



PEJABAT SETIAUSAHA KERAJAAN NEGERI SELANGOR
SEKSYEN KOMUNIKASI KORPORAT, BAHAGIAN KORPORAT
TINGKAT 4, BANGUNAN SULTAN SALAHUDDIN ABDUL AZIZ SHAH,
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KERATAN AKHBAR

4 Sep2020 (Friday)

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17 rumah atas tanah kerajaan diroboh

Penduduk Desa Subang Perantau
 dakwa diami lebih 20 tahun

Oleh Nor Azizah Mokhtar
 bhnews@bh.com.my

Shah Alam: Tujuh belas rumah di Desa Subang Perantau, di sini, dirobohkan pihak berkuasa semalam, selepas Kerajaan Selangor memutuskan lot tanah mereka terbabit dalam projek melencongkan Sungai Pelepas.

Kerja merobohkan dua lagi rumah ditangguhkan sehingga 14 September ini apabila pemiliknya berjanji untuk mengosongkan kediaman.

Kerja meroboh 17 rumah bermula jam 7 pagi dengan kebanyakan penduduk mendakwa sudah mendiami kawasan itu sejak lebih 20 tahun lalu.

Pengerusi Jawatankuasa Bertindak Persatuan Penduduk Desa Subang Perantau, Basri Mustapha, berkata permohonan secara berkumpulan untuk 105 lot tanah di situ dibuat pada 1990.

Bagaimanapun, katanya hanya 16 lot belum diluluskan untuk Geran Kediaman Kekal.

"Pada Februari 2018, kerajaan

negeri mewartakan sempadan Sungai Pelepas sedangkan kami membina rumah kediaman lebih 10 tahun sebelum itu walaupun permohonan geran masih berstatus 'permohonan'.

"Penduduk fikir kerajaan negeri akan memberi kelulusan, namun tidak menyangka pula ia dirobohkan untuk melaksanakan projek berkenaan," katanya ketika ditemui di sini, semalam.

Basri berkata, penduduk yang kediamannya dirobohkan hanya diberi pampasan RM5,000 hingga RM15,000 yang disifatkan tidak memadai dengan kos yang sudah dikeluarkan untuk membina kediaman antara RM100,000 hingga RM300,000.

Katanya, penduduk turut mempersoalkan mengapa kerja melencongkan sungai itu membabitkan lot tanah mereka sedangkan ada tanah kosong di seberang sungai yang bersempadan dengan tanah milik Malaysia Airports Holding Berhad (MAHB) yang lebih sesuai.

"Sejak notis kerja meroboh di-



Jentolak merobohkan kediaman penduduk di tepi Sungai Pelepas, Desa Subang Perantau, Shah Alam.

keluarkan, kami banyak kali buat rayuan termasuk kepada Sultan Selangor dan Menteri Besar serta Kementerian Air, Tanah dan Sumber Asli, tetapi tidak berhasil.

"Jawatankuasa Bertindak Persatuan Penduduk Desa Subang Perantau turut berusaha menyelesaikan masalah itu, termasuk mengupah juruukur tanah dan membuat pelan cadangan lain untuk melencongkan sungai berkenaan, tetapi tidak diendahkan," katanya.

Basri berkata, selain pampasan tidak setimpal, penduduk yang terkesan juga tidak diberikan kediaman transit sementara.

Sebaliknya, beliau mendakwa mereka ditawarkan kediaman lain di projek Rumah Selangorku di Bandar Rimbayu, namun kediaman itu akan siap dalam tempoh tiga tahun lagi.

"Jabatan Pengairan dan Saliran (JPS) Selangor dalam satu surat

jawapan kepada persatuan menyatakan projek berkenaan perlu dilaksanakan sebagai projek tebatan banjir di Kampung Melayu Subang.

"Kajian JPS dengan sebuah syarikat perunding kejuruteraan mendapati jajaran sungai itu semula jadi dan tidak boleh diubah kerana membabitkan struktur tanah di tebing sungai yang boleh membahayakan jika berlaku tanah runtuh," katanya.



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Mohd Khairuddin (dua dari kanan) menyerahkan sumbangan kepada **Noorul Ariffin** (tiga dari kiri), semalam. (Foto Faiz Anuar / BH)

Selangor, YAKEB bantu bekas atlet

Shah Alam: Kerajaan Selangor memperuntukkan RM195,350 untuk membantu meringankan beban bekas atlet Selangor termasuk atlet orang kurang upaya (OKU) menerusi Program Ceria Atlet Selangor 2020.

EXCO Pembangunan Generasi Belia dan Sukan dan Pembangunan Insan Selangor, Mohd Khairuddin Othman berkata, program berkenaan dijalankan dengan kerjasama Yayasan Kebajikan Atlet Kebangsaan (YAKEB).

“Sebagai permulaan, kita akan membantu 50 bekas atlet negeri ini. Mereka akan diberi bantuan seperti membaikpulih kerosakan rumah dan pemberian sumbangan barangan keperluan seperti perabot dan kelengkapan rumah.

“Setiap penerima mempunyai keperluan yang berbeza, justeru kita akan beri mengikut keperluan mereka dan penerima yang layak dalam kalangan bekas atlet yang dalam kesempitan serta tidak mempunyai pendapatan tetap,” katanya.

Beliau berkata demikian selepas Majlis Pelancaran Program Ceria Atlet Selangor 2020 di Bangunan

SUK Selangor, semalam. Turut hadir Pengerusi YAKEB, Datuk Noorul Ariffin Abdul Majeed.

Khairuddin berkata, sekurang-kurang 250 permohonan diterima YAKEB dan pemilihan dibuat berdasarkan penilaian oleh pejabat EXCO, Unit Perancang Ekonomi Negeri Selangor (UPEN) serta YAKEB dengan mengunjungi rumah bekas atlet.

Sementara itu, Noorul Ariffin merakamkan penghargaan kepada kerajaan negeri kerana membantu bekas atlet yang kebanyakannya mengalami kesusahan ketika ini.

“Tidak semua bekas atlet yang hidup senang selepas mereka bersara daripada arena sukan.

“Kita harap program ini boleh menjadi pemangkin kepada kerajaan negeri lain supaya kerajaan negeri lain boleh memperkenalkan program yang sama,” katanya.

Salah seorang penerima bantuan berkenaan adalah bekas juara silat dunia, Zakri Ibrahim.

Zakri berkata, beliau bersyukur apabila kerajaan negeri bekerjasama dengan YAKEB untuk membantu bekas atlet yang kurang bernasib baik sepertinya.



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Empat loji air terpaksa dihenti

Shah Alam: Empat loji rawatan air terpaksa dihenti tugas, pagi semalam susulan pencemaran dikesan pada sumber air mentah di Sungai Selangor.

Ketua Komunikasi Korporat Pengurusan Air Selangor Sdn Bhd (Air Selangor), Elina Baseri berkata, Loji Rawatan Air Sungai (LRA) Rantau Panjang dihenti tugas pada 7.15 pagi.

“Sementara itu, pada 9 pagi pula, tiga lagi LRA yang dihenti tugas adalah LRA Fasa 1 (SSP1), Fasa 2 (SSP2), Fasa 3 (SSP3).

“Gangguan bekalan air tidak berjadual dijangka akan berlaku di beberapa kawasan di tujuh wilayah

iaitu di Kuala Lumpur, Petaling, Klang/Shah Alam, Kuala Selangor, Hulu Selangor, Gombak dan Kuala Langat bermula 10 pagi,” katanya.

Elina berkata, senarai penuh kawasan terjejas akan dimaklumkan dari semasa ke semasa menerusi semua medium komunikasi Air Selangor termasuk Twitter, Facebook, Instagram, aplikasi Air Selangor dan laman sesawang di www.airselangor.com.

Beliau berkata, Air Selangor bersama Lembaga Urus Air Selangor (LUAS) sedang mengambil tindakan pantas bagi mengatasi insiden pencemaran itu dengan kadar segera.



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DISCOUNT FOR SUMMONSES

- Kajang Municipal Council (MPKj) is extending its offer to discount parking compounds until Sept 30. The RM20 flat rate is valid at the MPKj head office, mobile payment counters and through the Smart Selangor Parking and Flexi Parking apps. For details, call 1-800-88-6755.
- Klang Municipal Council (MPK) is offering a flat rate of RM15 on outstanding parking compounds from Sept 15 to 30 in conjunction with Malaysia Day with an additional RM5 discount on each compound when payment is made via Jompay, Smart Parking MPKlang, iKiosk machines at MPK and iPay (FPX). Alternatively, payment can be made at MPK headquarters, branches and drive-through counters. The discount does not apply to offences for misuse of reserved and disabled parking spots, as well as obstructing parking bays.



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Selangor's pull factors draw the masses

Malaysia's Golden State offers plenty of economic opportunities and incentives for homebuyers

By VIGNESHVAR RAJASULIAN
 Correspondent

FROM the biggest religious monuments and most popular tourist attractions to scenic landmarks and public infrastructure that serve as the backbone to the country's economy, it seems that Selangor has it all.

Be it the sacred shrines of Batu Caves and Thean Hou Temple or the entertainment avenues of Sepang International Circuit (SIC) and Bukit Jalil Stadium, the Golden State caters to every fragment of society with cultural, religious and social diversity.

As the wealthiest and most progressive state in the country, it's hardly a surprise Selangor's pull factors attract individuals and businesses looking for a slice of the Malaysian dream.

Land of opportunity
 The state's growth exceeded the national gross domestic product (GDP) of 4.3% last year. Selangor's economy grew at the fastest pace of 6.7% among all the



ABOVE
 The Sultan Salahuddin Abdul Aziz Shah Mosque in Shah Alam is the highest mosque in the country and second largest in Southeast Asia.

other states and was followed by Kuala Lumpur coming in second at 6%.

From January to June 2019 alone, about 132 manufacturing projects were approved by the Malaysian Investment Development Authority (MIDA) in Selangor with an investment value of RM5.5bil. RM2.15bil of which is from local investment while RM3.35bil is from foreign investments.

"The investment is a positive indicator of more job opportunities in Selangor. The properties in Selangor are in very high demand and with an excellent

asset appreciation rating," Real Estate & Housing Developer's Association (Rehda) Selangor's Chairman Datuk Ho Hin Seng told StarProperty.

According to the National Property Information Centre's (Naiics) Property Market Report 2019, residential transaction in Selangor was around 55,981 units valued at RM25.4bil compared to 47,775 units valued at RM22.9bil in 2018.

"This also shows a strong demand for residential properties in Selangor," Ho added.

Selangor's lure of economic opportunities is also evident in the influx of population over the decades. Data by the Department of Statistics Malaysia (DOSM) show Selangor remains the most populated state at 8.1 million people as at the first quarter of 2020. According to its Migration Survey Report 2018, Selangor is also the state receiving the most interstate migrants.

As per Invest Selangor website, the state population has the largest workforce (3.6 million) with a 98.7% literacy rate that is valued and

multifaceted. These are significant factors for business looking to set up shop and invest in the state.

Excellent infrastructure and connectivity

The state boasts excellent medical facilities, about 173 institutions of higher learning institutions, proper communication networks, comprehensive amenities and a myriad of smart and inclusive townships that are being developed.

In fact, amongst the nation's best public infrastructure can be found in Selangor. The state boasts three of the country's major airports, namely the Kuala Lumpur International Airport (KLIA) and the Sultan Abdul Aziz Shah Airport. Coupled with the largest port in the country (Port Klang), Selangor serves as the primary port of entry for the nation's economy.

The Klang Valley Integrated Transit System that runs through Selangor and Kuala Lumpur is an integrated network of bus and rail services. The country's first elevated Bus Rapid Transit (BRT) was constructed to serve the high-density areas of Sunway and Subang Jaya.

Existing Light Railways Transit (LRT) lines were extended and the new Mass Rapid Transit (MRT) rail lines were built to reach more cities, townships and neighbourhoods within Selangor.

Dedicated rail lines then connect to the airports while the pre-existing KTM commuter connects the Klang Valley with other states and regions in Peninsular Malaysia.

A fleet of private bus operators also serves the last mile connectivity. Public transit is further boosted by the state government's free bus service called Bus Smart Selangor or Bus Selangorku and is managed by the major municipalities.

Combined with a vast network of major interstate and interstate highways, the public transportation infrastructure alleviates the growing pains of urbanisation and an increasing population.



ABOVE
 Smart Selangor bus service

Promising developments

As Selangor's capital city, Shah Alam has transformed extensively over the past two decades. The city is well planned and less dense compared to its counterparts, namely Klang, Subang Jaya and Putrajaya. The relatively new townships of Setia Alam, Kota Kemuning and i-City lend vibrancy to the city.

Another highlight in Shah Alam is the Selangor Digital Creative Centre situated in i-City. Equipped with an 11,000 sq ft co-working space, the centre was initiated by the Selangor Information Technology and E-Commerce Council (SITeC) to further encourage migration into Shah Alam and spur entrepreneurship.

Aspiring to be the Silicon Valley of the East and part of the Multimedia Super Corridor (MSC) Cyberjaya continues to evolve into a global tech hub gradually. Now it is also set to be the site of Baudin City, dubbed as Malaysia's first modern island city. The city will serve as a centre of Islamic knowledge and lifelong learning, complemented by educational hubs, libraries and computer centres.

BELOW
 Shah Mohamad, Kuala Selangor



as air conditioning, kitchen and dressing cabinets, glass water heaters.

Concurrently, the Project Rumah Islamiah by Selangor's Menteri Besar Incorporated (MBI) will also bolster affordable homes in the state. The project targets the B40 and M40 groups and aims to build 48,000 units within five years with an economic value of RM 12bn.

In addition, there is the Skim Smart Sewa to Ownership (SSO) or a Rent-To-Own programme targeting the B40 group.

On a federal level, the government has re-introduced the Home Ownership Campaign (HOC, 2020).

And more federal incentives under the Economic Recovery Plan (Perkasa) such as temporary exemption of the Real Property Gains Tax (RPGT) and easing of housing loan restrictions for the third property owners, make the prospect of living and working in Selangor all the more attractive and attainable.

Rich in heritage

According to Tourism Selangor, Selangor's prehistoric traces date a century before the period of the Malacca Sultanate. Mentions of Selangor can be found in 14th century literature of the Majapahit empire and the Klang River was recognised in the writings of famed Chinese mariner Admiral Cheng Ho.

In the late 18th and early 19th century, Sultan Ibrahim (Ibrahim II) served as the Selangor Sultanate's administrative stronghold. In 1875, Klang was named as the state capital. However, it was short lived as in 1880 Kuala Lumpur was named the capital, owing to British influence. At which time Selangor was already the main producer of tin and the Klang River an international trading route.

The East and West of the formation of Malaya in 1963, Kuala Lumpur was designated as the country's capital which also remained as the state's capital. Only in 1974 was Kuala Lumpur handed over to the federal government and Shah Alam became the current state capital with Klang as the royal town. Then in 2001, Putrajaya joined the files of Kuala Lumpur as a federal territory. Selangor is one of only four states that have more than one city with official city status.

The state's heritage is evidently a key reason behind the successes it enjoys today - proximity to the nation's economic capital of Kuala Lumpur and the administrative capital of Putrajaya that were once within its rule. ■

Project Rumah Selangorku Harapan scheme now allows property developers to convert Rumah Selangorku Type A, B, C or D units to Rumah Selangorku Harapan homes built with a minimum of 1,000 sq ft and priced below RM250,000. The homes will be complete with common housing amenities such

There is a strong demand for residential properties in Selangor, said Ho.

Project Rumah Selangorku is a housing scheme aimed at delivering affordable houses to qualifying citizens within the state. Qualifying developments must have a certain amount of affordable housing units as a portion of the overall project. The initiative is led by the state's own housing organisation, Lembaga Perumahan dan Hartanah Selangor (LPHS), which was first introduced in 2014 and aimed to encourage property developers to produce more affordable houses.

The Rumah Selangorku Harapan scheme now allows property developers to convert Rumah Selangorku Type A, B, C or D units to Rumah Selangorku Harapan homes built with a minimum of 1,000 sq ft and priced below RM250,000. The homes will be complete with common housing amenities such





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Zeroing in on zero food waste

Farmers market, social enterprises and bio-compost touted as answers to the global problem



Circular by design

Food waste can be reduced and repurposed to protect the environment and save precious resources. Two Italian cities are showing the way through community-led, farm-to-fork initiatives. >2&3



SWCorp's study on food waste

DEMOGRAPHIC
 3,780 respondents
 15% Male, 85% Female

EFFECTS OF FOOD WASTE

Waste management cost: 41.4%
 Environmental: 30.8%
 Water of source: 27.5%
 Greenhouse gas: 27.1%
 Loss of nutrients: 14.6%

REASON FOR REDUCING FOOD WASTE

- 1) From shopping, the food was not bought or used.
- 2) From food preparation and preparation.
- 3) From food items which are close to the expiry date when eaten.
- 4) Excessive excess food items in restaurants.
- 5) Discard food items.
- 6) Discard cook too much.

Repurposed who carry out composting
 2 types

SWCorp's study on food waste highlights the need for a platform for farmers and a similar platform for social enterprises that can help reduce food waste. The study also shows that food waste is a significant source of greenhouse gas emissions and that food waste can be repurposed into bio-compost for use in agriculture. The study also highlights the need for a platform for farmers and a similar platform for social enterprises that can help reduce food waste.



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Reports by ARNOLD LOH, FATIMAH ZAINAL and MARTIN CARVALHO

Consumers up in arms over water disruption

PETALING JAYA: Dry taps greeted disappointed residents in seven Klang Valley districts following the shutdown of four water treatment plants due to odour pollution in Sungai Selangor.

Marketing executive Rachel Lee, 25, said the unexpected water disconnection was a huge inconvenience for her household of four, especially amid the coronavirus pandemic.

"We are trying to eat in and stay at home more because of the pandemic but depending on how long the water cut lasts this time, we now have to do takeaways or dine out," said Lee, who resides in Setapak.

She is concerned that with the water cuts affecting so many areas, there is a possibility that some eateries they usually buy food from would resort to reusing water.

"It feels like we are facing a never-ending cycle of water cuts. It is a disruption to our daily lives and routine," said Lee.

Housewife Amalina Tajuddin, 32, who is currently undergoing confinement at home after giving birth to her first child two weeks ago, is deeply disappointed with the sudden disruption.

"How am I supposed to give my baby a bath? Am I supposed to use rainwater?"

"I didn't store any water at home and we also have no idea when the supply will be back to normal," she said.

"We always hear of odour pollution being detected in our rivers, disrupting water sup-

“It feels like we are facing a never-ending cycle of water cuts. It is a disruption to our daily lives and routine.”

Rachel Lee

ply to consumers.

"How come the authorities didn't take sterner action to deter criminals from committing such offences?" added the Gombak resident.

In a statement earlier, Air Selangor said 1,292 areas in Kuala Lumpur, Petaling, Klang, Shah Alam, Kuala Selangor, Hulu Selangor, Gombak and Kuala Langat were affected by the unscheduled water cuts yesterday.

Odour pollution detected in the raw water source for Sungai Selangor had caused the Sungai Selangor Water Treatment Plants Phase 1, 2 and 3 and the Rantau Panjang Water Treatment Plant to be shut down.

Lembaga Urus Air Selangor (Luas) later said that an unidentified solvent is believed to be the source of the odour.

Air Selangor said investigations were underway with several agencies, including Luas, to determine the nature and source of the pollution.

"Odour sampling is being conducted near suspected industrial premises near Sungai Gong, which is believed to have released the odour that smells like a solvent," it said in a statement.

Sungai Gong is a tributary of Sungai Sembah, which is the main tributary of Sungai Selangor located about 17km from the Rantau Panjang Water Treatment Plant.

Air Selangor said Luas had begun pumping 400 million litres of water from the Bestari Jaya pond and 500 million litres from the Sungai Tinggi Dam while opening the Bestari Jaya river gate to help overcome the odour.

Association of Water and Energy Research Malaysia president S. Piarapakaran said it was time that polluters were treated in the same category as terrorists for they were endangering the lives of many citizens.

He said as the water cuts were occurring during the pandemic when it was highly needed for hygienic purposes, people were at risk.

"We are still in the recovery movement control order and with the water cuts affecting so many areas, how are we going to maintain cleanliness at restaurants and workplaces for example?"

"We don't want a water crisis cluster so it is

high time to up the stakes and treat the polluters as the same category as terrorists," he said.

He said existing laws should be amended to give consumers the power to recover losses incurred by unexpected water supply disruptions as offenders did not seem to be deterred by the current penalties.

Malaysian Water Forum president Saral James Maniam said hefty fines and jail sentence should be imposed on the polluters and information such as the company's name and its chief executive officer should be published in local newspapers.

She pointed out that odour pollution at raw water sources had been happening often, with previous occurrences in December 2019, in March and April this year and now again in September.

"We strongly believe that the National Water Services Commission (SPAN) should conduct studies on activities along the rivers to identify the causes of such incidents and elect Young Water Warriors to work with the authorities to be in charge of parts of the rivers.

"These Young Water Warriors from the communities living along the rivers should be rewarded for every case highlighted to the authorities," said Saral.

She added that responsibilities among different authorities should also be shared to carry out water pollution prevention and treatment activities efficiently.



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The richest state

Population growth, recovering property market and industrial potential point towards prosperity

By VIKTOR CHONG
 editor@selangor.com.my

The movement of people to a particular location often indicate the presence of wealth inflow of human labour from other regions of Malaysia into Selangor is testimony towards the state's inherent potential, not considering the projected growth in population for the foreseeable future.

With a land area of 7,952km, Selangor currently registers a population of 6.5mil as of Q1, 2020, which account to around 20% of the total population of Malaysia at 32.7mil. This population is rising slowly but steadily over the years, with an increase in 0.23% from 2018 (6.48mil), and a 19% increase compared to 2010 (5.46mil).

Defining wealth

According to Surveying Institute Prof Yeah Kim Leng, another indication of a rich state is higher per capita income, which is associated with a stronger purchasing power for its citizens, better standard of living and more advanced economic development and urbanisation than states with lower per capita income.

Excluding the Federal Territory, Selangor is the second wealthiest state with a per capita income of RM54,995 in current prices behind top-ranked Pulau Pinang at RM55,243 in 2019, as published by the Department of Statistics Malaysia.

However, in terms of size, Selangor is the largest contributor to the country's gross domestic product (GDP), accounting for 23.7%, outranking Johor at second place (9.3%) and Pulau Pinang (8.7%).

Yeah said Selangor also registers the highest proportion of the country's 120 and M40 households, with 37.1% for the former and 25.2% for the latter in 2019. By comparison, Pulau Pinang, which has the highest per capita income of the 13 states, accounts for only 5.8% (720) and 7.2% (M40) respectively.

As the largest state economy with the largest pool of high and middle-income households, Yeah said Selangor would likely be among the few rich states to lead the country's recovery from the pandemic-induced economic downturn.



Aerial view of the SIRIM campus in Putrajaya, Selangor.

Besides looking at the income level and GDP, Yeah noted other contributing factors such as natural endowment, accumulated wealth that includes capital stock such as building structures, utilities, physical and digital infrastructures, multitalents, transport and equipment.

At a strategic confluence

Location-wise, Selangor is situated proximity to the Kuala Lumpur Business Centre, Putrajaya Administrative Capital and Cyberjaya, home to the National ICT Capital of Malaysia. Besides possessing two major airports (KLIA and KLIA2), Selangor is also host to the 12th busiest port in the world, namely Port Klang.

Yeah cited the well-developed road, rail, air and sea infrastructures and sophisticated business ecosystem as among Selangor's major advantages. The large pool of skilled manpower number at 3.6mil, which is further supplemented by a growth of 65,000 graduates per annum, and a total of 173 institutes of high learning (secondary to invest Selangor, UiTM) among them. There are also well established



"Other broader measures of wealth include physical and financial resources, human capital, scientific knowledge and technological base," said Yeah.

Taking Pekan to Banting will act as a parallel access to the North-South Expressway, connecting periodically to all the east-west bound highways running from the port to the city.

The infrastructure has helped boost economic developments and will be a boon for the industrial sector. Further opening up opportunities for new areas such as Kapar, Banting, Bandar Bukit Raja and Pulusa Indah to become a strong platform, one that caters to the expansion of the industrial sector within Selangor. Besides alleviating congestion and reducing the travel time through the coastal areas, the expressway also will be for the logistics segment and supply chain management.

To attract high-end advanced manufacturing in semiconductor,

medical devices, robotics and industries through Industrial Revolution 4.0, Yeah suggested that the government upgrade the industrial parks to meet the stringent quality requirements of these high-technology companies.

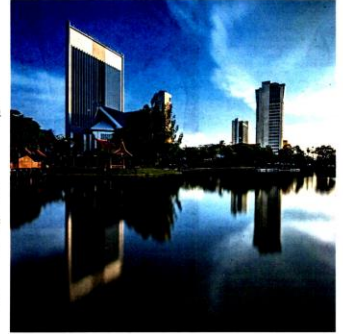
It could also provide additional support for the recruitment and training of skilled workers, the availability of which is frequently cited as a major disadvantage for Malaysia in general in attracting investment. He said Selangor's High End Investment Cluster policy package could aim to attract the development of industrial research and development, and innovation centres as well as the creation of hubs for the growth of high-value professional, scientific and technology services.

Land cost is cheaper away from the city centre, allowing developers to build new landed projects or market their development at a lower price. Developers have more freedom to choose the type of product they want to develop when building away from the city.

For the price of a high-rise condominium unit in Petaling Jaya, you could get a semi-detached home further out," she said. Additionally, houses further from the city are priced at a much more affordable rate, hence, new homeowners are more willing to commute the distance when given better public infrastructures.

Besides, most developers are going towards developing more affordable properties to cater to the local demand. Some of the major upcoming township developments include Eco Forest in Semenyih, Gemilang Cove in the Southern Highlands, LEB Alam Perdana in Bandar Putrajaya Alam and more.

Another existing development is Raudah City in Selangor Cyber Valley, Cyberjaya, a megaproject developed by Selangor State Development Corporation (PNSD) and Raudah City Sdn Bhd. It will be Malaysia's first modern Islamic city that is complemented by educational hubs, libraries and computer centres.



Residential market recovering

The Covid-19 outbreak and subsequent lockdown in March placed a dampener on the growth of residential properties in Selangor. The effects of the movement control order (MCO) mostly affected the secondary market mainly because buyers and tenants need to view the property before considering the transaction.

However, Malaysian Institute of Estate Agents (MIEA) president elect Chan Ai Cheng said feedback from MIEA members in the month of June suggested that the sub-sale and rental market were back to pre-MCO levels.

"Interestingly enough, in one of our MIEA surveys conducted amongst real estate agents and negotiators, over 70% responded that owners of properties have not adjusted their asking prices and at most adjusted by 10%," said Chan.

He added that some had even taken their properties off the market and are not intending to sell at this moment. With regards to the primary market, Chan said developers over the years have seen no developer further into the outskirts with Petaling Jaya at its heart.

She believes the areas further from the main city centre are receiving major developments.

"Interestingly enough, in one of our MIEA surveys conducted amongst real estate agents and negotiators, over 70% responded that owners of properties have not adjusted their asking prices and at most adjusted by 10%."

— Chan Ai Cheng



Selangor at a glance:

Land area: 7,952km
 Population (Q1, 2020): 6,569,500
 GDP (2019): RM344.5bil
 GDP growth (2019): 4.7%
 Manufacturing investment value (2019): RM17.04 bil
 Employment opportunities (2019): 21,085
 Manufacturing projects (2019): 315
 Domestic direct investment (2019): RM6,625.4mil





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KERATAN AKHBAR 4 September 2020		
Akhbar	:	The Star
Tajuk Berita	:	S'gor PJ City to unearth new talents
Muka Surat	:	31

S'gor, PJ City to unearth new talents

PETALING JAYA: In an unprecedented move, two Super League teams – Selangor and PJ City FC – have decided to join forces to unearth new talents in the state.

The collaboration was initiated by the Raja Muda of Selangor, Tengku Amir Shah Sultan Sharafuddin Idris' Shah and the executive chairman of QI Group, Datuk Seri Vijay Eswaran last week.

“We also discussed football development in Selangor, from primary school up to youth tournaments,” said Vijay.



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KERATAN AKHBAR		
4 September 2020		
Akhbar	:	New Straits Times
Tajuk Berita	:	'FREQUENT WATER CUTS SIGN OF LAXITY'
Muka Surat	:	2



An aerial view of Selangor's four water treatment plants had to be shut down following the discovery of pollution in the river. (Photo: Muzi Yusoff)

'FREQUENT WATER CUTS SIGN OF LAXITY'

Authorities should boost checks along riversides, be strict with polluters, says expert

THE unscheduled water cut in the Klang Valley due to contamination, irate residents demand urgent solutions and punishment against those culpable as the situation is unacceptable but keeps recurring.

S. Putrakanan said authorities such as the Department of Environment and Selangor Water Management Authority (SEWA) should have intensified checks along riversides and get tough on other water users. He was commenting on the four water treatment plants that had to be shut down following the discovery of pollution in a water source in Selangor, causing lapses to its seven districts, including six in the state and one in Kuala Lumpur.

At present, it was his belief that the water cut would end. Putrakanan said people were especially wary as the pandemic called for people to have concerted water supply for bathing, cleaning and frequent hand washing, adding that having limited access to fresh water and opening up at state, tanks and water tanks would defeat the purpose of physical distancing.

"This is not the first time this has happened. "I've been during the first phase of the Movement Control Order (MCO), there had been water cuts in Selangor due to other polluters," he said, adding that 60 per cent of the water collected from the river was channelled to factories in the Klang Valley.

The act also allows for implementation of up to 20 years and without a fixed term penalty. Putrakanan said the Environment Quality Act (EQA) should be amended to give more emphasis to the government to use the polluters for the damage and the region to the economy, environment and society.

"Currently, the maximum fine for those found guilty of polluting a water body is RM500,000

and or jail time of five years." He suggested boycott of products from polluters as a form of protest. "We want to involve river pollution once and for all, instead of just saying that rivers must be treated the same way as rivers because they make people sad."

Such checks must be implemented. Putrakanan said the authorities could derive more or allocate more resources to check for contamination. He said the state had full power to check on industries and businesses. He said the state had full power to check on industries and businesses. He said the state had full power to check on industries and businesses.

Environmental Protection Society of Malaysia vice president Randolph Jeremiah said SEWA could monitor water quality in the river through a collaborative effort with all enforcement agencies. "We know that many river catchment areas are developed for recreational activities with access roads, so it would be easy to monitor them daily."

He stressed the urgent need to boost public awareness about the importance of keeping Sungai Klang Clean. "Water is a precious commodity that will become scarce in the future."

As a nation, we need to increase awareness that water does not come just from the pipes, but from our water catchments which are the protected. "We also have farms that are located too close to the river and could be contributors to pollution and sedimentation."

There should be harsh punishment for the culprits, she said, who should be taken to court. "We need to stop this once and for all."

Additional reporting by Cheong Hai Krishnan



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KERATAN AKHBAR		
4 September 2020		
Akhbar	:	New Straits Times
Tajuk Berita	:	EFFLUENTS LIKELY CAUSE OF RIVER POLLUTION
Muka Surat	:	4



A Selangor Water Management Authority (Luas) employee taking water samples near the Sungai Gong industrial area for testing yesterday. PIC COURTESY OF LUAS

ODOUR SAMPLING

EFFLUENTS LIKELY CAUSE OF RIVER POLLUTION

Water authorities suspect Sg Gong industrial premises may have released effluents into Sg Selangor

VEENA BABUL
 AND FARAH SOLHI
 KUALA LUMPUR
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EFFLUENTS with solvent-like odour from the Sungai Gong Industrial area are suspected to be the cause of the Sungai Selangor pollution.

The Selangor Water Management Authority (Luas) said investigations, conducted with Pengurusan Air Selangor and other agencies, were ongoing.

"Odour sampling is being done around Sungai Gong, because we suspect industrial premises there may have released effluents with solvent-like odour into the river.

"We have activated the Bestari Jaya Pond Water Pumping Operations (OPAK) up to 400 million litres/day (JLH) to increase the dilution factor and released water from Sungai Tinggi Dam to 500 JLH to flush and accelerate the water flow down stream.

"Luas, Air Selangor and agencies involved are struggling to in-

vestigate and mitigate the problem." The water authority said it received a report that the Rantau Panjang water treatment plant had suspended operations.

Pengurusan Air Selangor Sdn Bhd (Air Selangor) said it was unable to produce 2,700 million litres of treated water daily for consumers in 1,292 areas.

It said up to 6.30pm, there were still traces of pollutants at the treatment plants.

The barometers showed that the odour pollution was at the 3 TON (threshold odour number) level.

"It will also take time for the disruption to end because the four treatment plants have been shut down for over 10 hours."

Additional reporting by Deshegan Bala Krishna



KERATAN AKHBAR		
4 September 2020		
Akhbar	:	New Straits Times
Tajuk Berita	:	Water cuts in Klang Valley since December
Muka Surat	:	4

Water cuts in Klang Valley since December

1. Dec 21 to 25, 2019

The Sungai Semenyih Water Treatment Plant is shut down due to odour pollution.

The unscheduled water disruption hits 328,957 consumers in Petaling, Hulu Langat, Kuala Langat and Sepang.

A river monitoring team made up of personnel from Air Selangor and the Selangor Water Management Authority (Luas) is mobilised to identify the source of the odour contamination in the river as well as its tributaries.

Air Selangor activates the Emergency Action Plan to help customers.

Water supply is restored between Dec 23 and 25, with the recovery period varying from one area to another, depending on the location and altitude.

Water tankers are sent to affected areas.

2. March 17 and 18, 2020

Water supply is halted at phases 1, 2 and 3 of the Sungai Selangor Water Treatment Plant and Rantau Panjang.

The districts affected are Kuala Lumpur, Petaling Jaya, Klang/Shah Alam, Kuala Selangor, Hulu Selangor, Gombak and Kuala Langat.

Water supply is restored in Kuala Selangor on March 18.

Operations are halted due to odour pollution in Sungai Selangor.

3. Scheduled water supply disruption (July 14 to 17)

The four-day Sungai Selangor Treatment Plant (LRA) Phase 3 (LRA SSP3) upgrading work from July 14 causes a water supply disruption, affecting 420,000 users in Petaling, Klang, Gombak, Kuala Langat and Kuala Lumpur districts.

The shutdown, which includes the replacement of pipelines, is to improve the system and plant operation's efficiency.

The timing of the disruption and recovery of water supply vary by districts, locations, and alti-

tude of customers' premises.

Air Selangor mobilises 91 water tankers with priority given to critical premises, such as hospitals and dialysis centres.

Public water taps are provided by Air Selangor.

4. July 15, 2020

A scheduled water disruption affects 26 areas, or nine per cent of total areas, from July 14 to 17.

Water is fully restored at 4pm on July 15.

Air Selangor mobilises 93 water tanker trucks to critical premises, such as hospitals, dialysis centres and health clinics.

Static tanks are placed at dialysis centres, health clinics and schools.

Water tankers are sent to residential areas on July 16.

On July 15, Air Selangor reactivates the SSP3 LRA system after the upgrading works at the plant.

5. July 21, 2020

A water pipe bursts around 4pm in Jalan Johan Setia and Jalan Langat, Klang, on July 20.

This causes water disruptions in Klang (Bandar Bistari, Batu 5 and 6, Sijangkang and Jalan Johan Setia) and Kuala Langat (Sijangkang, Kampung Medan, Jalan Sijangkang Utama, Eco Sanctuary, Batu 9 Kebun Baru, Taman Perwira, Taman Seri Medan, Taman Sijangkang Jaya and Tropicana Aman).

The burst pipe is attributed to boring works for the construction of the Light Rail Transit 3 project.

Air Selangor water tankers are mobilised.

6. Sept 3, 2020

Syarikat Pengurusan Air Selangor (Air Selangor) stops operations at the Rantau Panjang Water Treatment Plant at 7.15am, causing water disruptions in Kuala Lumpur, Petaling, Klang/Shah Alam, Kuala Selangor, Hulu Selangor, Gombak and Kuala Langat.