.3030</p>	<p>MINYAK • WTI AS\$63.34/RM272.58</p> <p>• BRENT AS\$66.29/RM285.27</p>	<p>EMAS 999 (1 GRAM) RM446.91</p> <p>GETAH SMR CV 1046.50 SMR L 1036.50 SMR S 800.00</p>
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Rumah mampu milik gagal kerana faktor lokasi, mutu binaan rendah

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KUALA LUMPUR: Rumah mampu milik berharga bawah RM300,000 terus mencatat kadar tidak terjual yang tinggi disebabkan faktor lokasi yang tidak strategik dan mutu binaan yang tidak memuaskan, bukan kerana harga yang tidak mampu dibayar.

Pengurus Negara PropertyGuru Malaysia, Kenneth Soh berkata, ketidaksepadanan tersebut turut berpunca daripada isu kemudahan akses ke kawasan berkenaan.

“Segmen hartanah bernilai tinggi menunjukkan prestasi lebih seimbang kerana wujudnya permintaan kukuh selari dengan penawaran.

“Sebaliknya, projek dalam kategori rumah mampu milik lebih banyak terperangkap dalam senario *overhang*,” katanya ketika membentangkan dapatan kajian pasaran dan laporan kemampuan PropertyGuru 2024 di sini semalam.

Dalam laporan Jabatan Penilaian dan Pengurusan Harta (JPPH), sebanyak 7,135 unit kediaman berharga bawah RM300,000 masih belum terjual setakat suku pertama 2025, melibatkan nilai keseluruhan RM1.58 bilion, iaitu hampir satu pertiga daripada jumlah keseluruhan hartanah *overhang*.

Kenneth berkata, walaupun rumah-rumah ini diklasifikasikan sebagai mampu milik dari segi harga, faktor bukan kewan-



PEMBINAAN rumah mampu milik perlu mengambil kira faktor lokasi, mutu binaan dan isu akses kemudahan bagi menarik pembeli seterusnya mengelakkan lambakan rumah siap tidak terjual. - GAMBAR HIASAN

gan seperti lokasi yang kurang menarik, kesesakan lalu lintas dan mutu kehidupan yang rendah telah menyumbang kepada kekurangan minat dalam kalangan pembeli.

“Dalam membuat keputusan pembelian, pengguna turut mengambil kira kos tersembunyi seperti masa perjalanan, kemudahan harian dan keselamatan persekitaran.

“Oleh itu, nilai sesebuah hartanah memainkan peranan penting, bukan hanya tanda harganya,” katanya.

Dalam pada itu, ujarnya, ketidaktentuan dalam dasar tarif Amerika Syarikat (AS) turut memberi kesan langsung kepada ekonomi tempatan, terutamanya dalam sektor pelaburan dan pasaran hartanah.

Katanya, walaupun terdapat

jangkaan penurunan tarif sebanyak 22 peratus, kebimbangan terhadap ketidakpastian masa depan masih menyelubungi pasaran.

“Tarif itu telah mencetuskan kejutan awal dalam pasaran. Bagaimanapun, selepas fasa penyesuaian, kemahiran pencarian pelanggan pulih dengan pantas dan kini menunjukkan pertumbuhan yang kukuh.

“Kami melihat trend pencarian

hartanah meningkat dari bulan Januari hingga Mac menunjukkan pasaran masih kukuh,” katanya.

Menurut beliau, pasaran hartanah juga mencerminkan perubahan tingkah laku pengguna.

“Data menunjukkan majoriti pembeli rumah baharu adalah individu muda berusia sekitar 24 tahun, yang kini lebih cenderung untuk memilih unit pembangunan baharu,” katanya.

Rundingan AS-China petanda baik buat Malaysia

PETALING JAYA: Kesediaan Amerika Syarikat (AS) untuk berunding dengan pendekatan menang-menang bersama China dilihat sebagai petanda positif terhadap masa depan rundingan perdagangan di antara Malaysia dan negara itu.

Penganalisis ekonomi UniKL Business School, Prof. Madya Dr. Aimi Zulhazmi Abdul Rashid berkata, perkembangan positif dalam rundingan semasa antara China dan AS membuktikan kedua-dua pihak bersikap rasional, meskipun hanya berbaki 60 hari dari

pada tempoh 90 hari yang diumumkan oleh Presiden Donald Trump.

“Perkara ini memberi petunjuk jelas rundingan antara Malaysia dan AS juga berpeluang untuk dilaksanakan dalam suasana yang lebih kondusif, dengan kesediaan pentadbiran Trump ketika itu untuk mencapai matlamat bersama secara adil dan menang-menang.

“Rundingan China-AS dan sebelum itu kejayaan rundingan antara United Kingdom (UK) dan AS turut memberi impak positif, membuktikan

semua pihak cenderung untuk mencari penyelesaian rasional tanpa dipengaruhi emosi.

“Kepentingan perdagangan dan kemajuan ekonomi negara diutamakan, sementara pada masa sama, AS juga dilihat berusaha memperbaiki struktur ekonominya yang dibelenggu peningkatan hutang dan defisit belanjawan setiap tahun,” katanya kepada *Utusan Malaysia*.

Sebelum ini, AS dan China dilaporkan bersetuju untuk mengurangkan tarif antara satu sama lain selama 90 hari,

menandakan ketegangan yang mereda dalam perang perdagangan berterusan antara dua ekonomi terbesar dunia itu.

Menerusi perjanjian yang dirundingkan di Geneva akhir minggu lalu, AS akan mengurangkan tarif tambahan ke atas barangan China kepada 30 peratus daripada 145 peratus manakala China akan mengurangkan tarif import AS kepada 10 peratus daripada 125 peratus.

China turut mengumumkan untuk membatalkan atau menggantung beberapa lang-

kah bukan tarif yang sebelum ini dikenakan ke atas AS.

Mengulas lanjut, beliau berkata, berdasarkan perkembangan semasa, rundingan perdagangan antara Malaysia dan AS dijangka dapat diselesaikan dalam tempoh terdekat.

“Ini penting bagi memastikan kelangsungan ekonomi global tidak terjejas dengan teruk. Tempoh 60 hari itu mungkin sudah dianggap masa paling maksimum bagi AS untuk menangani isu defisit perdagangannya dengan negara-negara lain,” ujarnya.

3 JULAI 2025

Rencana

Utusan Malaysia
KHAMIS • 3 JULAI 2025

13

Rumah terbengkalai: Rakyat jadi mangsa kegagalan undang-undang



**NUARRUAL
HILAL
MD. DAHLAN**

MALAYSIA berdepan krisis senyap yang semakin membimbangkan iaitu rumah terbengkalai. Lebih daripada 100,000 unit kediaman yang sepatutnya menjadi tempat perlindungan berubah menjadi lambang kegagalan sistemik yang menjejaskan negara.

Isu ini bukan semata-mata melibatkan aspek pemajuan perumahan, malah turut mencerminkan krisis sosial, perundangan, ekonomi dan kemanusiaan yang serius.

Projek perumahan terbengkalai bermula seawal proses kelulusan pembangunan tanah. Ketidaktelesan dalam proses ini, ditambah ketidaksepadanan dasar antara kerajaan negeri dan Persekutuan, campur tangan politik serta kerakusan segelintir pelabur, menjadi antara punca utama. Di samping itu, prosedur permohonan yang tidak sistematis yang tidak dieksploitasi menyebabkan tanah yang tidak sesuai diluluskan bagi tujuan pembangunan perumahan.

JUAL DAHULU, BINA KEMUDIAN

Tambahan pula, model jual dahulu, bina kemudian membuka ruang penipuan dan ketidakpastian. Pemaju yang gagal menyiapkan rumah tidak dipertanggungjawabkan secara efektif, menyebabkan pembeli terperangkap dalam hutang dan tekanan emosi. Malah ada yang terus membayar ansuran bulan ke atas rumah yang tidak pernah wujud secara sah.

Walaupun mempunyai Akta Pemajuan Perumahan (Kawalan dan Pelesenan) 1966 (Akta 118), ia tidak mampu melindungi pengguna jika tidak dikuatkuasakan dengan tegas dan telus.

Baru-baru ini Persatuan Pemaju Hartanah dan Perumahan Malaysia (Redha) memperkenalkan pelesenan bertingkat dan sistem jaminan penyiapan (HCGS) yang kelihatan progresif bagi menangani isu projek perumahan terbengkalai.



RAKYAT berhak memiliki kediaman yang selamat, terjamin dan bebas penipuan.

Namun secara realiti, ia hanya menambah satu lagi lapisan tanpa menyentuh akar masalah, yakni kelemahan penguatkuasaan dan ketelusan undang-undang.

Isu kritikal ialah kewujudan syarikat tujuan khas (SPV) yang digunakan untuk mengaburi tanggungjawab. Apabila projek gagal, syarikat itu dibubarkan dan digantikan, sedangkan pemaju sebenar terus bebas. Akta 118 dan Akta Syarikat 2016 (Akta 777) gagal menemubi 'tirai korporat' untuk menuntun pertanggungjawaban daripada dalang sebenar.

Lebih malang, pembeli rumah yang menggunakan pembiayaan Islam seperti *Bay' Bithaman al-Ajil*, *Murabahah Tawarruq* atau *Tawarruq Komoditi* turut menjadi mangsa. Apabila projek terbengkalai, mereka tetap dipaksa membayar hutang walaupun rumah tidak siap. Bank dan institusi pembiayaan Islam enggan mengambil tanggungjawab untuk memulihkan projek, walaupun dari perspektif *maqasid al-syariah*, prinsip keadilan (*adl*), kasih sayang (*rahmah*) dan perlindungan harta (*hifz al-mal*) sepatutnya menjadi panduan utama. Tekanan pialaiaan antarabangsa seperti Perjanjian Basel dan kehendak pelabur mencairkan semangat keadilan dalam *fiqh muamalat*.

KERUGIAN DITANGGUNG KERAJAAN

Kita juga sedang berdepan situasi pemaju berani mengambil risiko besar kerana percaya kerugian

ditanggung kerajaan atau pembeli. Cadangan skim jaminan penyiapan ala Korea Selatan yang dibawa Redha berpotensi memburukkan lagi keadaan jika tiada semakan ketat terhadap kelayakan, kewangan dan pengurusan pemaju.

Oleh itu, sistem akaun pemegang amanah berkanun perlu diwujudkan, dipantau di bawah Akta Perkhidmatan Kewangan 2013 dan dikuatkuasakan melalui pemantauan kewangan masa nyata terhadap pemaju. Semua transaksi perlu telus, selamat dan berlandaskan kepentingan pembeli rumah, bukan keuntungan pemaju semata-mata.

Di bawah peruntukan undang-undang semasa, pembeli rumah diklasifikasikan sebagai pemiutang tidak bercagar dan diletakkan pada kedudukan terakhir dalam senarai tuntutan. Sebaliknya, institusi kewangan terus diberi keutamaan untuk merampas aset, sekali gus menimbulkan ketidakadilan yang nyata. Justeru, saya mencadangkan agar pembeli rumah diberikan status sebagai 'pemiutang utama' di bawah Akta 777 dan Akta 118, sepertimana status keutamaan yang diperuntukkan kepada pekerja menerusi Akta Kerja 1955.

Selain itu, kita perlu memperkukuh dasar guna tanah dan pembangunan. Saya menyarankan sistem pusat data pembangunan tanah dan audit guna tanah nasional diwujudkan, disokong teknologi kecerdasan buatan (AI) dan

analitik data besar. Semua ini perlu dimaktubkan dalam Akta 118, Akta Perancangan Bandar dan Desa 1976 (Akta 172), Kanun Tanah Negara (semakan 2020) (Akta 828), Akta Jalan, Parit dan Bangunan 1974 (Akta 133) serta Undang-Undang Kecil Bangunan Seragam 1984.

UNSUR GHARAR

Dalam konteks pembiayaan perumahan Islam, sudah tiba masanya penstrukturan semula dilaksanakan. Produk pembiayaan dicadangkan hanya ditawarkan bagi rumah yang siap sepenuhnya dengan memiliki Sijil Penyiapan dan Pematuhan (CCC) serta hak milik tersedia. Langkah ini penting bagi mengelakkan unsur *gharar* (ketidaktentuan yang boleh membawa kerugian dan ketidakadilan) yang jelas dilarang dalam Islam.

Malaysia juga harus berani meneladani Singapura, United Kingdom (UK), Kanada, New Zealand dan Australia yang lama mengamalkan model bina dahulu, jual kemudian (BTS). Mereka berjaya mengurangkan risiko pembeli, memastikan rumah siap sebelum dijual dan memperkukuh integriti pemaju. Model ini bukan mustahil dilaksanakan di Malaysia. Sudah tiba masa Malaysia mengutamakan kesejahteraan rakyat daripada tunduk kepada tekanan dan kehendak para pelabur.

Saya juga mencadangkan agar Akta 118 dipinda untuk menjadikan model BTS sebagai mandatori. Lesen pemajuan dan kebenaran

iklan hanya boleh diberi apabila tahap penyiapan fizikal mencapai ambang tertentu. Ini akan menghalang pemaju daripada memperdaya pembeli dengan janji palsu.

Selain itu, kerajaan juga perlu menubuhkan badan pemajuan perumahan nasional yang berfungsi seperti Lembaga Perumahan dan Pembangunan (HDB) di Singapura. Badan ini akan mengawal selia, memantau dan membangunkan projek perumahan secara BTS, dengan sokongan dana khas daripada kerajaan pusat. Langkah ini akan menamatkan kebergantungan keterlaluhan kepada pemaju swasta yang hanya mengejar keuntungan jangka pendek.

Jika model ini belum mampu dilaksanakan sepenuhnya dalam masa terdekat, sekurang-kurangnya kerajaan wajibkan insurans atau takaful ke atas pemaju bagi setiap projek perumahan. Ini bagi memastikan pembeli tidak terus menjadi mangsa jika projek terbengkalai dan dana insurans atau takaful boleh mendanai pemulihan.

Kementerian Perumahan dan Kerajaan Tempatan (KPKT) perlu menambah bilangan pegawai penguatkuasa terlatih, membuka cawangan penguatkuasaan di setiap daerah khususnya daerah yang giat membangunkan perumahan, memperkukuh pengawasan dan melaksanakan audit menyeluruh terhadap setiap pemaju berlesen. Tiada pengampunan kepada pemaju cuai.

UNDANG-UNDANG BUKAN SEKADAR ATAS KERATAS

Krisis rumah terbengkalai merupakan kegagalan sistemik yang berpunca daripada kecuaihan dasar, kelonggaran undang-undang dan kerakusan pelabur. Ia tidak boleh dibiarkan berlarutan.

Maruah rakyat hanya dapat dipertahankan melalui pelan tindakan perundangan yang menyeluruh, berteraskan Perlembagaan Persekutuan, *maqasid al-syariah* dan prinsip akauntabiliti awam.

PROFESOR Dr. Nuarrual Hilal Md. Dahlan ialah pensyarah di Pusat Pengajian Undang-Undang, Universiti Utara Malaysia (UUM) dan exco Kongres Persatuan Akademik Malaysia (MAAC).

19 MEI 2025

16 Utusan Malaysia
ISNIN • 19 MEI 2025

FOKUS • RINGGIT

Rangkaian rel bandar pemacu logistik baharu

Dari muka 15

"Kerjasama antara Diolko dan Prasarana turut membuka nilai baharu daripada aset transit yang selama ini hanya digunakan untuk pergerakan manusia.

"Hasil awal projek sangat memberangsangkan dan memberi panduan berguna kepada bandar lain di rantau ini yang berdepan cabaran kesesakan serta pelepasan karbon," katanya.

Beliau turut mencadangkan agar lebih banyak perkongsian awam-swasta digalakkan bagi mempercepatkan pelaksanaan penyelesaian logistik bandar hijau.

"Sokongan kerajaan melalui

insentif dasar, kelonggaran peraturan dan perkongsian risiko pelaburan mampu mendorong inovasi sektor swasta untuk memastikan rangkaian rel bandar berkembang menjadi koridor pengangkutan pelbagai fungsi," ujarnya.

Sementara itu, Ketua Pegawai Operasi merangkap Pengasas Bersama Diolko, Onno Pfeiffer berkata, Malaysia memiliki aset logistik bandar yang bernilai tinggi dan masih belum dimanfaatkan sepenuhnya.

"Rangkaian rel bandar bukan sekadar sistem pengangkutan penumpang, ia boleh berfungsi serentak untuk



YOANN GUEGUEN



ONNO PFEIFFER

penghantaran barang tanpa menjejaskan operasi sedia ada, sekali gus memberi impak besar kepada kelestarian bandar.

"Jadi, inisiatif seperti ini bukan hanya meningkatkan kecekapan tempatan, tetapi membuka ruang untuk Malaysia menjadi peneraju dalam logistik bandar lestari di rantau ini.

"Jika model seperti kerjasama Diolko dan Prasarana diperhalusi dan diperluas, Malaysia boleh mengetahui pembangunan pelan tindakan penghantaran hijau yang boleh dicontohi negara lain," katanya.

Menurut Pfeiffer, integrasi sistem penghantaran ke dalam rel bandar menyokong secara langsung Dasar Pengangkutan Nasional dan komitmen Malaysia terhadap sasaran Net Zero 2050.

"Setiap tan barang yang dialihkan daripada lori ke rel bukan sahaja mengurangkan pelepasan karbon, malah meningkatkan kualiti udara

dan memperbaiki aliran trafik bandar.

"Kami yakin Malaysia berpeluang menarik pelaburan asing dan memperkukuh reputasinya dalam forum kelestarian global jika terus mendahului dalam pelaksanaan logistik bandar hijau," katanya.

Tambahnya, matlamat akhir adalah untuk mewujudkan ekosistem bandar yang lebih efisien, adil dan lestari.

"Penumpang turut mendapat manfaat daripada perkhidmatan yang boleh dipercayai, perniagaan menikmati penyelesaian penghantaran yang efektif dan bandar menjadi lebih mesra penduduk dengan pengurangan pencemaran serta kesesakan," katanya.

LOGISTIK REL BANDAR MESRA ALAM, KURANGKAN KESESAKAN

Oleh HENDRA WINARNO
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DALAM usaha mengurangkan kesesakan jalan raya serta menurunkan kos logistik negara, penggunaan rel bandar sebagai alternatif penghantaran barangan semakin mendapat perhatian.

Beberapa negara maju sudah lama memanfaatkan sistem rel bandar bukan sahaja untuk pengangkutan penumpang, malah sebagai saluran logistik bandar yang cekap dan mesra alam.

Projek perintis kerjasama antara Diolko dan Prasarana Malaysia Berhad (Prasarana) sebelum ini membuktikan keberkesanan model ini apabila berjaya mengurangkan pelepasan karbon sehingga 70 peratus bagi perniagaan terlibat, tanpa menjejaskan operasi pengangkutan penumpang sedia ada.

Penganalisis Ekonomi UniKL Business School, Prof. Madya Dr. Aimi Zulhazmi Abdul Rashid berkata, penggunaan rel bandar sebagai alternatif penghantaran barang perlu diteroka secara lebih meluas kerana kaedah itu terbukti berjaya di bandar utama dunia yang menitikberatkan kelestarian alam.

Menurutnya, antara bandar yang berjaya melaksanakannya ialah Antwerp, Belgium, yang menggunakan sistem rel bandar untuk penghantaran kargo dalam kawasan bandar.



"Di Lembah Klang, kita sudah memiliki empat jenis rel iaitu rel berat (KTM Komuter), rel ringan (Monorel), Transit Aliran Ringan (LRT) dan Transit Aliran Massa (MRT) yang kesemuanya direka untuk pengangkutan penumpang bagi mengurangkan kesesakan lalu lintas.

"Sebahagian besar penghantaran barangan kini dibuat secara pintu ke pintu oleh syarikat seperti Poslaju, Grab dan lain-lain, manakala barangan perdagangan pula dihantar menggunakan lori kecil di seluruh bandar.

"Dengan peningkatan kese-

lahan terhadap isu pencemaran, terutama di bandar-bandar besar, alternatif penghantaran berasaskan rel semakin diperlukan.

"Namun, penggunaan rel ini untuk penghantaran barangan masih sangat terhad, sedangkan potensinya besar jika dilaksanakan dengan perancangan rapi," katanya kepada Utusan Malaysia.

Mengulas kaedah pelaksanaannya, beliau berkata, secara teknikal terdapat dua pendekatan boleh diguna pakai iaitu menyatukan gerabak penumpang dan kargo atau menyediakan gerabak khusus untuk barangan sahaja.

"Kaedah kedua lebih praktikal kerana membolehkan pemungahan dilakukan dengan lebih cekap dan selamat tanpa gang-

guan penumpang, tetapi ia juga melibatkan kos lebih tinggi kerana memerlukan gerabak khas.

"Selain itu, jenis barangan turut mempengaruhi kesesuaian penggunaan tren atau rel sebagai medium penghantaran, khususnya barangan seperti makanan sejuk beku, makanan segar atau barangan yang tidak memerlukan penyejukan.

"Setiap produk mempunyai keperluan tersendiri dari segi penyejukan, pengendalian dan kadar susut nilai. Oleh itu, analisis kos-faedah terperinci perlu dijalankan sebelum sistem ini dilaksanakan secara menyeluruh," ujarnya.

Aimi berkata, sekiranya dilaksanakan dengan berkesan, ia dapat menjimatkan masa dan menurunkan kos pengangkutan serta logistik yang boleh membantu mengawal kenaikan kos perniagaan di bandar besar.

"Ini penting untuk mengimbangi kos kenaikan sewa premis yang merupakan antara kos utama kepada perniagaan di kawasan bandar, terutamanya kepada peniaga mikro, kecil dan sederhana (PMKS) yang menyokong perusahan besar lain di bandaraya.

"Jelas, ia membantu PMKS menjadi lebih berdaya saing dan kompetitif.

"Infrastruktur sedia ada, terutama di Lembah Klang, mencukupi dan hanya memerlukan sedikit penambahbaikan untuk memperluaskan perniagaan dengan memberikan khidmat angkutan kargo melalui jaringan rel yang ada," ujarnya.



AIMI ZULHAZMI
ABDUL RASHID

"DENGAN PENINGKATAN KESEDARAN TERHADAP ISU PENCEMARAN, TERUTAMA DI BANDAR-BANDAR BESAR, ALTERNATIF PENGHANTARAN BERASASKAN REL SEMAKIN DIPERLUKAN."

30 JUN 2025

16 Utusan Malaysia
ISININ • 30 JUN 2025

FOKUS • RINGGIT

Rumah mampu milik konsep TOD kurangkan kos hidup

Dari muka 15

“Pengurusan yang sistematik penting bagi mengelakkan kawasan tersebut menjadi lokasi penyewaan pekerja asing secara berlebihan yang boleh menjejaskan keselamatan dan keharmonian komuniti,” katanya.

Sementara itu, penganalisis hartanah, Ahyat Ishak menyifatkan cadangan membina rumah mampu milik berhampiran pengangkutan awam sebagai langkah tepat ke arah menangani isu kos sara hidup dan menggalakkan mobiliti.

Katanya, inisiatif itu juga menyokong sasaran kerajaan

meningkatkan penggunaan pengangkutan awam, khususnya di kawasan Lembah Klang yang kini hanya mencatatkan kadar penggunaan 21 peratus berbanding 79 peratus yang masih bergantung kepada kenderaan persendirian.

“Kerajaan menyasarkan kadar penggunaan pengangkutan awam 50 peratus menjelang 2040 di peringkat nasional dan 70 peratus di bawah pelan Aspirasi Rendah Karbon 2040 dalam Dasar Tenaga Negara.

“Bagi mencapai sasaran ini,



AIMI ZULHAZMI
ABDUL RASHID



AHYAT ISHAK

perumahan rakyat dalam zon pembangunan berorientasi transit (TOD) adalah komponen utama,” katanya.

Beliau merujuk model pembangunan Rail + Property (R+P) di Hong Kong yang terbukti berjaya menyediakan

dana mampan untuk kewangan sistem rel serta menyumbang kepada penyediaan rumah mampu milik.

Bagaimanapun, beliau turut memberi peringatan agar Malaysia tidak mengulangi kesilapan beberapa negara Eropah seperti Switzerland, di mana perubahan zon guna tanah (*upzoning*) menyebabkan pembangunan TOD disasar untuk perumahan rakyat akhirnya bertukar menjadi projek mewah.

“Peningkatan nilai tanah menarik pemaju swasta hanya untuk projek pulangan tinggi,

yang akhirnya menyumbang kepada proses gentrifikasi dan menyingkirkan penduduk asal berpendapatan rendah dari kawasan TOD,” jelasnya.

Sebagai alternatif, Ahyat mencadangkan agar Malaysia meneliti model pembangunan di Singapura dan Denmark yang berjaya mengekalkan keseimbangan antara kediaman mampu milik dan akses kepada pengangkutan awam.

“Sebanyak 80 peratus rakyat Singapura tinggal di flat Housing & Development Board (HDB) yang hampir kesemuanya dalam jarak 10 minit berjalan kaki ke stesen Transit Aliran Massa (MRT),” ujarnya.

PERUMAHAN MAMPU MILIK TOD TARIK MINAT GOLONGAN MUDA

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USAHA kerajaan membangunkan perumahan mampu milik di atas atau berhampiran stesen pengangkutan awam dilihat sebagai langkah progresif yang selari dengan keperluan dan gaya hidup generasi muda masa kini.

Pendekatan berkonsepkan pembangunan berorientasi transit (TOD) itu bukan sahaja memberi kelebihan dari segi akses mobiliti yang lebih cekap dan murah, malah mampu meningkatkan daya tarikan projek perumahan di kawasan bandar kepada golongan berpendapatan sederhana dan rendah.

Ia merupakan antara usaha mengurangkan kesesakan lalu lintas di bandar-bandar utama seperti Kuala Lumpur.

Sebelum ini media melaporkan, Menteri Pengangkutan, Loke Siew Fook memberitahu wartawan kerajaan bakal memulakan satu peralihan dasar besar dengan memberi keutamaan kepada pembangunan perumahan mampu milik berhampiran stesen Transit Aliran Ringan (LRT) dan Transit Aliran Massa (MRT).

Katanya, ia bagi mengurangkan kebergantungan kepada kereta dan menjadikan rumah lebih mampu milik.

Pekerja Swasta, Muhammad Ikram Hafizi berkata, keutamaan untuk memiliki rumah bukan lagi hanya pada harga semata-mata, tetapi juga lokasi strategik dan kemudahan akses ke tempat kerja.

“Kalau rumah dekat dengan MRT atau LRT, saya tak perlu bawa kereta ke tempat kerja



setiap hari. Itu sangat menjimatkan masa dan kos kerana saya tak perlu fikir soal tol, minyak dan tempat letak kereta.

“Bagi orang muda macam saya yang sudah lebih lima tahun bekerja, memiliki rumah yang dekat dengan stesen pengangkutan awam memberi banyak kelebihan dari segi gaya hidup dan kewangan.

“Kalau harganya pula masih dalam kemampuan, itu memang jadi pilihan utama saya. Saya rasa konsep ini sangat sesuai untuk generasi muda yang mencari keseimbangan antara kerjaya, komitmen kewangan dan kualiti hidup,” katanya kepada *Utusan Malaysia*.

Sementara itu, pekerja swasta, Nur Khumaira Roshizad



MUHAMMAD
IKRAM HAFIZI



NUR KHUMAIRA
ROSHIZAD



MUHAMMAD
RAFIQUE ISHRAF

berkata, cadangan berkenaan wajar disokong kerana memberi pelbagai manfaat jangka panjang kepada rakyat dan negara, terutama golongan muda yang ingin membeli rumah pertama.

“Bagi saya, ia mampu mengurangkan kos sara hidup rakyat, khususnya dari aspek pengangkutan harian. Bila di-

fikirkan semula, banyak perkara yang boleh kita jimat melalui perumahan seperti ini.

“Langkah ini juga sejajar dengan amalan gaya hidup mampan dengan menggalakkan penggunaan pengangkutan awam yang mesra alam, pelepasan karbon dapat dikurangkan dan kualiti udara bandar menjadi lebih baik.

“Selain itu, projek kediaman yang dibina di lokasi strategik berhampiran pengangkutan awam akan memudahkan akses ke tempat kerja, sekolah dan kemudahan awam yang lain.

“Ini bukan sahaja menjimatkan masa, malah meningkatkan produktiviti penduduk bandar,” katanya.

Beliau berkata, dalam masa sama, ia turut membantu mengurangkan kesesakan lalu lintas di kawasan bandar utama.

“Dengan lebih ramai beralih kepada pengangkutan awam, jumlah kenderaan persendirian di jalan raya dapat dikurangkan, sekali juga menjadikan perjalanan harian lebih lancar dan selamat,” katanya.

Dalam pada itu, pekerja swasta, Muhammad Rafique Ishraf berkata, langkah itu dilihat mampu menggalakkan penggunaan pengangkutan awam secara menyeluruh, sekali juga menyokong usaha kerajaan ke arah pembangunan bandar pintar dan mampan melalui pengurangan pencemaran udara serta pemeliharaan alam sekitar.

“Dengan lokasi perumahan mampu milik seperti Program Residensi Rakyat (PRR) yang berdekatan stesen LRT, MRT atau perkhidmatan bas, penghuni dijangka lebih cenderung menggunakan pengangkutan awam untuk urusan harian mereka.

“Inisiatif ini juga berpotensi mengurangkan tekanan kos sara hidup, khususnya B40 yang sebahagian besar pendapatan dibelanjakan untuk petrol, tol, parkir dan penyelenggaraan kenderaan,” ujarnya.

11 APRIL 2025

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4 | NEWS / Nation

GAS PIPELINE BLAST

190 PUTRA HEIGHTS
HOMES REOCCUPIED

12 agencies, including TNB and Air Selangor, confirm they are safe

FUAD NIZAM
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Datuk Hussein Omar Khan

A TOTAL of 190 homes affected by the gas pipeline fire in Putra Heights, Subang Jaya, last Tuesday have been reoccupied after inspections confirmed they were safe.

Selangor police chief Datuk Hussein Omar Khan told Berna-

ma that, up to yesterday, 487 affected homes had been inspected.

The inspections were carried out by 12 technical agencies, including Tenaga Nasional Bhd (TNB), Air Selangor, Occupational Safety and Health Department, Public Works Department, Sub-

ang Jaya City Council and the police.

"Of these, 328 homes were deemed safe for occupancy, and 190 homes have been reoccupied."

Hussein said TNB had also restored electricity to 306 homes.

A Bernama check at the scene found that the area also remains under tight security, with entry limited only to residents and authorised personnel.

In Subang Jaya, police have identified the person behind a viral post alleging a death linked to the fire.

Hussein said this followed a report they received from the district health office.

"We are investigating under Section 500 of the Penal Code for defamation and Section 233 of the Communications and Multi-



Civil Defence Department personnel helping to remove items from homes deemed unsafe in Kampung Tengah, Putra Heights, on Wednesday. PIC COURTESY OF CIVIL DEFENCE FORCE

media Act 1998 for improper use of network facilities," he said at the command post here.

Previously, the Health Ministry lodged a report over comments on social media alleging that a death had occurred.

According to a statement by the ministry, the Malaysian Communications and Multimedia Commission had also been informed of the matter. The ministry said that no reports of death had been received from any public or private healthcare facilities regarding the incident.

Meanwhile, Hussein said up to yesterday, police had received 755 reports, mostly from victims, detailing damage to their homes and vehicles, as well as injuries they had suffered.

Regarding the probe into the incident, Hussein said police had also recorded 172 statements from witnesses.

On April 1, a fire broke out at a Petronas gas pipeline, causing widespread panic as flames shot into the air.

The flames ignited fires in several nearby houses.

Town planner: Mandate utility tunnels to prevent disasters

KUALA LUMPUR: A town planning expert is calling on local governments to mandate common utility tunnelling in new developments following the Putra Heights gas pipeline blast.

Local government and urban planning expert Derek J. Fernandez, a former Petaling Jaya City councillor, said utility tunnels were crucial in ensuring infrastructure safety and efficiency.

"For new areas, we must require common utility tunnelling, actual tunnels where you can walk in and look at the utilities," he told the *New Straits Times* "Beyond the Headlines" podcast yesterday.

"Putrajaya has a very effective common utility project. There's no more road digging."

Fernandez said cost-saving lobbyists were attempting to weaken these regulations.

"Some people want to remove it or cut down its scope, which will mean that digging returns and you can't inspect what's underground."

He said if such a system had been in place in Putra Heights, the explosion could have been prevented.

"If we had gas piping through common utility tunnelling, it would have been easier to detect problems as you could just walk in (to check)," he said.

Fernandez also proposed mon-



Innovateam Sdn Bhd managing director and consultant engineer Zamir Rashid (left) and local government and urban planning expert Derek J. Fernandez being interviewed by Hazween Hassan, the host of the *New Straits Times* "Beyond the Headlines" podcast in Kuala Lumpur yesterday. NSTP PIC BY ASWADI ALIAS

etising the tunnels by allowing utility providers to pay for access, making it financially viable for local councils.

"This should be mandatory. Safety must come before cost-saving."

Meanwhile, Innovateam Sdn Bhd managing director and consultant engineer Zamir Rashid high-

lighted the need for advanced remote monitoring systems, such as real-time pressure monitoring and leak detection, to prevent similar disasters and ensure quick emergency response.

"We need real-time data from pressure monitoring and leak detection systems," said Zamir, who specialises in 3D engineer-

ing simulations.

He added that digital technologies could improve safety and response times.

The April 1 blaze at the Petronas gas pipeline caused RM65.4 million in damage, affected 487 homes and 365 vehicles, injured 112 people and displaced 509 families.

City council relief centre closed

SUBANG JAYA: The Subang Jaya City Council (MBSJ) temporary relief centre at Dewan Camelia was officially closed at 10pm on Wednesday.

The hall, which had sheltered 16 families following the Putra Heights gas pipeline blast on April 1, is being cleaned by city council staff.

The centre was opened at 8.30pm on the day of the blast.

The last family left about 8.30pm on Wednesday, said city council staff.

Selangor Menteri Besar Datuk Seri Amirudin Shari said on Wednesday, the other temporary relief centre at Masjid Putra Heights, which housed 87 families, was expected to cease operations by Sunday.

He announced the closure after aid as well as Airbnb and rental assistance were distributed by the state government.

The gas pipeline blast had previously displaced at least 538 residents.

NST
LEADER

Revitalising urban areas

Redevelopment plans must involve local communities

In a world where science and technology dominate, the old eventually make way for the new. Antiquated vehicles, buildings and infrastructure are rapidly demolished and replaced. Fashion is dictated by youthful trends, and new ideas bring fresh paradigms and ideologies. Tech startups are overhauling the way we work, play, love, eat and trade.

The young, armed with more money, power and influence, tear through tradition, devoid of sentimentality. But they are persuaded to compromise: they are allowed to flatten swathes of the past provided they retain some of the ruins. For instance, the Porta de Santiago gate of the 15th century Portuguese fortress of A Famosa in Melaka, lies surrounded by a water theme park, safari, golf course, hotel and shopping mall. The United Nations Educational, Scientific and Cultural Organisation designated it a World Heritage site. In developing the BBCC Lalaport mall in Kuala Lumpur, the developers maintained the Pudu Jail main gate. Sometimes, developers are denied. In the 1990s, a major developer could have bulldozed Stadium Merdeka, Stadium Negara and Victoria Institution. Fortunately, common sense prevailed: the historical sites went unmolested.

6... rapid development is not a bad idea but capricious development is, especially if it damages historic neighbourhoods, hometowns and cities.

capricious development is, especially if it damages historic neighbourhoods, hometowns and cities.

Malaysia has to at least stop constructing buildings that are later neglected to the point of deformity. Instead of demolishing, city fathers must create thoughtful urban design, strengthened by political will to overcome long-term short-sightedness. In justifying development, the URA may prove to be a useful and powerful development tool but in its current framework, its deployment is reactionary, created to mend previous decades of myopic development decisions. The Act's impact on property rights, gentrification and displacement of low-income residents cannot be overstated. Solutions are available: the URA's goals, procedures and impact must involve communities during planning and decision-making. The URA should integrate with broader urban planning strategies because its complexities are underscored by strong arguments on both sides. The ideal outcome is not only to redevelop and revitalise urban areas, but also protect residents' rights and well-being with fair compensation and spacious and liveable replacement housing.

NEWS / Nation



Datuk Seri Rafizi Ramli (second from right) and Nik Nazmi Nik Ahmad (third from right) at a PKR election campaign event in Johor Baru last Tuesday. NSTP
PIC BY NAJMI NORAZAM

DEFEATED IN PKR POLLS

RAFIZI, NIK NAZMI
RESIGN AS MINISTERS

They cite loss of party posts as reason for quitting but vow to continue as MPs

MOHD ISKANDAR IBRAHIM AND
SURAYA ROSLAN
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TWO ministers resigned yesterday, citing their losses in the recent PKR elections.

The first to do so was Economy Minister Datuk Seri Rafizi Ramli, who lost the party deputy presidency to Nurul Izzah Anwar by a large number of votes.

Natural Resources and Environmental Sustainability Minister Nik Nazmi Nik Ahmad, who lost his bid to defend the vice-president's post, followed suit several hours later.

While Rafizi's resignation was expected, as he had stated he would do so if he lost the race for the No. 2 post, Nik Nazmi had not made a similar pledge.

In a statement, Rafizi said his resignation would take effect on June 17 but he would use the rest of his annual leave leading up to that date.

"I entered politics to promote a new political culture based on accountability and the people's mandate.

"My defeat in the recent PKR election means I no longer have the mandate from my party to translate the people's agenda, as

envisioned by PKR, into government programmes.

"As is the practice in countries that uphold democratic principles, party leaders who lose internal elections should make way for those who won to take their place in government."

However, Rafizi said he was not quitting politics and would continue as Pandan member of parliament.

"My final responsibility as economy minister has been fulfilled with the completion of the 13th Malaysia Plan (13MP), which has been finalised and is waiting to be tabled in the upcoming Parliament session.

"The 13MP was formulated to emphasise more comprehensive education reforms, including several structural reforms involving the Education Ministry.

"I hope the cabinet will retain several of these bold reforms concerning the Education Ministry in the 13MP, even though I will no longer be part of the cabinet."

However, Nurul Izzah, in a statement to the *New Straits Times*, paid tribute to Rafizi, describing him as a "force" in Malaysian politics and adding that his ideas would continue to shape the country's future.

"Rafizi has never been afraid to speak truth to power. I respect

that. I admire that.

"He has offered ideas, strategies, and policies that have shaped how we think about governance, accountability and economic reforms."

Nurul Izzah lauded Rafizi's intellectual contributions and expressed confidence that his influence would endure.

"A mind like Rafizi's will always be a force — whether as part of government or outside it. Our country needs bold ideas, and I believe he still has much to give."

Rafizi also expressed gratitude to the leadership and staff of the ministry for their support during his time in office, and praised their efficiency in formulating policies.

Meanwhile, Nik Nazmi said his resignation would take effect on July 4, adding that he would be on leave leading up to that date.

"Since being appointed to the cabinet... I have done my utmost, alongside the deputy minister and dedicated civil servants, to implement much-needed reforms," he said in a statement.

Nik Nazmi said being a PKR vice-president was a key factor in his cabinet appointment, and that his failure to defend the post was why he was stepping down.

"I look forward to returning to my position on the backbenches of Parliament, as well as focusing on my constituency work in Setiawangsa," Nik Nazmi said, referring to his parliamentary constituency in Kuala Lumpur.

30 APRIL 2025

NewStraitsTimes • WEDNESDAY, APRIL 30, 2025

BUSINESS TIMES



Housing and Local Government Minister Nga Kor Ming leading the URA Expedition with members of parliament in Kuala Lumpur yesterday. BERNAMA PIC

LEGISLATION DRAFT

Urban renewal law now in final draft

KUALALUMPUR: The proposed Urban Renewal Act (URA) is now in its final stage before being tabled in Parliament in July, said Housing and Local Government Minister Nga Kor Ming.

The final draft of the legislation has been submitted to the Attorney-General's Chambers for final vetting and refinement of the wording, Nga added.

"We are now at the final draft. It has reached the Attorney-General's Chambers for the final review of the language.

"Once it is cleared, we will proceed with the first, second and third

readings in Parliament," he said at the URA Expedition with members of parliament here yesterday.

According to Nga, the ministry had undertaken extensive consultations during the drafting process, describing it as one of the most thorough exercises ever conducted for a piece of legislation.

These sessions included discussions with a wide range of stakeholders such as house buyers' associations, housing developers' associations, universities, academics, non-governmental organisations (NGOs) and the special select committee on

nation-building.

"We have worked extremely hard - I don't believe any other act has undergone such a rigorous process. We held 79 engagement sessions.

"Every suggestion, every piece of feedback aimed at strengthening the act has been carefully considered and incorporated wherever appropriate," he said.

The ministry today held a visit to four redevelopment sites namely Flat Sutera Taman Desa Bakti Selayang, Flat Kuchai Jaya, 1 Razak Mansion and Residensi Kerinchi.

Property developer JL99 Group is

leading the redevelopment projects, having received non-objection letters from Kuala Lumpur City Hall (DBKL) to proceed with revamping ageing flats and walk-up apartments.

After the completion of 1 Razak Mansion, the company gained the government's trust to spearhead three more similar projects.

For the new developments, JL99 Group senior project manager Mohammad Hazri Aziz said all residents would receive brand-new, larger units on a one-to-one basis, with modern condominium-style facilities.

"Original units of about 504 square feet (sq ft) will be replaced with 800 sq ft units featuring three bedrooms and two bathrooms. The new homes will also include facilities such as lifts, multipurpose hall and surau," he said.

Hazri added that JL99 would bear the cost of residents' monthly rental, legal fees, relocation subsidies, the memorandum of transfer and moving cost in the interim.

"In return, the group will be allowed to utilise a portion of the redevelopment site to build open-market residential units," he added.

NST
LEADER

Of nurses and exodus

How to make them stay

MALAYSIA is facing an acute shortage of nurses. Health Ministry figures suggest that the country needs 43,243 nurses. But what makes it worse is 1,754 nurses have quit over the last five years for various reasons. To address the shortage, the Health Ministry announced in February that it was considering lowering the entry requirements for the nursing diploma. Views expressed in the media by the Malaysian Medical Association and nursing organisations have made it clear that this isn't the best option. Besides, lowering qualifications for entry comes with two dangers. One is that the standard of patient care would be lowered as a consequence, with all the attendant risks that it comes with. Patient safety is paramount. Malaysia's nursing standard is globally recognised and we must strive to maintain it. Secondly, lowering entry qualifications as a recruitment strategy is, at best, a stopgap measure. After a while, the new recruits, too, will leave because the root cause is elsewhere. If a more permanent solution to nursing shortage is sought, then the answer lies in retention strategies.

But first, is the shortage of nurses new? No, says Zainudin Rozali, dean of Institut Jantung Negara Nursing College, in a letter to the editor of this newspaper on March 11. To him, the country has been struggling with the issue for decades. The government boosted the number in the 2000s by increasing

...nurses, too, look to a long career. They must be made to feel such a professional progression exists in public service.

the number of nursing graduates. This has helped somewhat, but the country is still a long way from the tolerable nurse-to-population ratio. For every 1,000 Malaysians, there are only 3.6 nurses compared with 9.2 for the member countries of the Organisation for Economic Cooperation and Development. Reviewing retention strategies means examining the reasons why nurses quit govern-

ment service to work in the private sector or in hospitals overseas. There are several reasons, but three stand out: competitive pay package, working hours that promote work-life balance and better career growth.

Begin with the pay package. After a decade of service, a nurse in public service must count her blessings if she earns RM4,000 per month. And this explains why many head to Singapore, Australia, Dubai and Saudi Arabia where they can earn many times more. The exchange rate is an added perk. Malaysia can't remunerate them like the four countries do, but it can certainly do better than what it pays them now. Secondly, employers tend to forget nurses have a home to go to and children to care for. Better work-life balance isn't just good for the nurses; it is also good for better patient care. By improving working hours and working conditions, the ministry would have added at least a couple of thousand ringgit without actually paying that much. Lack of career growth, our third reason, is a push factor as well. Like all employees, nurses, too, look to a long career. They must be made to feel such a professional progression exists in public service. Incentivised specialisation opportunities for those who are keen and competent will help.

Getting nurses to stay doesn't mean paying them Saudi salaries. They will stay for long with slightly more than they earn now together with an improved work-life balance and career development opportunities.

NEWS / Nation

FUTURE MARKET VALUE

HIGHER COMPENSATION FOR HOMEOWNERS

PM: Urban renewal law will help them regain ownership of redeveloped homes

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HOMEOWNERS will receive their redeveloped properties, compensation, and living benefits during and after the construction phases, under the proposed Urban Renewal Act.

Prime Minister Datuk Seri Anwar Ibrahim said the residential renewal project must be carried out in consultation with homeowners, ensuring their agreement to take part in the initiative.

This was conveyed by his senior press secretary, Tunku Nashrul Abaidah, during the Prime Minister's Office (PMO) daily briefing yesterday.

Anwar said the Urban Renewal Bill would ensure that residents could remain on the redeveloped site, as the compensation value for their property would be based on its future market value.

"This approach, he explained, would help owners regain ownership of their redeveloped homes.

"This is different from the current situation, where compensation determined by consultants or the court is based on the current market value. This makes it difficult for owners to afford new homes, which are priced significantly higher than the compensation they receive," he said.

He added that, to support homeowners throughout the reconstruction process, they would receive various forms of compensation, including transit housing rental payments, ex-gratia payments for renovations to existing properties, and other financial assistance.

Anwar also addressed misconceptions about the bill, dismissing claims that it would result in Malays and Bumiputera losing their place in the city, or that the law solely prioritised developers.

He said it aimed to protect and uphold the dignity of the people, especially Malays in urban areas, enabling them to live with greater dignity.



According to Prime Minister Datuk Seri Anwar Ibrahim, homeowners can expect various forms of compensation throughout the redevelopment process. NSTP PIC BY AIZUDDIN SAAD

"This bill is a solution to the long-standing struggle between the people and developers."

Last month, Anwar said the proposed Act would establish a consensus threshold for redevelopment. For buildings less than 30 years old, 80 per cent of residents must agree before negotiations can begin.

For buildings over 30 years old, the threshold is 75 per cent, while for abandoned or derelict housing, a simple majority of 51 per cent is required.

Meanwhile, a real estate expert said the redeveloped properties, along with compensation and living benefits offered to homeowners under the proposed Act, would alleviate the problem of inadequate compensation and address homeowners' concerns about being forced out of their properties.

Consilz Tan, a fellow at the Centre for Market Education, said the announcement provided a clearer legal framework for negotiations, compensation mechanisms, and guidelines to support homeowners during the reconstruction process.

She also suggested that the Act require all renewal projects to include low- and middle-income housing units.

"The homeowners should take part in the resident advisory committees to co-develop renewal plans rather than having decisions made solely by developers," Tan told the *New Straits Times*.

On the compensation value being based on the property's future market value, Tan said this approach benefited homeowners by easing fears of exploitation.

However, she said forecasting the future market value was complex, as it depended on factors such as economic conditions, market trends, and demand.

"This is highly speculative. Future-value compensation would require a long-term contractual agreement, which could lead to legal disputes if residents and developers disagree," Tan said.

During the briefing, Tunku Nashrul also said the government was monitoring attempts by certain quarters to spread continuous slander against the prime

minister. However, he said Anwar did not specify the slander directed at him. He said the attempts reflected the desperation of certain quarters seeking to influence the public while attempting to conceal their inability to contribute ideas for national development.

"Spreading slander, especially during Ramadan, is the lowest form of conduct and is strongly prohibited in Islam.

"However, we will continue to closely monitor the situation to ensure that it never threatens or weakens our spirit and determination in safeguarding the nation and the people's wellbeing," said Anwar.



Consilz Tan

26 FEB 2025

WEDNESDAY, FEBRUARY 26, 2025 | NewStraitsTimes

NST
LEADER

Anwar's grand strategy

Getting all-of-Malaysia to march to the same drumbeat

WE cannot fault anyone who draws an analogy between the launch of the refurbished shopping mall Alamanda in Putrajaya on Sunday and Prime Minister Datuk Seri Anwar Ibrahim's speech there calling on Malaysians to move past petty issues to bring the nation forward. There is a link between refurbishment and moving past trivial matters or, in the language of his text, "soal-soal titik bengit". Anwar didn't specify what those petty issues were though he threw some hints, but he is certainly not referring to criticisms directed against him or his ministers. He has said several times before that his government welcomes criticisms and would address them, including those directed at him, his ministers, heads of department and other civil servants. At a recent cabinet retreat, several of the criticisms were discussed, including issues related to flood mitigation and infrastructure projects, two popular areas that people are unhappy about. These aren't what he was referring to on Sunday.

Now, if they indeed are quarrels about nonproblems, then it would be an incredibly challenging task for Anwar to get the nation to a good place. A destination such as this needs an all-of-nation approach. A divided nation that goes hither and thither would certainly not get there. This is his fear. And it is hard to take issue with such a prime ministerial worry. A leader

A leader must lead, but how can he when some of his 'followers' want to go to another place?

must lead, but how can he when some of his "followers" want to go to another place? Anwar, a much-travelled prime minister, is worried that countries in the region and elsewhere would leave Malaysia behind, distracted as it is by "soal-soal titik bengit". This is his point of listing China, the United States, European nations and Bahrain as examples of nations to emulate. He is right. All have made significant strides in technology, artificial intelligence and digitalisation. China has put in an impressive performance in all three areas despite hurdles thrown all along its way by the US. The US, which invented the Internet, is still the global leader in all three areas while European nations are catching up. Obviously, he doesn't mean that we should only provide cheap land and labour to foreign investors while we remain passive witnesses. As experts have suggested, the nation and states, too, must ensure that transfer of technology to Malaysians happens. What is the point if we are able to attract billions of ringgit of investments, but the people do not benefit much. Having a technology transfer clause in the agreements with foreign investors isn't enough. The clause must be robustly enforced.

Expectedly, Bahrain comes in for Anwar's special praise for fostering economic development and improving infrastructure. Despite being the smallest nation in the Middle East, it has achieved global recognition. Much of it must be due to Bahrain's Economic Vision 2030 launched in 2008, a 22-year shared goal of building a better life for every Bahraini. It is this "shared goal of building a better life for every Bahraini" that must have suitably impressed Anwar during his recent visit there. Hence his call for a united nation's approach to shape the vision of the government, society and the people. Because a better life for every Malaysian isn't possible without a shared goal. Call it Anwar's grand strategy for Malaysia.

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NEWS / Nation

'ACTION NEEDED'

PM: NO EVICTIONS IN URBAN RENEWAL BILL

Original land status, whether Malay reserve land or any other category, to remain unchanged

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THE Urban Renewal Bill has been in development for over 10 years, with no suggestion that original landowners will be forcibly evicted from their land or premises.

Prime Minister Datuk Seri Anwar Ibrahim said the original land status, whether Malay reserve land or any other existing classification, will remain unchanged.

"Guidelines for urban renewal have been in place since 2012. These were refined in 2013, and the drafting of the bill began in 2015. Concerns that the bill is being rushed are unfounded," he said during Prime Minister's Question Time in the Dewan Rakyat.

"For context, in 2020, former federal territories minister Tan Sri Annuar Musa led the urban renewal programme, focusing on housing projects over 40 years old.

"In 2021, then housing minister Datuk Zuraida Kamaruddin initiated the drafting of the bill, a process carried on by her successor, Datuk Seri Reezal Merican Naina Merican.

"By September 2022, Datuk Seri Dr Shahidan Kassim announced that Kuala Lumpur City Hall (DBKL) had identified 30 areas for redevelopment."

Anwar said since 2012, 74 engagement sessions had been held to address public concerns.

"When I visited Flat Sri Perlis, one of the oldest housing areas with severely dilapidated single-room units, it was clear that action was needed.

"As a government focused on new projects, landmarks, and quality housing, we cannot ignore these rundown buildings.

"Negotiations must take place, but in some cases, like the housing project on Jalan Tun Razak, everyone agreed except for one individual, causing the project to stagnate. Can we afford to let an entire project fall apart because of one person's objection?"

Anwar said, following this, a consensus threshold had been set, requiring 80 per cent of residents to agree before negotiations could commence for buildings under 30 years old, 75 per cent for those over 30 years old, and a simple majority of 51 per cent for abandoned or derelict housing.

"The threshold is necessary to move projects forward... disputes can be taken to court, where, after five years, the landowner will be awarded compensation based on current market value," he said.

Anwar, who is also finance minister, assured that state land ownership remained unaffected.

"The Executive Housing Committee does not assume the role of the state government... I assure you that (the bill's) principles align with the Federal Constitution."

"In drafting this legislation, we have not overlooked existing legal principles."

Anwar said his administration stands firm behind the urban renewal programme, despite concerns over Malay reserve land.

"We have decided to proceed with the bill, despite the controversy and accusations, including concerns about Malay land."

"For the first time since independence, this government has declared 50 acres of Bandar Seri Malaysia as Malay reserve land."

"No previous government, including PN, has ever had the courage to declare any area in Kuala Lumpur as Malay reserve land."

"There must be legislation in place because, as I mentioned, (the project) on Jalan Tun Razak has been abandoned for years and remains undeveloped to this

URBAN RENEWAL BILL

- 534 total sites in Peninsular Malaysia
- 139 in Kuala Lumpur
- Combined gross development value: RM355.3 billion

CONSENSUS FOR REDEVELOPMENT

Under 30 years	80%
Over 30 years	75%
Abandoned and derelict	51%

INFOGRAPHIC NST

day. The process needs to be expedited.

"This is why I believe wisdom, including from the previous governments, led to this proposal. However, as we know, the moment something is deemed controversial, everything gets postponed," he said.

Meanwhile, Housing and Local Government Minister Nga Kor Ming echoed Anwar's statements in a Facebook post, saying the Urban Renewal Bill was very much needed.

"Can we sacrifice an entire project agreed upon by 99 per cent just because of one person?"

Legislation aimed at urban renewal is a common approach in many countries around the world, with governments introducing similar measures to revitalise cities.

In Hong Kong, the government introduced measures to repurpose underutilised industrial spaces by lowering the ownership application threshold for compulsory sales for redevelopment from 90 per cent to 80 per cent.

Moscow's urban renewal programme, launched in 2017, targets the replacement of outdated housing with modern residential buildings.

In the United States, the government implemented redevelopment programmes, notably under the Housing Act of 1949. **Additional reporting by Mohamad Al As**

29 APRIL 2025

LIPUTAN MEDIA EKPEDISI TURUN PADANG PEMBAHARUAN SEMULA BANDAR (PSB) BERSAMA AHLI PARLIMEN ANJURAN MENTERI PERUMAHAN DAN KERAJAAN TEMPATAN – 29 April 2025

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RUU PSB tidak ancam B40

TULAR dalam media sosial apabila kerajaan dituduh cuba mengambil kesempatan untuk merampas rumah rakyat menerusi Rang Undang-Undang Pembaharuan Semula Bandar (RUU PSB).

Lebih teruk, ada yang menuduh kerajaan sengaja mahu 'menghalau' bangsa Melayu yang tinggal di kawasan bandar agar berpindah ke kawasan luar bandar.

Ada saja tuduhan-tuduhan tidak berasas yang sengaja mahu menimbulkan kemarahan orang Melayu.

Contohnya di Pulau Pinang, RUU PSB merupakan salah satu inisiatif yang baik dan efektif untuk membangunkan semula bangunan lama atau bangunan terbenakalai.

Exco Kerajaan Tempatan dan Perancangan Bandar dan Desa, **H'ng Mooi Lye** berkata melalui inisiatif ini kerajaan dapat membantu meningkatkan kualiti hidup pemilik di kawasan tersebut.

Menurutnya kerajaan negeri Pulau Pinang melalui Lembaga Perumahan Negeri Pulau Pinang (LPNPP) telah mewujudkan Garis Panduan Pelaksanaan Pembaharuan Semula Bandar (Pembangunan Perumahan) Pulau Pinang pada tahun 2022.

"Tujuan garis panduan ini

diwujudkan adalah kerana terdapat sebahagian unit-unit kediaman lama telah mencapai usia melebihi 40 tahun di Pulau Pinang.

"Usia bangunan tersebut telah menyebabkan kemerosotan integriti struktur dan lebih memburukkan keadaan adalah masalah semasa tapak dari aspek fizikal, sosial dan pengurusan.

"Dengan pemakaian Garis Panduan Pelaksanaan Pembaharuan Semula Bandar (Pembangunan Perumahan) Pulau Pinang ini, kerajaan negeri berhasrat untuk meningkatkan kualiti persekitaran dan berdaya huni, mengoptimalkan infrastruktur dan kemudahan awam yang berkualiti, mengoptimalkan penggunaan tanah dan sebagainya," katanya.

Di peringkat Pulau Pinang, Mooi Lye berkata kerajaan negeri telah meluluskan beberapa projek perintis Pembaharuan Semula Bandar di bawah Pelan Induk Perancangan Pembangunan Rumah Mampu Milik yang akan dilaksanakan oleh LPNPP.

Jelasnya sehingga suku pertama

tahun 2025, sebanyak lima projek telah dikenal pasti melibatkan 6,837 unit kediaman sedia ada.

"Di bawah projek tersebut, pemilik kediaman sedia ada akan mendapat unit gantian yang lebih luas dan selesa dilengkapi dengan kemudahan masyarakat serta tempat letak kenderaan berbanding dengan unit asal yang kecil (247 hingga 500kps) tanpa tempat letak kenderaan.

"Unit gantian ini akan diberikan secara percuma," katanya.

Antara Projek Pembaharuan Semula Bandar adalah flat di Mahsuri (Bayan Lepas), Padang Tembak dan Taman Free School di bahagian pulau, manakala di Seberang Perai pula melibatkan Flat Taman Siakap dan rumah pangsa Mak Mandin.

Dalam pada itu, Mooi Lye berkata inisiatif yang diambil oleh KPKT adalah untuk memastikan Projek-Projek Pembaharuan

Semula Bandar dapat dilaksanakan dengan lancar serta menjaga hak dan kepentingan pemilik asal yang terlibat dalam projek pembaharuan.


Katanya, akta tersebut juga

digubal berdasarkan keperluan mewujudkan badan kawal selia dan badan pelaksana bagi mentadbir pelaksanaan Pembaharuan Semula Bandar serta meningkatkan sumber ekonomi baharu bagi kawasan bandar.

"Usaha kerajaan Persekutuan untuk mewujudkan akta ini bukanlah mudah kerana ia perlu mengambil kira kekangan perundangan sedia ada dan pelaksanaan Pembaharuan Semula Bandar ini juga perlu mendapatkan persetujuan pemilik hartanah terlibat melalui perundingan dan bukan secara paksaan.

"Kerajaan negeri amat berterima kasih kepada kerajaan Persekutuan yang telah mengambil inisiatif ini dan kerajaan negeri akan memberi sokongan penuh kepada KPKT.

"Kerajaan negeri juga ingin menegaskan bahawa RUU PSB tidak akan meminggirkan, mengancam atau merampas hak golongan tertentu berdasarkan kaum atau pendapatan khususnya golongan B40," jelasnya.

Selain itu, beliau berkata pelaksanaan PSB juga perlu mendapatkan persetujuan pemilik hartanah terlibat melalui perundingan dan bukan secara paksaan. 



MOOI LYE

The Star

6 Ogos 2025



A Pangsapuri Bukit Ria resident says many owners there have yet to receive their strata titles.
— Photos: KAMARUL ARIFFIN and LEW GUAN XI/The Star



Lee (left) and Sukhdev are against redeveloping Pangsapuri Cantik. They say the four-storey apartment building only needs refurbishment.

By LEW GUAN XI
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SEVERAL residents in three city strata properties have voiced worries over possible redevelopment under the proposed Urban Renewal Act (URA) and Kuala Lumpur Local Plan 2040 (KLLP 2040).

Pangsapuri Cantik and Pangsapuri Bukit Ria in Taman Bukit Ria as well as Flat Taman Kobena in Taman Kobena, all in Cheras, are among 139 sites identified as having potential for redevelopment under KLLP 2040.

Pangsapuri Cantik resident Lee Cheok Seng said a recent site visit by Town and Country Planning Department

(PlanMalaysia) and Kuala Lumpur City Hall (DBKL) on July 24 was URA-related.

"The visit gave us the opportunity to tell the authorities why we don't want our apartments redeveloped," he said.

Lee told *StarMetro* that a company had approached residents in May last year with a redevelopment proposal that would significantly increase density.

"It proposed redeveloping Pangsapuri Cantik, which cur-

KL strata residents fear redevelopment under URA

Pangsapuri Cantik owners relayed concerns during authorities' visit

rently has four storeys and 87 units, into a 46-storey Cantik Residence with 465 units.

"However, all Pangsapuri Cantik needs is refurbishment. "We hope the government can provide an interest-free loan for this to be carried out," said Lee.

Another Pangsapuri Cantik resident, Sukhdev Singh Cheema, raised concerns about worsening traffic in the area if the high-density redevelopment project proceeded.

"The traffic situation has worsened through the years following several nearby projects," he said.

"Motorists from various residential areas pass through here to access Jalan Loke Yew, especially during peak hours.

"Imagine if several nearby

strata properties were redeveloped into high-density apartments with about 500 units each. Traffic would be a nightmare."

Echoing Sukhdev's sentiments was Flat Taman Kobena Management Corporation (MC) chairman Sathivel Kathiraveloo, who said traffic congestion was a daily affair in the area.

"DBKL should address this issue, not approve more high-density developments that could worsen the traffic situation," he said.

Pangsapuri Bukit Ria resident Jeremy Kong called for the government to resolve strata title woes at his apartment building before considering any redevelopment proposals.

"The owners here have not

received their strata titles since moving into the apartment in the 1980s," he said.

"Without strata titles, we don't have legal ownership rights and can't vote for any proposals, including redevelopment."

At a forum organised by Kuala Lumpur Residents Action for Sustainable Development Association (KLRA+SD) last month, stakeholders raised their concerns over the consent threshold under URA.

Under the draft Bill, a consent threshold of 80% has been set for properties under 30 years and 75% for those over 30 years.

Sukhdev said maintaining the current 100% consent threshold was important to avoid gentrification in redeveloped properties.

"Without it, a minority of owners who oppose redevelopment will be forcefully displaced.

"They wouldn't be able to afford higher maintenance costs that would come with the new project," he said.

National House Buyers Association secretary-general Datuk Chang Kim Loong had also said the 100% consent threshold must be kept.

However, Taman Desa resident James Tan Kok Kiat said it would be very challenging to achieve 100% consent in renewal projects, and keeping that threshold was not practical.

KLRA+SD chairman Tan Booi Charn urged the government to prioritise owner-initiated renewal projects.

A6-8-25

Catching up with EV boom

Number of charging stations lags behind demand

By SHYAFIQ DZULKIFLI
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PETALING JAYA: A surge in electric vehicle (EV) sales is outpacing the growth in the number of charging stations being built.

Malaysia's vehicle-to-charger ratio currently stands at 13 EVs per charger nationwide, an increase of 18% compared to 11 a year ago.

As of June 30, figures from the Malaysia Electric Vehicle Charging Network (MEVnet) dashboard show that there were 4,161 public EV charging bays at 1,374 locations nationwide.

This is a 61% increase from *The Star's* previous analysis in July 2024 when 2,585 bays were installed.

Despite the increasing number of charging stations being built, EV registrations have been rising at an even faster pace.

There are 52,418 EVs on the road as of June 30 this year, with a sharp increase recorded since January.

The first six months of this year saw 17,143 EVs registered, a 60.8% year-on-year jump from 10,663 units during the same period last year.

May 2025 saw the highest-ever monthly registration with 4,152 EVs.

Malaysia has set a national target of installing 10,000 public charging bays at 4,025 stations by 2025, a goal first laid out under the Low Carbon Mobility Blueprint (2021-2030).

While Malaysia is still far from meeting the objective, Kuala Lumpur has already hit its target with 1,192 charging bays installed, which is 132.44% of its 900-unit target.

Penang ranks second with 393 bays in place, which is 65.5% of its 600-bay goal.

Johor is third with 466 bays, which is 42.36% of its 1,100-bay target.

"While the installation of over 4,000 EV charging bays is commendable, it is still not

Power up: Muhammad Nur Sadiqin Mohd Khusni charging his EV at the Gentari's charging station. — THOMAS YONG/The Star



Star Plus
Interactive storytelling with data

fully adequate to meet growing and future demand," said PLANMalaysia director-general Datuk Dr Alias Rameli.

He noted that many EV owners, especially those in landed properties, rely on private home chargers, which are not counted under the government's public infrastructure targets.

Dr Alias said there has been a noticeable increase in planning submissions for new EV charging bays, particularly from private firms and local authorities in high-growth corridors such as the Klang Valley, Johor Baru and Penang.

The MEVnet platform enables spatial

mapping of existing and planned infrastructure, allowing more efficient rollout and reducing land-use conflicts.

However, challenges persist. Dr Alias highlighted that identifying suitable sites for chargers in dense urban areas remains a key constraint.

"In mature urban zones, limited space, competing land uses, and retrofitting existing buildings present significant hurdles," he said.

Regulatory misalignment between planning authorities, utility providers, and safety regulators with differences in interpretation of technical requirements often results in delays, he added.

To address this, PLANMalaysia has introduced the Garis Panduan Perancangan EVCB, a unified planning guideline for EV charging bays and has conducted capacity-building initiatives with local planning authorities to streamline approval processes.

Percentage of installed EV charging bays against targets



Installed as of Jun 30, 2025



Source: Malaysia Electric Vehicle Charging Network (MEVNet) *The Star* graphic.

Accused robber's companion blocks media

By RSN MURALI
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MELAKA: A brief commotion unfolded at the Melaka Court Complex in Ayer Keroh when a woman, believed to be a relative of an accused in an armed robbery case, attempted to block members of the media from carrying out their duties.

The incident occurred yesterday near the police counter at the courthouse lobby, where two women followed the accused, Amirul Hamry Hambalyi Azahari, 27, as he was being escorted by policemen after he was charged in the Sessions Court.

As two cameramen recorded the scene with court approval, one of the women, in her 20s, approached a senior television cameraman and placed her hand on his shoulder, requesting that he stop recording.

Another journalist and a cameraman from the Chinese media were also reportedly obstructed and verbally abused.

Earlier, the same woman was seen attempting to intercept



In the spotlight: The accused being led out of the court here after he claimed trial for armed robbery at the Sessions Court yesterday.

policemen escorting the suspect, seemingly to prevent media personnel from recording footage.

Eyewitnesses claimed both women tried to escalate the situation by stating that they held official positions.

The confrontation, which lasted roughly two minutes, was quickly brought under control by cops.

Amirul Hamry had earlier appeared before judge Haderiah Siri to face charges of robbery while armed with a meat-cutting knife.

He is alleged to have taken RM202.80 in cash, three boxes of

cigarettes and a barcode scanner from a convenience store in Jalan Laksamana Cheng Ho 2 at 3am on July 29.

If convicted, Amirul Hamry faces up to 20 years in prison and possible whipping under Section 392 of the Penal Code, read together with Section 397.

The accused, who was unrepresented, was granted bail of RM9,000 with additional conditions, including reporting to the police fortnightly and surrendering his passport.

The court fixed Sept 9 as the next mention date.

Electric Train Service to JB Sentral on schedule

By MOHD FARHAAN SHAH
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JOHOR BARU: KTM Bhd's Electric Train Service (ETS) alignment work progress to JB Sentral here is on schedule, the state government revealed.

State works, transportation, infrastructure and communication committee chairman Mohamad Fazli Mohamad Salleh said there is no delay in work being carried out along the alignment from Segamat to Johor Baru.

"Work on the ETS is on schedule based on the timeline given. In fact, testing for the ETS service to Kluang will start on Thursday.

"If all goes well, the ETS service between Segamat and Kluang can start by Aug 15," he said when contacted yesterday.

Mohamad Fazli said if the work progress kept to the timeline, the ETS service to Johor Baru would start by the year's end.

He said that, according to the schedule, the work on the alignment at JB Sentral is anticipated to be finished by November, after which testing would commence.

"Once everything gets the nod, we are looking at December for the ETS service to start its operations to JB Sentral," he added.

Sunday Star reported that those

hoping to ride the ETS to Johor Baru will have to wait until the end of the year, if not next year.

Checks along the 180km alignment from Segamat to JB Sentral recently showed that significant electrification and signalling works were incomplete, especially along the 100km stretch between Kluang and JB Sentral.

At the section near Johor Baru, the catenary system is still undone, with contact wires and other critical components of the overhead line equipment (Ohle) yet to be installed.

Ohle is the system of overhead wires and supporting structures that supply electricity to power electric trains, and it is a critical part of railway electrification.

The 192km stretch from Gemas to Johor Baru was touted to be ready for service by August, with Transport Minister Anthony Loke also saying so earlier this year.

However, there has been no update since the short stretch between Gemas and Segamat began ETS operations on March 15.

On another matter, Mohamad Fazli said the state government has sent its proposed second Rapid Transit System link to connect Iskandar Puteri and Tuas in Singapore to the Federal Government.

GROUNDBREAKING

PM TICKS OFF HOUSING DEVELOPER

He says all large affordable housing developments must include schools

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PRIME Minister Datuk Seri Anwar Ibrahim ticked off the developer of a new government housing project in Cheras yesterday for omitting schools and places of worship from its development plan.

Speaking at the groundbreaking ceremony for the Residensi Wilayah Aman Lumayan project in Bandar Seri Permaisuri, Anwar said all large affordable housing developments must include schools.

"Is there a secondary school or a primary school? We must ensure at least one is provided. If not, convert one block into a vertical school. One block can serve as the school, another must fulfil other requirements."

Anwar also asked whether a mosque or surau was planned in the development.

"If there is one, Alhamdulillah. If not, inform the planners and developers to make it happen."

He questioned the absence of planning representatives at the ceremony.

"Where is the director of plan-

ning? Is the acting director of planning here? No? Where is the planning representative for the people? Not here either?"

Residensi Wilayah Aman Lumayan is one of the Madani government's affordable housing schemes.

Anwar said national development should prioritise the needs of ordinary people, especially those in government-supported housing.

He criticised the trend of building "grand towers and iconic buildings" while public facilities like schools, clinics, hawkker centres and playgrounds remained underdeveloped or poorly maintained.

"They build grand towers, sophisticated buildings for the people at the top, but when it comes to facilities for ordinary people, they're neglected."

"This must be addressed through policies that prioritise the majority," he said, adding developments under the Madani framework must be inclusive and people-focused.

He said public housing could not be treated as a numbers game but must include schools, flood mitigation, green spaces, roads,



Prime Minister Datuk Seri Anwar Ibrahim viewing a scale model of Residensi Wilayah Aman Lumayan in Kuala Lumpur yesterday. With him is his wife, Datuk Seri Dr Wan Azizah Wan Ismail. NSTP PIC BY SAIFULLIZAN TAMADI

parking and community safety. "What I'm not satisfied with now is the education component. Even for new projects, schools must be part of it."

"The directive is clear," he said, adding that he might issue a special order to make this a national requirement.

He said he wanted to be a "responsible leader" by listening to the struggles of "people at the bottom, not just following plans

handed down from the top".

He said state governments, local authorities and enforcement agencies must coordinate efforts to ensure public housing projects were not only structurally sound but also liveable and integrated into their communities.

This includes ensuring access to essential services like police and fire departments.

Anwar highlighted income disparities, saying 85 per cent of

people in major cities like Kuala Lumpur ate at warung and roadside stalls, not high-end restaurants.

This reality, he said, must be reflected in development planning.

"We're not stopping anyone from opening fancy restaurants, but when it comes to government housing, the food premises must serve the people," he said.

He thanked Kuala Lumpur City Hall for building stalls and hawkker areas but pointed out the condition of the roofs and floors.

"Some aren't even finished. This is the government's responsibility."

He said the government was committed to clean governance and promised that no one, including officers or cronies, would profit from commissions tied to public housing approvals.

"We started this sincerely, not to enrich officers, but to improve quality of life. Even though it burdens the country's finances, we're doing it for the people," he said.

"Sometimes when you're honest, people say you're weak, but we are here to serve."

Page 1 caption: Prime Minister Datuk Seri Anwar Ibrahim checking out a scale model of a residential project in Bandar Seri Permaisuri yesterday.

OPPOSITION-LED STATES

PM rejects cruelty claims on allocations

KUALA LUMPUR: Prime Minister Datuk Seri Anwar Ibrahim has dismissed claims of cruelty and discrimination, saying his government has increased allocations for opposition-led states.

For about four minutes, Anwar explained why calling the government "cruel" was unfair.

"Even though some accuse us of discrimination, that we are cruel... when we look at the numbers, the allocations for Kelantan, Terengganu, Perlis, and Kedah have increased."

"It's higher than when they were in power."

Anwar said: "Do not say that we are cruel."

"Do not say we don't provide

allocations because the allocations have increased."

He was speaking while answering questions during Prime Minister's Question Time yesterday.

He also said he had given RM1 billion to the Muda Agricultural Development Authority (Mada) for the first phase and had expedited the process to provide such allocations.

He said the state government withdrew allocations for Sekolah Agama Rakyat in 2003, while the federal government reinstated them in 2022.

He jokingly said: "The cruel ones are those who cancelled the allocations — yet they're the ones being praised."

Developer: We complied with all requirements

KUALA LUMPUR: The developer of the government's affordable housing project in Bandar Seri Permaisuri, Cheras, said the development had obtained approvals and complied with all regulatory requirements, including access to public amenities such as schools.

Danu Lumayan said eight schools were identified in the surrounding area, with at least one located within walking distance of the project site.

"Construction for the 3,438-unit development began earlier this year following approval granted well before the introduction of the Madani policy framework," said its managing director, Shahril Reza Shaheen.

"The project started earlier this year."

This comes in response to remarks by Prime Minister Datuk Seri Anwar Ibrahim yesterday during the project's groundbreaking, in which he questioned the absence of provisions for

schools in the development.

The housing project, Residensi Wilayah Aman Lumayan, Shahril added, adhered to all planning guidelines and requirements at the time of approval, taking into account the proximity of schools and pre-schools.

"This is a project jointly developed with DBKL (Kuala Lumpur City Hall). All compliance matters, from education facilities to clinics, were reviewed and met based on what was required."

"If you're talking about the need for more schools or classrooms, there's always the option to either expand or build a new school."

"In terms of all the guidelines that have been set by DBKL and other authorities, including provisions for a pre-school."

"And for a clinic requirement, there is a clinic located 50m from the site."

"But whether we need another clinic in the housing area, that is something we need to review."

"We can sit down and explore (with DBKL and authorities), but we have gone through all the checklists, and we have complied with all requirements needed to proceed with this development."

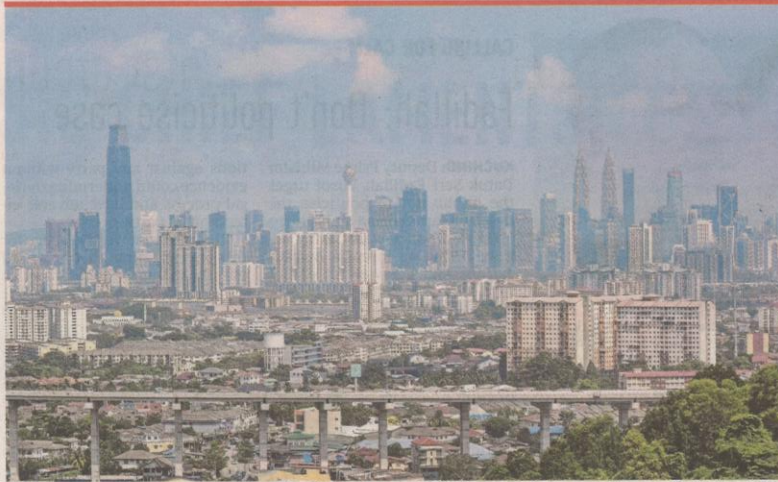
"There's no issue of an oversight here, not at all."

The developer has since met DBKL officials to discuss the concerns raised by Anwar and is conducting a study to explore whether a school could be incorporated either in or adjacent to the site.

The company is expected to present its proposals to Anwar by Monday, outlining options to make improvements and meet the community's future needs.

Shahril added: "We take the prime minister's concerns seriously and are studying the possibility of building a school as part of the development's next phase."

The New Straits Times has also reached out to DBKL for comment and is awaiting a response.



The government's move to introduce the Urban Renewal Bill is rooted in the need to provide better living conditions for Malaysians long trapped in dilapidated housing. NSTP FILE PIC FOR ILLUSTRATIVE PURPOSES ONLY

SET FOR TABLING

'URBAN RENEWAL LAW NEEDS TO BE REFINED'

One-size-fits-all approach risks undermining its effectiveness, say experts

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WITH the proposed Urban Renewal Act set to be tabled in Parliament this month, experts have called for the government to refine the bill, cautioning that a one-size-fits-all approach risks undermining its effectiveness.

They said the bill, which aims to revitalise deteriorated urban areas in the country, must ultimately strike a balance between the valid concerns of homeowners and the government's efforts to address urban decay.

It aims to allow redevelopment, revitalisation and rejuvenation projects to proceed without the consent of all homeowners involved.

First announced in 2023 by Prime Minister Datuk Seri Anwar Ibrahim, a draft of the bill was published by the Town and Country Planning Department

(PLANMalaysia) on Feb 21 for public consultation through the Unified Public Consultation (UPC) website.

According to the draft, renewal needs 80 per cent consent from homeowners for 30-year-old buildings, 75 per cent for those older than 30, and 51 per cent for abandoned or unsafe buildings.

Currently, for strata titles, developers must acquire 100 per cent consent to terminate a strata scheme for redevelopment, as stipulated under the Strata Titles Act 1985. For landed titles, there are no such statute and consent that must be obtained from each individual landowner for their respective lot.

The draft bill states that the government would ensure homeowners who have consented will receive an offer "no less favourable" than what they currently enjoy, appointing a mediation committee to reach an "amicable agreement" with them.

Anwar said the government's move to introduce the urban renewal law was rooted in the need to provide better living conditions for Malaysians long trapped in dilapidated housing.

He said the legal status of land

involved in the urban renewal projects would remain unchanged, regardless of whether it was privately owned, under state authority, or located on Malay reserve land.

CLEARER SAFEGUARDS NEEDED

Henry Butcher Malaysia director and founding partner Lim Eng Chong said clearer safeguards, a transparent tender process and greater fairness to property owners were crucial.

He said there should be a proper transparent tender process to receive proposals, review and awards.

He raised concern over the clause allowing compulsory acquisition of land or buildings approved for renewal, which makes no clear mention of how fair compensation will be determined.

"Yes, such mechanism can be found in the Land Acquisition Act itself, but I think it should be clearly spelt out here to ensure fairness to proprietors," he said.

Lim also called the bill's thresholds of consent for affected properties "arbitrary", questioning the rationale behind them.

He said the engineer's recommendation mentioned in the draft bill, and as provided in the



Lim Eng Chong



PROPOSED CONSENT THRESHOLDS:

- 80 per cent for buildings aged 30 years and under
- 75 per cent for buildings over 30 years
- 51 per cent for abandoned or unsafe buildings

CURRENT LEGAL FRAMEWORK:

- Strata titles - 100 per cent consent required (Strata Titles Act 1985)
- Landed titles - Consent required from each individual landowner

PROCESS OVERVIEW:

- Conduct feasibility studies and stakeholder consultations
- Secure required consent threshold
- Declare urban renewal area

POST-DECLARATION:

- Titles acquired via purchase, court order or compulsory acquisition (Land Acquisition Act 1960)

HOMEOWNER PROTECTIONS:

- Must be offered terms 'no less favourable' than current conditions
- Mediation committee to resolve disputes amicably

OVERSIGHT:

- Federal and state executive committees to oversee implementation
- Federal committee chaired by housing and local government minister
- State committees by respective menteris besar and chief ministers

DEVELOPER REQUIREMENTS:

- Must meet financial and performance benchmarks
- Must be registered with the federal executive committee

COMPENSATION AND BENEFITS:

- Not explicitly defined in the bill
- Minister empowered to determine offer terms from developers



AI-GENERATED PIX FOR ILLUSTRATIVE PURPOSES ONLY

INFOGRAPHIC NST

Street, Drainage and Building Act, to determine whether a property is derelict is key in preventing negligence or abuse of the bill and its role should be expanded.

EMPLOY TARGETED APPROACH

Universiti Kebangsaan Malaysia (UKM) provost Professor Emeritus Dr Barjoyai Bardai said the bill should include exemptions and nuanced guidelines to account for structural condition of properties or their historical value.

"We need to have specific criteria for certain types of land or property, because the same standards can't be applied broadly as is currently being proposed," he said.

Barjoyai noted that some flats

over 30 years old, while still structurally sound, lacked modern amenities such as lifts, yet offered no incentive for private developers to invest in upgrades.

"This might be where the government could instead focus on improvements and rejuvenation for these areas."

He acknowledged that the concept of the proposed legislation mirrored Singapore's urban redevelopment model, where apartments are typically rebuilt every 25 to 30 years and owners are offered replacement homes in the same location.

"So the question is: has the time come for Malaysia to follow what Singapore has done?"

>> Continued on Page 5



Professor Emeritus Dr Barjoyai Bardai

'Balance homeowners' rights and urban goals'

>> From Page 4

He added that although Malaysia did have older apartments, their concentration was only high in a handful of urban areas in the country, such as the Klang Valley.

He urged policymakers to consider a more targeted approach.

"Whether it's low-density or high-density housing, if there's a historical factor or the buildings are still in good condition, there could still be room for improvement rather than demolition."

Centre for Market Education research fellow Dr Consilz Tan said the bill must ultimately strike a balance between the valid concerns of homeowners and the government's efforts to address urban decay.

"Each urban renewal project must consist of members from the community and conduct needs-based analysis when redeveloping the area," she added, urging for clarity in the proposed legislation.

At the same time, she believes the bill is able to address the issue of urban decay and infrastructure upgrades where we will be able to prevent urban slums and enhance the living standards.

Tan said the Urban Renewal Bill provides a legal framework for revitalising these areas, ensuring modernised public utilities, better transport networks, and to improve safety measures.

On Aug 8, Housing and Local Government Minister Nga Kor Ming said he planned to table the bill this month.

In April, he said the bill was in its final stage, with the final draft submitted to the Attorney-General's Chambers for final vetting.

He said the ministry had undertaken extensive consultations during the drafting process, describing it as one of the most thorough exercises ever conducted for a piece of legislation.

In March, National House Buyers Association said any law that enabled developers to enforce the will of a majority of homeowners to deprive a minority of their property without adequate compensation would contravene Article 13 of the Federal Constitution.

In May, the Malaysian Institute of Planners called on the government to provide clearer include clearly defined mechanisms for resolving disputes among property owners.

Bill's broad scope risks abuse, says residents' group

KUALA LUMPUR: The Kuala Lumpur Residents Action for Sustainable Development Association believes that the proposed Urban Renewal Act's broad scope could open the door to ambiguity and potential abuse.

The coalition's public policy adviser JS Han said a typical redevelopment process begins with acquiring consent from residents in exchange for compensation.

"For those who agree to participate in the redevelopment, there are usually two types of packages — either you agree to take on a replacement unit, and they will pay you some rental provisions to wait for a couple of years, or you sell your unit to the developer," he said.

Han said under the Strata Titles Act 1985, the consent threshold that needs to be achieved by the developer is 100 per cent.

He said developers, particularly small-scale and individual agents, had been approaching residents well before the

bill was announced.

Han said this was due to the relatively low-entry barriers compared with conventional property development, where developers must purchase land outright.

If the bill is introduced as proposed, the consent threshold for redevelopment will be reduced to 80 per cent for buildings under 30 years old, 75 per cent agreement for buildings over 30 years old, and a simple majority (51 per cent) for abandoned or derelict housing.

"It falls short of a fair, transparent, and equitable urban renewal process that we looked forward to," said Han, adding that the bill's broad scope opens the door for ambiguity and

potential abuse.

He warned that the use of the Land Acquisition Act 1960 as an enforcement mechanism for dissenters — those who do not agree to redevelopment — was concerning.

“The communities that are impacted by redevelopment are actually the least able to withstand the financial burdens that come from project delays and abandonment.”

JS HAN

Kuala Lumpur Residents Action for Sustainable Development Association public policy adviser

Han also expressed concern over the alleged lack of community participation mechanisms on designating areas for urban renewal within the bill, warning that in its current form, the bill risks becoming a tool to facilitate commercial profits, rather than encourage good urban planning principles.

"The communities that are impacted by redevelopment are actually the least able to withstand the financial burdens that come from project

delays and abandonment."

He said while urban renewal was "inevitable", the proposed Urban Renewal Act must be improved to suit the unique circumstances of each location.

Han said the coalition acknowledged that some residential properties in the capital might be dilapidated, but cautioned against redevelopment based merely on age.

He said compensation must be fair and equitable, backing the government's sentiment that no resident should be worse off after redevelopment.

Han added that compensation models could be far more creative, including the use of profit-sharing models and shares in commercial rental space for mixed-use developments.

"Rather than converting one (housing unit) for one, why don't you convert one for two or one for three?"

"And when he rents out the other one, at least that will provide income that will pay future higher maintenance."

'Proposed law meant to be win-win for all, not favouring developers'

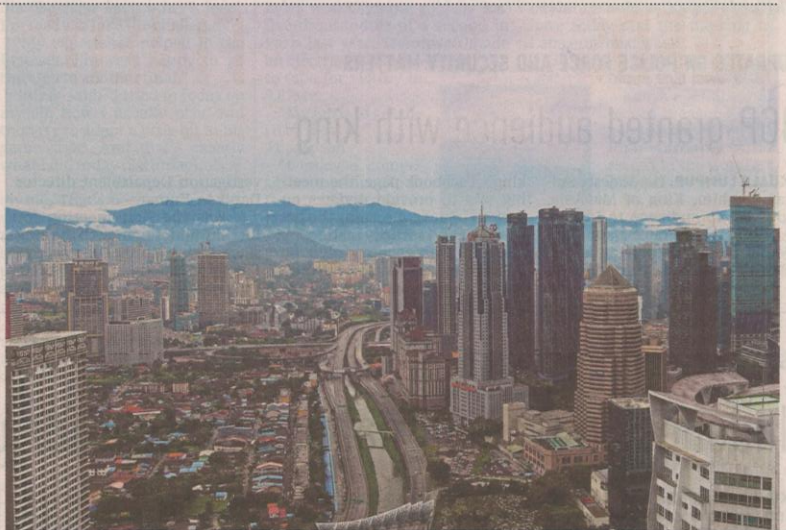
KUALA LUMPUR: The Town and Country Planning Department (PLANMalaysia) has dismissed criticism that the proposed Urban Renewal Act would favour developers, saying it is intended to create a win-win outcome for all.

It said the bill did not involve land or property seizure and centred on negotiation and public consultation.

"Retaining original owners and residents proves that there is no element of land or property seizure, nor does it raise issues related to oppression, forced eviction, or gentrification," it told the *New Straits Times*.

The agency said one of the key implementation mechanisms of the bill was to obtain the consent of property owners through negotiation, not through forced acquisition.

It said owners would also be consulted comprehensively without exception, and that all property rights would be preserved on a "one-to-one" replacement ba-



The Town and Country Planning Department says the proposed Urban Renewal Act does not involve land or property seizure, and centres on negotiation and public consultation. NSTP FILE PIC FOR ILLUSTRATIVE PURPOSES ONLY

sis, with upgraded facilities.

"The transfer to higher-value new property ownership is intended to retain residents in the same location, now upgraded with better infrastructure and higher economic value."

The agency reiterated that government intervention — not developers — will lead the consultation process, with landowners protected under the Federal Constitution.

To prevent project failure or

abuse, the bill would mandate strict eligibility requirements for developers, including sufficient capital and a strong track record.

"This is a mitigation step to prevent abandoned or delayed projects," it said, adding that contingency plans will be drawn up for each urban renewal project.

PLANMalaysia also clarified that property owners might initiate urban renewal themselves, and communities would be involved through local planning

processes under existing town planning laws.

It added that 80 engagement sessions have been held to date with stakeholders, residents, non-governmental organisations and experts.

"The bill is intended to benefit all parties, with the primary focus being the public as landowners."

"Therefore, it cannot be said that it is skewed solely towards developer profit."

DEMOLITION UNDER URBAN RENEWAL

'BILL DOESN'T SCRAP
100PC CONSENT RULE'

Dept clarifies the proposed law only sets threshold for project initiation

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THE Urban Renewal Bill does not abolish the requirement of unanimous agreement of property owners before a building is demolished as per Section 57(1) of the Strata Titles Act 1985.

In a media briefing yesterday, Town and Country Planning Department's (PlanMalaysia) Legal and Regulatory Planning director Zamirzan Puji said the proposed law only sets the consent threshold to begin urban renewal — 75

per cent of property owners for buildings over 30 years and 80 per cent for buildings aged 30 years and under.

He said this referred to the consent threshold to begin a renewal project via government intervention.

"The remaining 20 to 25 per cent of owners often face complications with property status, such as mortgages, non-performing loans, multiple or deceased proprietors."

Zamirzan said some properties were also encumbered with caveats, preventing owners from making independent decisions and in many cases, they were not refusing to agree but required these issues — including unresolved inheritance matters — to be settled first.

"The bill does not remove the 100 per cent unanimous agreement requirement for demolition, in cases involving the demolition of strata-titled buildings, owner-

ship termination can only proceed with unanimous consent, meaning a single objection will prevent the process.

"The bill also makes it clear that original landowners must be allowed to return to the redeveloped site — this is a mandatory provision," he added.

In Section 24, the progress of the redevelopment will also be published to the property owners and any delays will be dealt under the Housing Development (Control and Licensing) Act 1966.

The bill also assures that the type of land — freehold or leasehold — will remain upon redevelopment.

Urban renewal falls under three categories: revitalisation, regeneration, and redevelopment.

Revitalisation empowers local authorities to issue notices to property owners whose neglected buildings cause nuisance or health risks, such as drawing drug addicts or spreading diseases.



Housing and Local Government Minister Nga Kor Ming tabling the Urban Renewal Bill for the first reading in the Dewan Rakyat yesterday. BERNAMA PIC

"This approach is seen as a positive step towards ensuring sustainable and liveable urban environments," said Zamirzan.

The Urban Renewal Bill was yesterday tabled in the Dewan Rakyat for first reading by Housing and Local Government Minister Nga Kor Ming.

The bill, however, received pushback from several members of parliament, who urged the government to delay the second and third readings, originally scheduled for Aug 27 and 28.

Wong Chen (PH-Subang Jaya), speaking on behalf of seven PKR MPs, said the bill should be revisited in October after a comprehensive briefing with all parliamentarians.

"If it proceeds as it stands, it risks alienating urban voters, especially in areas with concentrated social

housing. This would be a grave political mistake," he told reporters.

Among issues, he said, was the consent thresholds that were too low, suggesting they be higher, at 85 per cent for buildings older than 30 years and 90 per cent for those below 30.

The group urged the government to consult the parliamentary special select committees on Infrastructure, Transportation and Communications, as well as Women, Children and Community Development.

Meanwhile, opposition leader Datuk Seri Hamzah Zainuddin said concerns surrounding the bill were bipartisan.

Opposition chief whip Datuk Seri Takiyuddin Hassan added that the opposition's stance aligned with that of the parliamentary special select committee.

5 KEY FINDINGS

PAC: Khazanah's losses in FashionValet due to high-risk strategy, Covid-19

KUALA LUMPUR: Khazanah Nasional Bhd's investment in FashionValet, despite due diligence, failed due to its high-risk omnichannel strategy, external market shocks brought on by the Covid-19 pandemic and shifts in post-pandemic consumer behaviour.

Public Accounts Committee chairman Datuk Mas Ermeyati Samsudin also said Khazanah did not have a standard operating procedure for post-mortem analyses on divested investments with material losses.

This was among five key findings in PAC's report on domestic investments by Khazanah Nasional Bhd, under the Finance Ministry, which was tabled in the Dewan Rakyat.

Another finding, she said, was Khazanah's layered internal governance process for investment screening and approval.

"Oversight by the Finance Ministry was found to be strategic in nature and did not interfere with

day-to-day commercial operations, in line with good governance practices.

"A misalignment was noted between Khazanah's mandate to generate commercial returns, which may require greater global market exposure, and its role as a national development instrument subject to government-driven priorities.

"Meanwhile, Khazanah's venture capital investment strategy through the 'Fund-of-Funds' approach is appropriate to achieve its objective of catalysing the domestic innovation ecosystem, despite its inherently high-risk nature," she said in the Parliament building.

Mas Ermeyati said the proceedings — following losses incurred from Khazanah's investment in FashionValet — was conducted to review and assess its domestic investment strategies, governance, and the Finance Ministry's role as its main shareholder.

The goal was to ensure that investments aligned with the

sovereign wealth fund's mandate and national interests.

In light of its findings, PAC made four recommendations, including that Khazanah proactively and continuously educate the public on its venture capital strategies and opportunities.

"Annual reports, press releases, and other communication platforms should be used to explain the rationale behind its portfolio approach and to set realistic expectations, as investment failures are a natural part of an innovation-driven strategy.

"Khazanah should establish an SOP for conducting post-mortem analyses of all divested investments that incur material losses.

"These reports, which should outline the causes of failure, process weaknesses (if any), and improvement measures, must be presented to the Board Audit Committee and the board of directors to ensure accountability and institutional learning," she said.

'FACTOR IN HOUSEHOLD SIZE'

Criteria for RON95 fuel subsidy must be broader, says Fomca

KUALA LUMPUR: The government's decision to factor in household income, property and luxury vehicle ownership to determine eligibility for the RON95 fuel subsidy must be broadened.

This, said the Federation of Malaysian Consumers Associations (Fomca), was to reflect a more accurate picture of household well-being.

Its chief executive officer, T. Saravanan, said household size and the number of dependents should also be considered.

"Regional differences in the cost of living also play a major role, as urban households face significantly higher expenses compared to rural ones.

"Additionally, special circumstances such as medical burdens, single-parent families or households caring for disabled members should not be ignored," he told the *New Straits Times*.

Earlier, the government announced that ownership of property and luxury vehicles, alongside

monthly income, would now be among the benchmarks in determining eligibility for the RON95 subsidy.

Saravanan said the current criteria was not sufficient to capture the full financial pressures faced by families.

He said a household with a higher income figure might appear comfortable on paper but might also be supporting elderly parents, young children, or even relatives with medical needs.

Malaysia Consumers Movement secretary-general Harminder Singh said the government must ensure that only the affluent were impacted by the RON95 fuel subsidy rationalisation.

"It's a delicate exercise where a wrong decision can backfire, leaving a lasting impact on the public. The right decision must be made so that only the affluent are affected."

He said income levels should remain the primary criterion in determining the targeted group. **By Hakim Mahari**

21 OGOS 2025

LIPUTAN MEDIA PEMBENTANGAN RANG UNDANG-UNDANG (RUU) PEMBAHARUAN SEMULA BANDAR (PSB) 2025 BAGI BACAAN KALI PERTAMA

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