



PENGURUSAN PEMANTAUAN KERATAN AKHBAR MBSJ
TARIKH: 05 NOVEMBER 2024 (SELASA)

MEDIA CETAK (AKHBAR / MAJALAH)

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Dallas Villa Pandan Heights JMB says lack of maintenance funds, because of defaulters among owners, has delayed repairs such as for these walls. — Photos: LEW GUAN XI/The Star

By LEW GUAN XI
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SOME strata management bodies in Selangor want the authorities to consider introducing a legal aid fund to help them recover maintenance fee arrears from defaulters.

This was following Subang Jaya assemblyman Michelle Ng's move to introduce such a fund in her constituency.

Supporting the move, Dallas Villa Pandan Heights Joint Management Body (JMB) chairman Haresh Vikram Vijayakumar said management bodies were often discouraged from taking legal action against defaulters due to the cost and time incurred.

"A legal aid fund could alleviate this burden, allowing the management bodies to enforce maintenance fee collections more effectively and ensuring that all residents contribute fairly to the property's upkeep," he said.

He noted that currently about 38% of the units in his condominium in Pandan Perdana were defaulting on their maintenance fees, contributing to an estimated total debt of RM700,000.

"This significantly impacts our monthly collections, which are often insufficient to cover our operational expenses.

"It also limits the funds available for essential services like security, cleaning and repairs, leading to a decline in the property's overall condition," he said.

In July, Ng announced an allocation of RM20,000 in a legal aid fund aimed at supporting JMBs and management corporations (MC) in Subang Jaya, specifically to address overdue maintenance fees at low- and medium-low-cost flats.

The fund covers 50% of legal fees up to a maximum of RM3,000 for a year.

Each JMB and MC can select

Options to recover arrears for upkeep

Some management bodies call for legal aid fund while others use mediation, negotiation first



The majority of Permata Residence apartment owners pay their maintenance fees promptly. — Photo courtesy of TAN KUAN KIT

their legal representation and must fill up an application form to access the fund.

Flats located within SS12 to 19, USJ1 to 22, and PJ57, 9 and 11, are eligible to use the fund under Ng's constituency.

Permata Residence JMB chairman Tan Kuan Kit said the legal aid fund could ensure every strata building was protected and could collect sufficient maintenance fees from residents.

He also called for the state government to be more proactive in

supporting the management bodies' efforts to pursue outstanding maintenance fees.

"The management bodies should be able to send the lists of defaulters to the local councils to enable them to issue official documents demanding the defaulters to settle outstanding fees.

"Local councils should also create more awareness about the importance of paying maintenance fees.

"I personally encountered many owners who don't know

the fees' usage," he said.

Tan added that 80% to 90% of owners in his apartment building in Kajang paid their maintenance fees regularly, so the JMB was currently not in dire shortage of funds.

Mediation prevents conflict

However, some strata organisations said mediation should be prioritised when dealing with defaulters.

Strata Owners Association Malaysia honorary secretary Kelvin Chong said interventions in the form of legal aid funds could fuel conflicts between the management bodies and the defaulters.

"Such allocations will encourage the management bodies to bring the cases to court, which is very costly for them and the defaulters.

"Though they can choose to file a case at the Strata Management Tribunal (tribunal), which is cheaper, the process can be time-consuming and it may take up to six months for an award to be issued," he said.

Chong called for the establishment of a strata mediation centre in Selangor, like the Kuala Lumpur Strata Community Mediation Centre (PMKS WPKL).

PMKS WPKL was formed by Kuala Lumpur City Hall through its Commissioner of Buildings

Section and Assessment and Asset Management Department, in collaboration with the Unity and National Integration Department under the Prime Minister's Department.

It aims to resolve the conflicts among strata owners and act as the alternative dispute resolution, especially when the disputes are outside the Strata Management Act's (SMA) 2013 parameters.

While welcoming the fund, Lafite Apartments MC chairman Patricia Kang said negotiation with the defaulters was still preferred instead of collecting arrears by legal enforcement.

"The management body is encouraged to offer repayment schemes to property owners who are facing financial difficulties.

"Only when the defaulters fail to uphold their obligations to pay the maintenance fees then the management bodies are left with no choice but to take legal action, as permitted by the Strata Management Act," she said.

Kang said Lafite Apartments MC in Subang Jaya provided instalment plans for defaulters to help them settle their arrears.

"The lump sum is split into monthly payments and included in their monthly maintenance charges and sinking fund.

"We are also open to other payment proposals suggested by defaulters," she said.

When contacted, Ng said she supported mediation, but it was currently not legally enforceable.

"There is a need to do something within the current framework while waiting for other options to take shape, which is why we introduced the legal aid fund," she said.

She also encouraged JMBs and MCs to offer repayment schemes to property owners facing financial difficulties, before pursuing legal action.



Haresh says a legal aid fund will ultimately ensure all residents contribute fairly to the property's upkeep.



Ng introduced a legal aid fund in her Subang Jaya constituency to help JMBs recover maintenance fee arrears from unit owners.



Tan says a legal aid fund can enable JMBs and MCs to collect sufficient maintenance fees.



Chong calls for the establishment of a strata mediation centre in Selangor.



Kang says the Lafite MC offers maintenance fee repayment schemes to property owners who are facing financial difficulties.

Common facilities covered by e-Ceria scheme

Areas of the building that are not included in any parcel:

Building structure
Stairs
Emergency lanes
Entrance and exits
Corridors
Lobby



Outer part of the building that can be used or enjoyed together

Playground
Recreational area
Access road
Parking
Open space
Landscape
Wall
Fence



Facilities, fittings, and installations that can be used or enjoyed together

Lift
Rubbish chute
Drainage
Water tanks
Culvert
Pipes
Wires
Cables
Channels that provide convenience for more than one parcel



Source: e-Ceria website

The Star graphics



Lafite Apartments MC prefers negotiation over legal action when dealing with defaulters of maintenance fees. — Photo courtesy of Lafite Apartments

Authorities' initiatives

In a statement to *StarMetro*, Subang Jaya City Council (MBSJ) expressed its support for Ng's legal aid fund, while explaining a few initiatives it is undertaking to help management bodies tackle outstanding maintenance fees.

Some of the initiatives are issuing letters to defaulters to remind them of their arrears, and door-to-door maintenance fee collection together with management bodies, according to MBSJ.

The city council advised management bodies to bring the cases to the tribunal or confiscate the defaulters' movable properties if they still failed to pay maintenance fees on time.

It added that Selangor government has been providing aid for the management bodies of low- and medium-low-cost strata properties to address critical damage on their facilities, through the Caring Government for Residential Improvement Aid (Ceria) scheme.

To apply for the scheme, the original purchase price of the units under low-cost properties

must be RM42,000 and below. Meanwhile, for medium-low-cost properties, the price must be between RM42,001 and RM72,000, according to the scheme's portal.

The state government will fully subsidise the maintenance costs for low-cost properties, while medium-low-cost properties have to bear 10% of the costs, according to the website.

Properties that are less than 10 years old are not eligible to apply.

Some of the maintenance work covered by the scheme are painting work as well as repairing lifts, roofs, water tanks, and reticulation systems (see graphic).

Selangor housing and culture committee chairman Datuk Borhan Aman Shah was previously reported as saying that RM5.4mil had been disbursed to low-cost strata residences in the state for maintenance works under the scheme.

He said 12 out of 41 applications, mostly for repainting residential buildings, had been approved so far.



STAR METRO WATCH

MBSA SURVEY

Shah Alam City Council's (MBSA) Solid Waste Management and Public Cleansing Department is conducting a study on disposal guidelines for construction waste that can be accessed on their social media page. For details, call 014-500 4682 (Ridzuan).

SELANGOR BOOK FAIR

Selangor International Book Fair 2024 will be held at Setia City Convention Centre in Shah Alam from Nov 27 to Dec 3.

RAMADAN STALLS

Kajang Municipal Council (MPKJ) will accept applications for Ramadan food stalls submitted at its Licensing and Hawker counter on the first floor of Menara MPKJ by Nov 30. Organisers must either be residents associations, Rukun Tetangga, hawkers, traders association or other bodies authorised by the government. Applications from companies will only be accepted for Ramadan stalls on private land. For details call, 03-8737 7899 ext 2619 (Nazrin/Khirwan).

PJ FLEA MARKET

Applications are being accepted for Petaling Jaya City Council's (MBPJ) flea market at Dataran Boulevard MBPJ in Section 52 on Friday, Saturday and Sunday from 8pm to midnight. Only sales of clothes, shoes, musical instruments, books, magazines, ceramic decorations, flowers as well as preloved and vintage items are permitted. There will also be an art area for painters and music instrument sellers. No food, drinks, prayer items or fireworks will be allowed. Interested organisers and companies can submit their paperwork to the Micro Entrepreneur Unit under the Licensing, Business Development and Entrepreneurs Department on the sixth floor of Menara MBPJ.

CHRISTMAS FAIR

Badan Warisan Malaysia is having its annual Christmas Fair at Badan Warisan Heritage Centre, No 2 Jalan Stonor, Kuala Lumpur, on Nov 30, 10am-5pm. There will be a variety of artisan crafts, preloved collectibles, designer items and baked goods for sale. A minimum RM10 donation per person is required to enter.

CERAMIC ART

The Living Art Studio is holding its 'Serendipity' ceramic exhibition at 22 Hale Street Heritage Gallery in Ipoh until Nov 10, 10am-6pm, Wednesdays to Sundays. For details, visit The Living Art Studio's Facebook page.

ENGINEERING SCIENCE FAIR

Kuala Lumpur Engineering Science Fair will be held from Nov 8 to 10, 9am-6pm, at Mines International Exhibition and Convention Centre, Seri Kembangan. There will be various activities to promote interest in science, technology, engineering and mathematics (STEM) among students. For details, call 018-228 1646 (Abdullah Munir).

FREE EXHIBITION

Malaysian Institute of Architects (PAM) is holding an exhibition themed 'Vibes KL: Vibrancy and Diversity' to showcase works by architects, artists, photographers, graphic designers and illustrators until Nov 30 at its centre in Bangsar. The event is open from Monday to Friday (9am-5pm) and Saturday (10am-1pm). Closed on Sunday and public holidays.

'Water diverted from Pandan Indah storm drain'

Work to stabilise collapsed walls to follow, says Teratai rep

By JAROD LIM
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WATER from a storm drain is being diverted following partial collapse of the infrastructure in Taman Lembah Maju, Pandan Indah in Selangor.

Teratai assemblyman Yew Jia Haur said Air Selangor was carrying out the work to prevent further erosion at the site of yesterday morning's incident.

"This has resulted in a temporary disruption of water supply for more than 300 users in the commercial area," he said.

He added that stabilisation works involving installation of sheet piles would follow.

Yew had earlier met with representatives from Ampang Jaya Municipal Council (MPAJ), Air Selangor, Selangor Drainage and Irrigation Department (DID) and Hulu Langat Land Office.

"A landslide had previously occurred in the same area on Oct 13, and an upgrading project was scheduled to start on Nov 4.

"After an early morning downpour, the embankment gave way due to soil erosion," he said in a press conference at the site.

Police were alerted at 4.35am.

MPAJ in a media statement said the vehicle that fell into the storm drain was removed at 11.30am, with the help of personnel from Pandan Indah police station and Fire and Rescue Department.

It added that the site of the incident had been closed off while repair works were underway.



Yew (foreground) and others inspecting the collapsed storm drain in Taman Lembah Maju. (Inset) Air Selangor workers at the site. — Photos: GLENN GUAN/The Star



"Pipe maintenance works are being carried out by Air Selangor while repairs will be done by DID," the statement added.

Yew said there had been no further soil movement in the affected area.

Shophouse resident Jenny Low claimed to have earlier seen cracks on the storm drain walls.

"I hope the drain upgrading

project can be expedited," said the retiree.

Taman Lembah Maju commercial area joint management body area supervisor Hamidi Mokhtar said they would provide

regular updates.

"We will liaise with Air Selangor to provide water tanks.

"There are about 368 shophouses and shoplots here," he added.

THE STAR

Tarikh: 05 NOV 2024

Read SPA carefully before purchase, lawyer advises

STRATA property owners may find it difficult to navigate through the many rules and regulations related to their maintenance fee payments.

Senior lawyer Ramesh Sivakumar said the obligation for the owners to pay maintenance fees was provided for by the sales and purchase (SPA) agreement they signed with the developers when buying their units, as well as the Strata Management Act (SMA) 2013.

"It is therefore crucial to read the agreement carefully before buying any unit.

"As long as it is stated, owners cannot question the developers for imposing the maintenance charges," said Ramesh who has more than 25 years of experience in corporate and criminal litigation, including land matters.

He also said the owners could reach out to the Commissioner of Buildings (COB) if they were unhappy with the maintenance fees imposed.

"Typically, COBs only handle disputes that involve a breach of the law.

"SMA prescribes that the maintenance fee must be in proportion to the share units held by the owners.

"Share units take into account various factors such as voting rights, share in common property, contribution to maintenance and administrative expenses, and proportional liability for the debts of the management bodies," he explained.

Section 60(3)(b) of SMA prescribes that management bodies should impose charges on the proprietors in proportion to the share units or provisional share units of their respective parcels or provisional blocks.

The Strata Titles Act 1985 defines share units as those determined for a parcel as shown in the strata register.

Ramesh said strata property unit owners could also change the management bodies if they were dissatisfied with the latter's services.

For the management bodies, he said Section 33 of SMA granted them the power to recover outstanding maintenance fees from defaulters, though it did not specifically address the collection methods that they could adopt.

"In practice, management bodies have offered flexible

Dos and don'ts in strata maintenance fees

Stakeholders	Dos	Don'ts
Owners 	- Read SPA agreement carefully before purchasing - Reach out to COBs if dissatisfied with maintenance charges - Change management bodies if dissatisfied with their services	Question developers on maintenance charges when clearly stated (unless unreasonable/illegal)
Management bodies 	Offer flexible payment schemes for defaulters	Waive interests for outstanding maintenance fees

TheStar graphics



As long as it is stated in the SPA, owners cannot question developers for imposing maintenance charges. — Photo: LEW GUAN XI/The Star



"Waiving interest for outstanding payments is against the SMA."

Ramesh Sivakumar

payment schemes like an instalment plan for the defaulters.

"At the end of the day, the fees need to be collected to maintain the facilities," he said.

However, waiving the interest for outstanding payments should not be an option for the management bodies as it is against the SMA, according to Ramesh.

"Some kind of detriments must be imposed on the defaulters, to push them to pay their fees on time," he noted.

Section 52(5) of SMA pre-

scribes that owners who do not pay their outstanding fees within 14 days after a notice by the developer is issued to them, will need to pay interest at the rate of 10% per annum on a daily basis.

Ramesh added that he personally disagreed with giving discounts to defaulters as it was unfair to those who paid on time, and that it was against the objective and spirit of SMA although the Act did not specifically address the matter.

— By LEW GUAN XI



Some strata property owners may not be aware of regulations regarding maintenance fees. — Photo courtesy of Lafite Apartments

THE STAR

Tarikh: 0.5 NOV. 2024....

TRANSFORMING THE ENERGY AND WATER SECTORS

Petra is committed to ensuring sustainable and innovative management

MOST Malaysians understand and appreciate the complexity of supplying and managing the water or energy resources that empower the nation.

The country's Energy Transition and Water Transformation Ministry (Petra) mobilises the sectors for both energy and water in Malaysia.

The Ministry has been committed towards its vision of leading the governance of sustainable and inclusive electricity and water supply to ensure the well-being of the nation.

It is also focused on implementing water transformation to the sector in order to ensure a safe water supply for the people through the adoption of smart technology and digitalisation.

Water transformation refers to the management of rivers, floods and sewage, as well as seasonal floods to ensure that consumers get a clean supply.

This process ensures a sustainable national water resource and drives Malaysia as a dynamic water hub that contributes to economic development, creates new job opportunities, and facilitates R&D, innovation and commercialisation.

In doing so, Petra plays a vital role in empowering water governance at the federal, state and local government levels towards integrated water management.

To transform water towards more efficient water manage-

ment requires an integrated information system that allows cooperation with state governments.

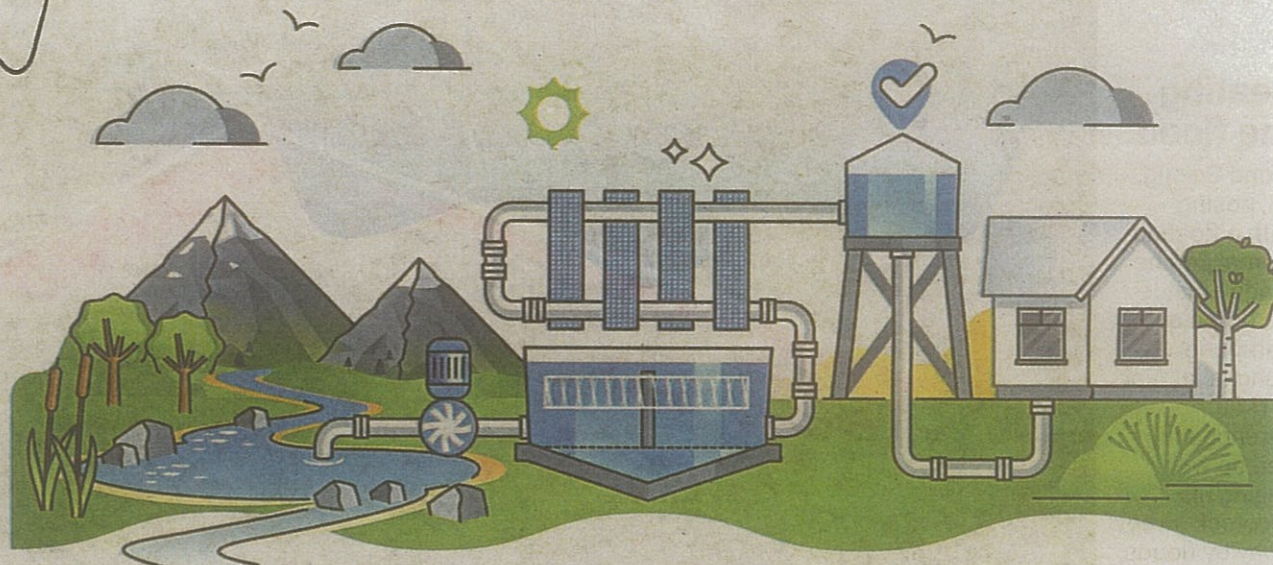
This is essential to protect water security and ecosystem sustainability for a better future.

It sustainably manages water resources, supplies and sewerage services, not only to guarantee availability of this valuable resource for humans and the ecosystem, but also to ensure the rakyat's safety when flood disasters occur.

Such implementations include the Flood Mitigation Programme, National Flood Forecast and Warning Programme, the National River Trail Programme, the River Conservation and Cleaning Programme, the National NRW Reduction Programme, the Riverside Water Reservoir (TAPS) Production of Reclaimed Water, and the comprehensive water tariff adjustment of IWK's sewerage charge rebate.

Under Petra are 10 agencies that play different yet crucial roles in the management of the nation's energy and water resources, ensuring their efficient and sustainable use.

These include the National Water Services Commission, which oversees the nation's water supply industry, as well as the Drainage and Irrigation Department, which protects and manages water resources for eco-



Petra plays a vital role in empowering water governance at the federal, state and local government levels towards integrated water management.

nomic and environmental sustainability and quality of life.

It oversees and conducts research on water-related issues via the National Water Research Institute of Malaysia and handles the distribution of water supply under the Water Supply Division, while its Water Asset Management Berhad manages water assets within the country.

It also oversees sewerage services in urban areas through the Sewerage Services Department as well as Indah Water Konsortium, which manages and operates the country's sewerage services.

Petra also manages the formulation of new energy transition policies for the people, industry and the country; as well as ensuring that electric generation is

managed in a sustainable and equitable manner, so that the safety and well-being of the rakyat is guaranteed.

These include the People's Solar Transition (Solar@PETRA) initiative, the Solar For Rakyat Incentive Scheme (Solaris), the Renewable Energy Division (TBB), the Malaysia Renewable Energy Roadmap (MyRER), the National Energy Transition Roadmap (NETR), the National Energy Policy (DTN) and the Imbalance Cost Pass-Through (ICPT) mechanism.

The Energy Commission regulates electricity supply industry in Malaysia, while its Sustainable Energy Development Authority promotes the development of renewable energy in Malaysia.

Another division in the energy sector is MyPower, which over-

sees the reform of the power and electricity sector in Malaysia.

It adheres to the net-zero carbon policy by 2050 and has implemented several initiatives that align with four of the six Madani pillars, which are assurance, safety, sustainability and well-being.

Through these pillars, Petra aims to:

- > ensure the continuous and consistent supply of energy and water for the nation

- > assure supply of quality and clean water and the efficient and safe use of energy

- > empower the management and regulation of sustainable and inclusive energy and water supply

- > improve people's well-being with access to reliable energy supply and clean water supply.

Perkenal inisiatif galakkan kerjaya dalam bidang kesihatan

PUTRAJAYA - Kerajaan perlu memperkenalkan inisiatif untuk menggalakkan lebih ramai memilih kerjaya dalam bidang kesihatan.

Ketua Pegawai Eksekutif Pusat Galen untuk Dasar Kesihatan dan Sosial, Azrul Mohd Khalib berkata, pembinaan lebih banyak kemudahan kesihatan hanya menyebabkan ketidakseimbangan tenaga kerja yang besar.

"Negara kita tidak mempunyai doktor, jururawat dan kakitangan perubatan yang mencukupi untuk mengisi keperluan," katanya menerusi kenyataan pada Isnin.

Menurutnya, kemahuan politik dan sokongan sosial juga diperlukan secara konsisten dalam dasar yang mempengaruhi kesihatan serta persekitaran.

"Semasa sesi Parlimen, kita juga dengar pelbagai permintaan ahli Parlimen untuk membina lebih banyak hospital, klinik dan pusat dialisis di kawasan mereka.

"Namun tiada satu pun permintaan atau cadangan untuk menangani kekurangan besar doktor, jururawat dan pelbagai petugas perubatan yang menjejaskan sektor kesihatan awam dan swasta," katanya.

Beliau berkata demikian mengulas kenyataan Timbalan Ketua Setiausaha (Kewangan) Kementerian Kesihatan, Norazman Ayob bahawa terlalu ramai rakyat berdepan dengan penyakit tidak berjangkit (NCD) yang memerlukan rawatan serta kemasukan ke hospital.

Ia sekali gus memberikan tekanan besar kepada sistem kesihatan negara.

Sebelum ini, Tinjauan Kebangsaan Kesihatan dan Morbiditi Kementerian Kesihatan pada 2023 menunjukkan 54.4 peratus rakyat Malaysia mempunyai berlebihan berat badan.

Hampir satu daripada empat orang adalah obesiti manakala lebih setengah juta orang hidup dengan empat NCD iaitu diabetes, hipertensi, kolesterol tinggi dan obesiti.

Sinar 5/11

SINAR HARIAN
Tarikh: 05 NOV 2024.....



SEORANG pengusaha restoran menunjukkan sistem pembuangan sisa makanan dan kumbahan yang akan dinaik taraf MBKT di Jalan Sultan Zainal Abidin, Kuala Terengganu semalam.

MBKT naik taraf sistem pembuangan sisa makanan

KUALA TERENGGANU – Sistem pembuangan sisa makanan dan kumbahan di semua restoran dan kedai-kedai makan di seluruh bandar raya ini akan dinaik taraf Majlis Bandaraya Kuala Terengganu (MBKT) pada masa terdekat.

Datuk Bandar Kuala Terengganu, Datuk Rosli Latif berkata, sistem tersebut bertujuan memastikan sisa makanan dan kumbahan dihasilkan restoran dan kedai makan tersebut tidak akan mengalir ke dalam longkang dan parit sehingga menyebabkan pencemaran bau.

Beliau berkata, projek tersebut akan menggunakan peruntukan RM100 juta membaik pulih prasarana awam di bawah pihak berkuasa tempatan (PBT) seluruh negara yang diumumkan kerajaan Persekutuan baru-baru ini.

"Sebagai permulaan, ia akan

melibatkan semua restoran dan kedai makan di Jalan Sultan Zainal Abidin di sini," katanya di sini semalam.

Rosli berkata, projek terbabit akan diperluaskan ke semua restoran dan kedai makan di bawah kawasan pentadbiran MBKT secara berperingkat selepas itu.

Beliau juga menegaskan tindakan tegas termasuk perundangan akan dikenakan terhadap pengusaha restoran dan kedai makan di bandar raya ini yang gagal menggunakan kaedah sistem rawatan kumbahan terbabit.

Dalam pada itu, Rosli berkata, MBKT sudah menaik taraf infrastruktur restoran dan kedai makan di Batu Burok dan di Teluk Ketapang di sini.

"Pemindahan gerai makan di Kampung Tanjung ke muara utara di sini juga sedang giat dilakukan," katanya.

KOSMO

Tarikh: 05 NOV. 2024

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Kuala Lumpur

Agensi Pengurusan Bencana Negara (Nadma) sudah melakukan persiapan sepanjang tahun bagi menghadapi Monsun Timur Laut (MTL) yang dijangka bermula hari ini.

Ketua Pengarah Nadma Datuk Khairul Shahril Idrus berkata, persiapan itu membabitkan pelbagai pihak termasuk kerajaan negeri, agensi kerajaan, badan bukan kerajaan (NGO),

MONSUN TIMUR LAUT (MTL) BERMULA HARI INI

Nadma bersiap siaga

komuniti dan setiap lapisan masyarakat.

"Ia (persiapan) dilakukan melalui mesyuarat penyelarasan, latihan dan peruntukan berkaitan dengan semua pihak terbabit.

"Dari segi persediaan, kami memberi tumpuan kepada negeri yang dijangka akan mengalami banjir semasa MTL iaitu negeri pantai timur, Sabah dan Sarawak.

"Bagaimanapun, persiapan juga sudah dilakukan untuk menghadapi banjir monsun ini di seluruh negara," katanya ketika di-

bungi, semalam.

Berdasarkan kenyataan dikeluarkan Jabatan Meteorologi Malaysia (MET Malaysia) semasa fasa awal

"Dari segi persediaan, kami memberi tumpuan kepada negeri yang dijangka akan mengalami banjir semasa MTL iaitu negeri Pantai Timur, Sabah dan Sarawak"

Ketua Pengarah Nadma, Datuk Khairul Shahril Idrus

MTL dari November hingga Disember ini, episod hujan lebat dijangka berlaku di Kelantan, Terengganu, Pahang, Johor, Sarawak dan Sabah.

Pada Januari hingga Februari 2025 pula, negeri yang lebih berpotensi untuk berlaku episod hujan lebat adalah di Pahang, Johor, Sarawak dan Sabah.

Terdahulu, Ketua Pengarah MetMalaysia Dr Mohd

Hisham Mohd Anip dilaporkan berkata, MTL atau lebih dikenali musim tengkujuh di Malaysia dijangka bermula hari ini dan berterusan sehingga Mac 2025.

Menurutnya, lima hingga tujuh episod hujan lebat dijangka berlaku sepanjang tempoh berkenaan dengan fasa awal MTL dari November hingga Disember ini dijangka berlaku di Kelantan, Terengganu, Pahang, Johor, Sarawak dan Sabah.

Katanya, dari Januari hingga Februari 2025 pula, negeri yang lebih berpotensi untuk berlaku episod hujan lebat adalah di Pahang, Johor, Sarawak dan Sabah.

HARIAN METRO

Tarikh: 05 NOV 2024

TIGA LOKASI KEMALANGAN

Gesa JKR, MPAG selesai segera

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Alor Gajah

Kerajaan negeri mengambil serius aduan berhubung isu kekurangan pencahayaan dan tanda isyarat di laluan berselekoh di Jalan Masjid Tanah-Lubuk China yang dikaitkan antara penyebab kemalangan.

Exco Kerja Raya, Infrastruktur, Kemudahan Awam dan Pengangkutan negeri, Datuk Hameed Mytheen Kunju Basheer berkata, beliau akan mengarahkan pihak berkaitan termasuk Jabatan Kerja Raya (JKR) dan Majlis Perbandaran Alor Gajah

(MPAG) menangani perkara itu dengan segera.

Menurutnya, beliau sedia maklum berhubung aduan penduduk, malah langkah menaik taraf kemudahan termasuk menambah pemasangan 40 lampu jalan solar di jalan itu sudah dilaksanakan sebelum ini.

"Apapun saya mengarahkan pihak JKR memantau apa lagi kemudahan diperlukan termasuk menambah lebih banyak tanda isyarat di selekoh demi keselamatan pengguna jalan raya," katanya.

Beliau mengulas laporan Harian Metro semalam mengenai kebimbangan penduduk Kampung Paya Rumpit dan Kampung Lekok serta penggu-

Suara Anda, Kami Dengar

TIGA LOKASI PANAS KEMALANGAN DI JALAN MASJID TANAH-LUBUK CHINA

'Memang tidak selamat!'



LAPORAN Harian Metro, semalam.

Alor Gajah, 5 Nov. - Tiga lokasi berselekoh di Jalan Masjid Tanah-Lubuk China yang dikaitkan dengan kemalangan maut dan cedera, telah menjadi perhatian penduduk setempat. Mereka meminta pihak berkuasa segera mengambil tindakan untuk meningkatkan keselamatan di lokasi-lokasi tersebut.

Salah satu lokasi yang paling berbahaya adalah di berselekoh di Jalan Masjid Tanah-Lubuk China, di mana beberapa kenderaan telah terlibat dalam kemalangan maut. Penduduk setempat berkata, laluan itu terlalu sempit dan tidak ada tanda isyarat yang jelas di berselekoh tersebut.

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na berhubung Jalan Masjid Tanah-Lubuk China yang dikatakan berbahaya dan cenderung mengakibatkan

kan kemalangan.

Sementara itu, Hameed berkata, kerajaan negeri memohon peruntukan

RM9 juta bagi kerja menaik taraf dan penyelenggaraan jalan di seluruh Melaka tahun depan, termasuk laluan berkenaan.

Menurutnya, permohonan dibuat dengan tumpuan bagi kerja naik taraf di Lebuhraya Alor Gajah-Melaka Tengah-Jasin (AMJ) dari Kandang menghala ke selatan Merlimau, Jasin dan juga sekitar Lebuhraya Sungai Udang-Paya Rumpit-Ayer Keroh (SPA).

"Selain itu kita juga memfokuskan pencahayaan jalan persekutuan di luar bandar kerana dapati ada beberapa laluan pencahayaannya kurang memuaskan dan perlu dinaik taraf," katanya.

Dalam perkembangan sama, Yang Dipertua

MPAG, TPr Saifuddin Abdul Karim berkata, akan menyiasat aduan pokok dan semak-samun mengganggu lalu lintas serta mengambil tindakan segera mungkin.

"Di pihak kami kita sentiasa melakukan pemantauan dan penyelenggaraan berkaitan termasuk memotong dan mengemaskan pokok-pokok yang kita tanam di bahu jalan.

"Pejabat Daerah dan Tanah Alor Gajah mengeluarkan notis arahan pemilik tanah persendirian jika didapati pokok dan semak-samun menimbulkan kacau ganggu termasuk menghalang pemandangan jalan berada dalam kawasan mereka," katanya.

HARIAN METRO

Tarikh: 05 NOV 2024



JPS perbaiki tebing anak Sungai Kerayong runtuh akibat hujan lebat

Keratan akhbar BH
14 Oktober lalu.

Keadaan tanah runtuh yang berlaku di tempat letak kenderaan awam di Jalan 1/4 Taman Lembah Maju, Pandan Indah, awal pagi semalam.

(Foto Hazreen Mohamad/BH)

Tanah runtuh di Pandan Indah

Kereta jatuh dalam tebing di lokasi sama

Kawasan parkir ditutup sementara bagi laksana kerja pembaikan

Oleh Muhaamad Hafis Nawawi
dan Noor Hidayah Tanziri
bhnews@bh.com.my

Kuala Lumpur: Insiden tanah runtuh yang berlaku di Lembah Maju, Pandan Indah pada 12 Oktober lalu berulang apabila sebuah Proton Saga terjatuh ke dalam tebing di lokasi sama, kira-kira jam 3.30 pagi semalam.

Ketua Polis Daerah Ampang Jaya, Asisten Komisioner Mohd Azam Ismail, berkata pihaknya menerima maklumat mengenai kejadian itu pada jam 4.35 pagi.

Katanya, polis, bomba dan Majlis Perbandaran Ampang Jaya (MPAJ) dikejarkan ke tempat kejadian.

"Siasatan awal polis mendapati lokasi kejadian adalah parkir awam bersebelahan sebuah longgar besar.

"Terdapat sebuah kereta Pro-

Kenderaan dibawa keluar dari tanah runtuh.



ton Saga yang di parkir terjatuh ke dalam runtuhan tebing," katanya menerusi kenyataan, semalam.

ADUN lawat kawasan

Dalam pada itu, Ahli Dewan Undangan Negeri (ADUN) Teratai Yew Jia Haur yang melawat kawasan itu mengesahkan kawasan parkir kenderaan awam berdekatan dengan lokasi kejadian tanah runtuh itu ditutup sementara bagi memberi laluan untuk kerja pembaikan.

"Jabatan Pengairan dan Sali-

ran (JPS) melalui pihak kontraktor dilantik akan melaksanakan kerja membaiki pulih tebing berkenaan bermula hari ini (semalam).

"Setakat ini pihak pengurusan Air Selangor Sdn Bhd (Air Selangor) sedang mengusahakan pembahagian bekalan air untuk 300 pemegang akaun sekitar Lembah Maju ekoran terdapat gangguan bekalan air selepas insiden tanah runtuh itu," katanya pada sidang media di sini, semalam.

BERITA HARIAN

Tarikh 05 NOV 2024

DBKL roboh 17 gerai haram

Operasi di sekitar PPR Jelatek pastikan imej bersih ibu negara

Oleh Nor Azizah Mokhtar
bhnews@bh.com.my

Kuala Lumpur: Dewan Bandaraya Kuala Lumpur (DBKL) merobohkan 17 struktur penjaja haram di sekitar kawasan Projek Perumahan Rakyat (PPR) Jelatek, di sini semalam.

DBKL dalam satu kenyataan, berkata tindakan tegas itu dilaksanakan dengan kerjasama Polis Diraja Malaysia (PDRM), Tenaga Nasional Berhad (TNB) dan Air Selangor.

"Tindakan perobohan dijalankan selepas notis pemakluman selama 14 hari diberikan kepada penjaja haram untuk mengosongkan tapak.

"DBKL juga mengadakan sesi libat urus dengan Persatuan Penduduk PPR Jelatek dan beberapa siri bancian bagi mengenal pasti penjaja yang tidak aktif," katanya.



DBKL dengan kerjasama TNB dan polis merobohkan 17 struktur penjaja haram di PPR Jelatek, semalam.

(Foto ihsan DBKL)

Pihak berkuasa tempatan (PBT) itu berkata, tindakan perobohan terbabit bertujuan memastikan aktiviti penajaan haram tidak dibiarkan berleluasa.

"Ini sekali gus bertujuan memelihara imej dan reputasi Kuala Lumpur sebagai bandar raya yang teratur dan bersih.

"Aktiviti penajaan haram yang semakin bertambah ini bukan sahaja memberikan imej negatif kepada persekitaran, malah mengganggu lalu lintas, utiliti

awam dan menjejaskan kebersihan," katanya.

Sehubungan itu, DBKL tidak akan bertolak ansur terhadap mana-mana pihak yang memeningkan diri dengan membina struktur secara haram yang mencetuskan pelbagai masalah kepada penduduk.

"Pihak DBKL ingin menegaskan mana-mana struktur penjaja haram di kawasan PPR akan terus dibendung bagi mengelakkan pencerobohan berulang dan me-

mastikan kawasan perumahan adalah selesa untuk didiami," katanya.

Dakwa tidak terima notis

Sementara itu, peniaga yang premisnya dirobohkan, Azmi Musa, 59, mendakwa tidak menerima sebarang notis daripada DBKL berhubung tindakan perobohan itu.

"Minggu lalu kami ada diberitahu secara lisan oleh DBKL mengenai tindakan perobohan dan

kami diberitahu mereka datang hari ini untuk berbincang.

"Tetapi, apa yang berlaku hari ini mereka (DBKL) bawa jentolak dan terus merobohkan kedai kami," katanya kepada BH.

Azmi berkata, peniaga bukan tidak mahu berpindah, tetapi perlu diadakan perbincangan dahulu kerana mereka perlu mencari tempat untuk menyimpan barang yang ada dalam kedai.

Beliau yang menetap di PPR Jalan Jelatek, berniaga ayam goreng sejak lebih 15 tahun lalu sebagai sumber utama rezeki.

"Kebanyakan kami di sini adalah peniaga kedai makan. Bersebelahan kedai saya ada tiga kedai iaitu dua bengkel dan sebuah kedai menjual pakaian terpakai. Inilah sumber rezeki kami selama ini.

"Peniaga kedai makan ada ditawarkan berniaga di UTC Datuk Keramat, tetapi seperti yang ramai tahu perniagaan di situ kurang memuaskan.

"Satu lagi perkara, kebanyakan peniaga kedai makan menjalankan perniagaan bermula waktu petang kira-kira jam 4.30 petang sehingga tengah malam, maka lokasi yang ditawarkan itu kurang sesuai," katanya.