

## Kajang then and now

THE conventional bread-and-butter housing comprising single and double-storey terrace houses mushroomed across Kajang in the 60s.

However, the town needed more than just housing and better infrastructure - something was lacking.

Noteworthy developers that were responsible for changing the housing landscape in Kajang were MKH Bhd, Tropicana Corp Bhd, Naza TTDI Sdn Bhd and Protasco Bhd.

The early 2010s saw a strong influx of developments that emphasised on lifestyle living.

Developers such as SP Setia Bhd, Tropicana, UEM Sunrise Bhd, Ireka Corporation Bhd and Lum Chang Group began introducing facility-rich projects - central parks and clubhouses for those seeking affordable lifestyle properties.

Sunway Group recently earned its mark by introducing transit-oriented development (TOD), offering retail podium/commercial lots and serviced apartments/small office-home office, among others.

More gated-and-guarded developments were being launched, resulting in an increase

in property prices of up to 30% to 40%.

Since the 1980s, massive developments had transformed Kajang into a concrete jungle, leaving less and less green spaces for recreational activities and larger carbon footprints.

According to Kajangites, developments were carried out without proper town planning and basic necessities - for instance, parks and conveniences were not factored in or upgraded to cater to the growing population.

However, the Kajang Municipal Council's (MPKj) vision to make Kajang a city of choice with developed urban facilities and a sustainable environment was recently unveiled for public review via the MPKj Local Draft Plan 2035 (Replacement).

Some of the notable changes in the local draft plan include the conversion of former zones for various purposes into mostly future residential areas, with a few areas marked for the development of industrial zones.

Plans to improve public facilities in urban centres and placing emphasis on TOD were also listed in the draft, with equal attention to developing infrastructure and moves to conserve the district's green spaces.