Garis Panduan Penubuhan Tadika dan TASKA

MAJLIS PERBANDARAN SANDAKAN Jun 2012

3. Perancangan Penubuhan Tadika & TASKA

3.1

Perancang Tapak

3.1.1 Pemantauan Pelan Daerah/ Tempatan Sandakan 2003

3.1.2 Bilangan Penduduk

- Ia mengikut nisbah 1 Unit Tadika & TASKA bagi 1,000 penduduk ( 200 unit rumah ).

**1st Non Compliance**

**The security guard area comprising of Garden Villa (SD1-SD46) &Lakeview Villa (B1-B48).**

**Total of 94 houses.**

**According to the above requirement, this applicant is Non-Compliance to the requirement. Even by means of population ratio of 1,000; the area occupancy Garden Villa (90%) & Lakeview Villa (70%) total of 74 unit houses does not possible to have an impact of 1,000 residents.**

**If the argument was to include the other development area under the Developer IJM, may we highlight that this Garden Villa & Lakeview Villa is a security guard area does not permit outsiders entry without purpose. In short, it is not a General Public area. So the issue of dragging in other Phases does not applicable to this Non-Compliance.**

**The sole & ONLY purpose of the Applicant (Mdm Wong YJ) on the setting up of TASKA at SD36 was to take advantage of her customer to pay a much higher fees since the locality of her business will be inside a security guarded area.**

**May we, the residents highlight that we are all paying the security fees annually to serve her business purpose & MPS Board is giving exemption of Residential Quit Rent instead of Commercial Quit Rent yearly for her enjoyment?**

**The other concerns, is Non or the max number of kids residing at this Garden Villa & Lakeview area ever enrolled to her present running “Pingu English” licensed under Edukidz Enrichment Centre was merely less than 10 or 5? So, the TASKA application was not for the purpose of this designated community but to open for PUBLIC & outsiders.**

**So, this is 100% against the above Garis Panduan.**

3.1.3 Lokasi dan Keadaan Tapak

vi. Penyediaan Tadika & TASKA dikawasan kediaman hanya dibenarkan dikawasan perumahan yang telah dizonkan dalam Pelan Daerah dan Tempatan Sandakan 2003 sebagai Perumahan densiti sederhana, density tinggi dan perumahan di kawasan kampung. **Untuk kawasan perumahan berdensiti rendah, ia tidak digalakkan tertakhluk kepada kelulusan dan kebenaran Majlis.**

**2nd Non Compliance**

**The density of our area was merely max 4-500 populations. On the Pelan Daerah, we are**

**definite that this designated area is solely for housing & it is a high end housing area not any common designated housing. Therefore, any commercial purpose applications shall not be mixed into the area. Likewise if it can be allowed of such, may we the rest of the residents move their business into the area & enjoy the residential Quit Rent by MPS yearly?**

Penyediaan Tadika & TASKA di kawasan kediaman dibenarkan dengan syarat-syarat seperti berikut :

1. Sekiranya Tadika & TASKA diwujudkan dirumah teres, hanya lot tepi (Corner) sahaja dibenarkan lot tengah (intermediatelot) atau lot hujung (end lot) tidak dibenarkan kerana tidak mempunyai kawasan lapang disamping bagi mengelakkan kesesakan lalu lintas.

b) Rumah sesebuah (banglo) atau berkembar (semi-detached) yang mempunyai kawasan lapang mencukupi.

c) Untuk Tadika & TASKA dipremis kediaman yang terletak bersebelahan dan diusahakan oleh Pengusaha sama boleh dibenarkan dengan syarat keperluan dan kelulusan minimum telah dipatuhi.

d) Jarak antara satu Tadika & TASKA dengan Tadika & TASKA lain di sesuatu kawasan kediaman hendakalah tidak kurang daripada 400 m di antara satu sama lain, tidak termasuk perumahan pangsa. Ini bertujuan untuk mengelakkan masalah kesesakan lalu lintas dan membendung persaingan tidak sihat antara pengusaha Tadika & TASKA.

e) Untuk kawasan Perumahan Pangsa, Tadika & TASKA hanya dibenarkan di aras bawah (ground floor). Rumah Pangsa bertiang hanya dibenarkan dengan syarat mendirikan dinding dan mempunyai luas ruang lantai yang mencukupi.

f) Semua cadangan tapak Tadika & TASKA hendaklah cekap, selamat dan efisyen dari aspek sistem sirkulasi lalu lintas serta mempunyai tempat letak kereta yang mencukupi untuk memudahkan urusan menghantar dan mengambil kanak-kanak disamping menekankan aspek keselamatan.

**3rd Non Compliance**

**The ONLY tempat letak kereta (Parking Lot) for SD36 application of TASKA was inside the car porch or right in front of the house. So, since the road assessing the Unit is a single lane, the daily dropoff & pickups will be conducted right in front of the house. So all vehicles will double park right in front along the road (Lorong). The nearest of Public Parking / Visitor Parking is 500 Meters walking distance, is it logic for Parents to everyday walk this distance to pick up & dropoff the kids as young as 4 years of less? Or will they do it daily?**

**May we the rest of the residents especially the opposite facing resident of this SD36, of the same Lorong residents need to jammed up our daily schedule or U-turn our cars to exit the other way out of the Lorong daily just because Ms Wong is having her drop-offs & pickups?**

**Our understanding the Applicant is now running Pingu English (Edukidz Enrichment Centre) at approx 50 kids. So, the traffic flows will be 50 cars daily in & out at 8:00 am & 4:30-5:00 pm for this Lorong & the guard house Entry & Exit point? The rest of the residents approx 74 Units residents’ traffic are also on going. So, can we apply for the MPS Board to issue summons if the vehicles are blocking our daily routines & shall the Traffic be invited to control its traffic flows?**

**The traffic flow at the Entry & Exit daily shall create a kiosk state to our Security Guard since their customer / parents are outsider & therefore the registration is compulsory & we simply cannot adopt the extra workload of such impact daily just to serve 1 Unit business operation.**

**The security level will also be compromised if too many unknown faces & vehicles even with any stickers (can be counterfeit) by criminals claiming to pick up kids to enter & exit.**

3.2 Persetujuan Jiran Bagi Penyediaan Tadika & TASKA

a) Permohonan Tadika & TASKA dikawasan kediaman sedia ada hendaklah disertakan surat persetujuan penghuni/ tuan rumah berjiran yang bersempadan tidak melebihi 20m dari tapak lokasi cadangan, manakala dalam jarak 200m bagi cadangan Tadika & TASKA di jalan mati.

**4th Non Compliance**

**The applicant cannot be allowed approval considerations basis on left & right neighbour consent since the nuisance expected to effect the whole of the Lorong from SD 41-46 & every residents of the Lorong are voicing protest against it. The residents of opposite road SD 43 are within the perimeter of 20 M right in front of the SD 36.**

**This application does not applies to what is happening within the perimeter of 20Metre. She is using the same road, the same perimeter of convenience in front of our houses.**

1. Surat persetujuan jiran hendaklah diperolehi dahulu oleh pengusaha sebelum mengemukakan permohonan lesen berniaga

**As a conclusion to the above disputes of your GarisPanduan & our Non Compliance submitted, its simply clear that the Applicant is doing business at following convenience :-**

1. **Security cost shared by others while she is using daily convenience & the Owner’s portion or her portion as a Tenant is only to pay 1 Unit ratio security fee. MPS is collecting at Residential Quit Rent yearly exempting the Commercial Quit Rent?**
2. **The pre-established scenario to achieve higher nursery fee from Parents by emphasizing the security control towards the kids while most of the kids are outsider & not our residents’ kids.**
3. **To promote her business as the High End Nursery for those who can afford as it is located at the high end residential area in this Township,**

**Unless the Applicant can provide any reasons to beneficial to the residents of the area, we do not see that there’s any purpose served but a blatant business mind trying to grab payoff the sacrifice & effort by our Security Committee in maintaining the peace & security of the community.**

**We hope this matter stops at your decision to reject pending else we are definite that the abuse of Law will happen if such considerations are granted.**

**Thank you.**

**Madam Chung
SD42**