

# RM5mil for encroachment

## DBKL to pay compensation as public road built on private land in Taman Desa

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A RESIDENT of Taman Desa in Kuala Lumpur, who blocked a portion of a road in front of his house to express his frustration with Kuala Lumpur City Hall (DBKL), is set to receive a significant payout for the local authority's encroachment.

Datuk Edmund Lim and his immediate neighbours, comprising 14 terrace houses, will be compensated proportionally for their land that was encroached upon.

It is estimated to be around RM5mil, based on market value and other costs.

A Federal Territories of Kuala Lumpur Lands and Mines Office (PTGWP) spokesperson confirmed that the land acquisition was underway and that compensation would be paid by DBKL.

City Hall had initiated legal proceedings last year to acquire portions of the private land on Jalan Bukit Desa, where the road was constructed decades ago.

Edmund had blocked a section of the road, claiming DBKL had ignored numerous complaints that it was built on part of his land.

*StarMetro* has learned that DBKL addressed the government's decision at a meeting last November to acquire the land under the Land Acquisition Act 1960.

DBKL in a statement said it had submitted an application for land acquisition through

PTGWP, Federal Territories Department (JWP), and Lands and Mines Department director-general for approval to initiate the land acquisition process.

DBKL confirmed that lots 43137-43151, 43152, 1566, 1567 and 43154-43156 were involved in the proposed land acquisition.

The local authority stated that the process was at the gazette stage as per Section 4 and Section 8 of the Act.

"A total of 21 lots, including 14 terrace houses, are involved in the proposed land acquisition.

"Affected parties will be called by the land office to attend a hearing to determine the compensation amount," it added.

*StarMetro* had first highlighted the issue on Nov 2 in a report titled "Man blocks road over DBKL's inaction."

On Dec 5, another report, "DBKL set to acquire land in encroachment issue" had conveyed that some owners wanted the land to be returned to them.

Edmund hired a land surveyor to measure his property and discovered that it was 1,009sq ft smaller than it should have been, due to a miscalculation by the housing developer.

He placed plastic barriers on the main road in front of his house in mid-October to show



Edmund blocked the road after DBKL failed to respond to his complaints.



Obstacles placed in front of Jalan Bukit Desa in Taman Desa. — Filepic

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KUALA LUMPUR City Hall (DBKL) is set to initiate legal proceedings to acquire portions of private land on Jalan Bukit Desa in Taman Desa, where a public road was constructed decades ago.

The move comes in response to a long-standing land encroachment issue that was highlighted when a resident, Datuk Edmund Lim, blocked a section of the road in response to what he claimed was DBKL's inaction over numerous complaints that the road was built on part of his land.

A total of 14 terrace houses along the road are affected by the encroachment issue, and the affected homeowners want DBKL to return their respective portions.

Edmund's action was supported by the other angry residents who hope the matter can be resolved.

*StarMetro* highlighted the issue in a Nov 2 report titled "Man blocks road over DBKL's inaction."

### DBKL set to acquire land in encroachment issue

But households along Jalan Bukit Desa want space returned to them and road widened instead



*StarMetro* report on Dec 5, 2023.

how much of his land the road had taken up.

Edmund, who raised the issue with DBKL almost six years ago, said he did it out of frustration after his many pleas for a solution were ignored.

When contacted, Edmund said he was relieved that there was finally some closure.

When asked how much he was expecting as compensation he said: "Based on the current market value of the land

at RM500 per sq ft, I estimate the land to be worth about RM504,500."

He said there were other additional expenses, stating that he had spent a significant amount on legal fees, hiring a surveyor, loan penalties and obtaining a new title for the land.

These costs, ranging from RM350,000 to RM500,000, had been necessary to prove to DBKL that his land had been encroached upon, he added.

Another affected homeowner, CH Lim said some residents wanted to have a dialogue with DBKL to clear the air on many unresolved issues.

"We all want our land back, and if DBKL wants to buy our land, there will be a lot of costs incurred," said CH.