

S'gor MB lays out alternative plan for Kg Baru
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If he had his way, Kampung Baru now slated for development would remain under bumiputera ownership, said Selangor Menteri Besar Khalid Ibrahim.

NONESpeaking to about 300 people who own plots in Kampung Baru at a briefing on the matter at Kelab Sultan Sulaiman, Khalid said his proposal was to merge the land together and turn it into commercial land with freehold status.

Shares of the real estate would then be given out to the land owners in two types, said Khalid.

One type of shares was for the land itself, while the other type would be based from rental income of the land, he explained.

These shares may be governed by trust holders would may be elected by the owners themselves.

Khalid disclosed that he had floated this idea many years ago to then deputy prime minister Ghafar Baba.

kampung baru weekend market 260508 03It's only today, however, that opportunity to revisit the idea has materialised, he added.

The formation of the trust management body would be an alternative to the 'corporate formation mooted by the federal government, said Khalid.

Through his scheme, he added, the landowners would receive share units on a plot-ratio basis, which will be determined by the area of their land.

"I suggest that a trust fund be set up, but the rent for the land and the title be made into share units that can be divided further.

"For instance, if there are 10,000 square feet of land, there could be 10,000 share units.

"These shares may be traded, with the exception (that it was traded) to Malays only. So the land in the development area would be owned by Malays, 100 percent," he said.

kampung baru weekend market 260508 01Landowners would then receive income through their second shares, which would be based from land rentals, he said further.

Khalid cautioned, however, that the development plan would only take place if all the landowners agree to the plan.

He said further that the project could be administered by state developer PKNS, which may call architects from around the world to submit their plans for a Malay-Islamic concept of the new Kampung Baru.

Kampung Baru, said Khalid, needs to retain its present Malay-Islamic identity in the new development.

At a press conference held later, Khalid explained that the shares-for-land scheme could resolve the old problem of inheritance and distribution issues that have plagued Kampung Baru.

He explained that shares are easier to be distributed, but may not cause any physical effect to the land itself.

NONEThe Malay Agricultural Settlement (MAS) legislation that was created by the British to set up Kampung Baru became invalid after Kuala Lumpur became part of the federal government in 1974.

The MAS concept, however, could still be taken into account with plans to even appoint the MAS board members into the trust management body, said Khalid.

"The objective is to give us room to move and find a solution to develop Kampung Baru in the most amicable manner and respect of the culture of Kampung Baru," he added.

In the same press conference, Titiwangaa MP Dr Lo' Lo' Ghazali said that there will be another meeting with the landowners once the KL Draft Plan 2020 was tabled in Parliament in October.

"We will hold another meeting with the residents to get to know the content of the bill, what should be agreed to and what should not be agreed to," she said.

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