



BUKIT TUNKU RESIDENTS' ASSOCIATION

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2008-2009

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Dear Resident of Bukit Tunku and Taman Duta,

Welcome to the BTRA Newsletter. The Bukit Tunku Residents' Association helps to look after the Bukit Tunku and Taman Duta areas. We follow up on planning applications, rubbish collection, road maintenance, security and illegal advertisements and construction. We help keep our area in a good condition and our community spirit alive.

Our major projects at the moment are working through DBKL's Draft Kuala Lumpur Local Plan to ensure that Bukit Tunku and Taman Duta are not adversely affected, and improving rubbish collection and drain maintenance.

We also want to improve recycling in the area and increase coverage of the night time security that patrols Bukit Tunku and Taman Duta. Currently 52 houses are covered by the security scheme.

You are receiving this newsletter because you live in the area. If you are not already a member, may we ask you to consider join the BTRA? Many voices are stronger than one, and the Bukit Tunku/Taman Duta area is a unique environment that needs looking after for all of our benefits.

Membership is open to all residents of landed property in the area (including those who rent property) while those in apartment blocks can take an associate membership.

BTRA Committee

Planning

The Draft Kuala Lumpur Local Plan finally came out on 15th May 2008. BTRA had, from 2005, liaised with DBKL and PAG Consult, the town planning consultant in charge of Bukit Tunku and Taman Duta, and thereafter submitted a paper listing all recommendations pertaining to the area, of which PAG Consult had incorporated in their submission to DBKL.

Most of our recommendations were looked into and some were incorporated, but there many more areas that need further inspection. BTRA has joined a coalition with neighbouring residents committees to ensure that concerns over development guidelines are properly aired. At present, these hearings have been bogged down in issues over the legal status of the draft Local Plan and have not made much progress.

Current planning issues which remain at the forefront of BTRA's concerns are as follows:

1: **Bandaraya Condominium Development – Jalan Gallagher**

BTRA queried why applications for condominiums are not rejected outright. DBKL had in 2006 rejected the developer's first application on the grounds that the land is for bungalows only. The project apparently is now under the Sensitive Area Committee's perusal.

2: **Tijani 2 Development along Langgak Tunku**

The developer has painted directional arrows on Langgak Tunku for residents to turn in, despite DBKL instructions. BTRA is still pressurizing DBKL to close this entrance entirely because of projected traffic congestion.

BTRA got a commitment from the Mayor that construction hours are revised, with effect from January 2008, to 8am-6pm Monday to Saturday with no extensions. This applies to the whole of Kuala Lumpur.

3: **SP Setia Land (ex TNB Land) on Jalan Bukit Tunku and Jalan Girdle**

SP Setia has applied to build 18 bungalows on these plots. DBKL requested them to revise to 15 bungalows in compliance with sub-division guidelines. SP Setia was also asked to adhere strictly to other rules and regulations in terms of building heights etc.

4: **Mulpha Land - 9 Jalan Tunku (Sub-division outside guidelines)**

According to DBKL, Mulpha first applied for 12 bungalows in early 2005. DBKL asked them to resubmit based on 6 bungalows. Approval valid until end 2009 but no construction has commenced. Any new approval would be based on newer (stricter) sub division guidelines.

5: **Development without Signboard - 3,5,7 & 9 Pinggiran Tunku**

According to DBKL, they have received an inquiry from Bukhary Realty S/B to build 7 units of bungalows on 3.13 acres. However, they have not issued a demolition order yet.

Rubbish Collection, Sweeping, Drain Clearing

After several months of collecting data on the dire state of rubbish collection and general maintenance in the area, and several more months talking to Alam Flora about the situation, the BTRA has seen signs of improvement since January. Alam Flora have undertaken to give priority to the area and outsource work in the Mont Kiara area in order to do so. We hope to see maintained levels of regular rubbish collection and cleanliness. Please contact the BTRA if the situation in your own road does not improve.

Recycling

Alam Flora have agreed to open a recycling point twice a month in the Bukit Tunku area. The exact location is still undecided, but the idea is that Alam Flora workers will set up bins for three hours at a time and collect glass, cans, paper and other recyclables.