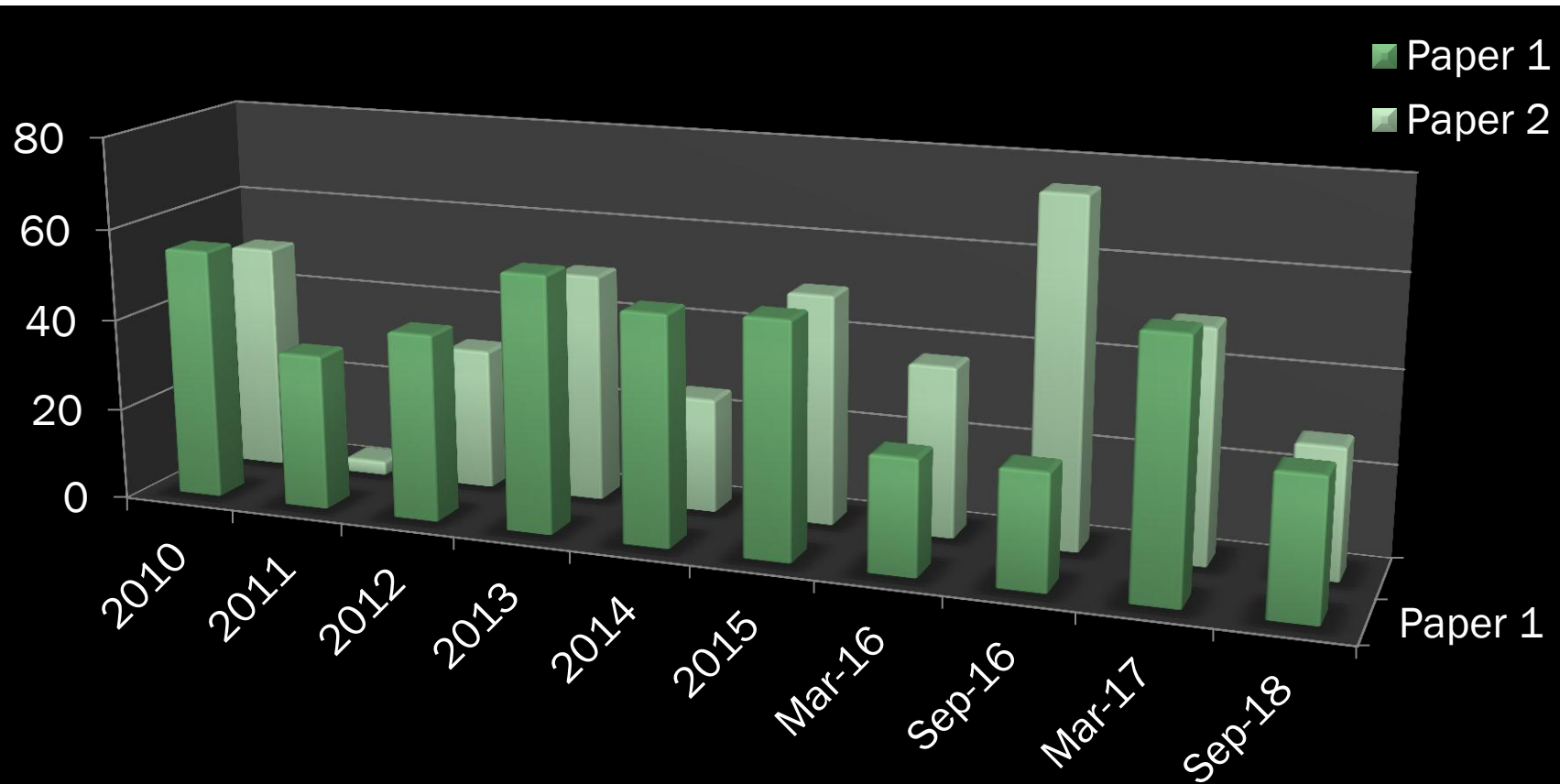


JKR PART III SEMINAR

SDBA – UBBL – CCC – OSC

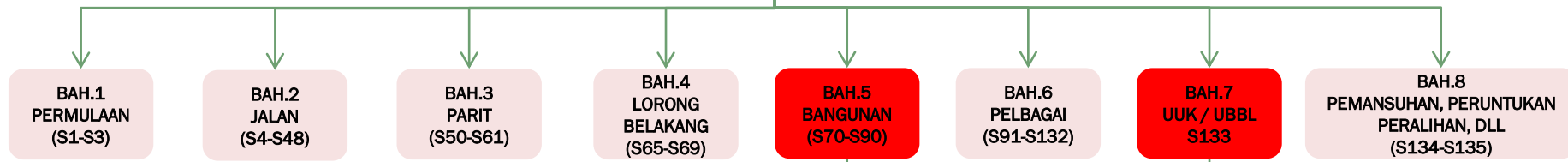
- STATISTIK SOALAN BERKAITAN SDBA - UBBL
- PENGENALAN UBBL
- *SUBMISSION PROCESS UP TO CCC*
- OSC

STATISTIK SOALAN BERKAITAN SDDBA – UBBL – CCC – OSC (2010-2018)



UBBL 1984

SDBA AKTA 133



70(1)- Bangunan perlu mendapat kelulusan PBT
70(2) - PSP @ SP kemukakan pelan kpd -(i) PBT (ii) Pihak berkuasa Berkanun eg. TNB, IWK, SPAN.
70(9) - Notis memulakan kerja - (i) 12 bln dr tarikh kelulusan pelan (ii) 4 hari sebelum mula kerja (Borang B)
70(13) - Kesalahan PSP
70 (16)- Apa yang dikatakan mendirikan sesuatu bangunan
70 (18)- Kelulusan pelan - dlm tempoh 3 bln PBT x beri feedback ; boleh mohon dari PBN
70 (20) - Perakuan siap dan pematuhan (CCC) - hanya blh dikeluarkan oleh PSP
70 (21) - Kewajipan & Tjawab PSP sebelum pengeluaran CCC
70 (27) - Kesalahan-kesalahan CCC

UBBL adalah salah satu bahagian dibawah Akta 133,S.133, *STREET DRAINAGE BUILDING ACT 1974* dan melengkapi S.70 (Akta 133)

APA ITU **UBBL**?

- SINGKATAN KEPADA **UNIFORM BUILDING BY LAW / UNDANG – UNDANG KECIL BANGUNAN** YANG DIPERKENALKAN PADA TAHUN 1984.
- PENYERAGAMAN PENGGUNAAN UNDANG-UNDANG KECIL KEPADA SEMUA PIHAK BERKUASA TEMPATAN (PBT) DENGAN TUJUAN MENGURANGKAN KOS, MASA DAN PROSEDUR *SUBMISSION* DI MALAYSIA BARAT.

PINDAAN UBBL

- Dari semasa ke semasa pindaan telah dilakukan keatas UKBS 1984 bagi membolehkan sesuatu **dasar baru dilaksanakan** atau dengan tujuan memastikan perundangan tersebut sentiasa **relevan dengan kehendak-kehendak semasa**.
- UBBL 1984 **diwartakan oleh kerajaan negeri** untuk dikuatkuasakan oleh PBT. Oleh yang demikian, naskah terkini dan terpakai berada pada PBT dan kerajaan negeri.

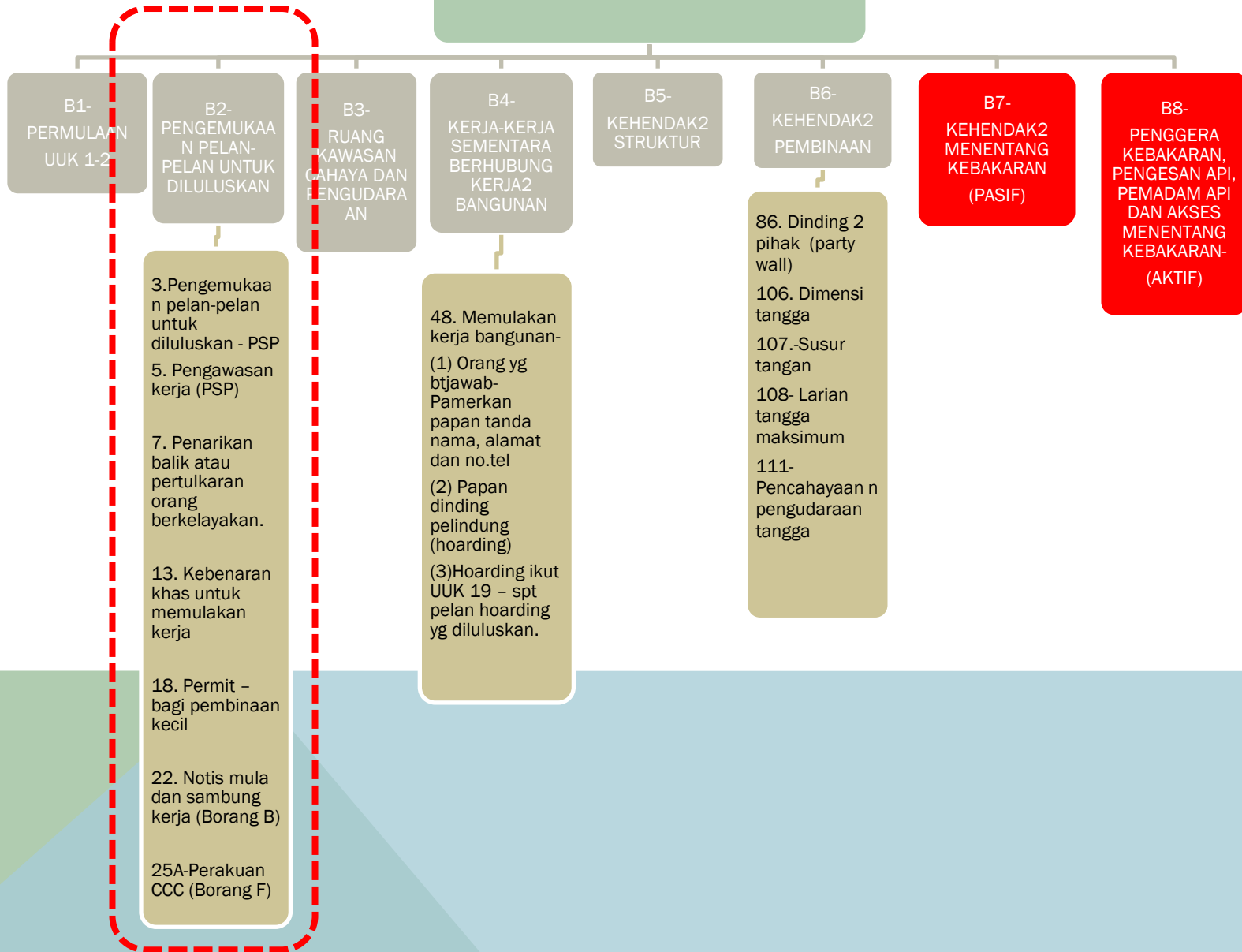
PINDAAN UBBL

Bil.	KOMPONEN UTAMA PINDAAN	PINDAAN TERLIBAT
1	PEMASANGAN KOMUNIKASI	UUK 25, 27
2	SISTEM PENGUMPULAN DAN PENGGUNAAN SEMULA AIR HUJAN (SPAHS)	UUK 2, 10, 115
3	PENYELARASAN STANDARD –STANDARD	Umum
4	KERJA PERUNTUHAN	SELEPAS UUK 2 DIMASUKKAN BAHAGIAN 1A
5	KEHENDAK-KEHENDAK MENENTANG KEBAKARAN	Bah.IV, IIV, Jad.5, 7, 9, 10
6	KECEKAPAN TENAGA	UUKbaru-38A,38B
7	SYARAT -SYARAT BANGUNAN BAGI ORANG KURANG UPAYA	UUK 34A

BAH.2

**PENGEMUKAAN PELAN-
PELAN UNTUK
DILULUSKAN**

UNDANG-UNDANG KECIL BANGUNAN SERAGAM



BAH. 2 BOLEH DIKATEGORIKAN KEPADA 8 BAHAGIAN:

NO.	KATEGORI	UUK
1	<i>SUBMISSION OF PLAN FOR APPROVAL</i>	UUK 3,
2	<i>SUPERVISION OF WORK</i>	UUK 5, UUK 7(1)
3	<i>SUBMISSION REQUIREMENT</i>	UUK 6, 8, 9, 10, 15, 16, 29, 14
4	<i>WITHDRAWAL/ CHANGE OF QUALIFIED PERSON</i>	UUK 7
5	<i>TEMPORARY WORKS</i>	UUK 19, 20, 21
6	<i>FORM & CERTIFICATE</i>	UUK 22, 25, 25A, 27(1), 27(2)
7	<i>POWER OF AUTHORITY</i>	UUK 4, 11, 12, 13, 18, 17
8	<i>OFFENCES</i>	UUK 28, 28(1), 28(2)
	<i>RARELY USE</i>	UUK 23, UUK 24, UUK 26

1. SUBMISSION OF PLAN FOR APPROVAL

UUK	PENERANGAN
3(1)	<i>additional requirements of Section 70 of the Act</i>
3(1)(c)	<i>all plans & Form A must be certified by a qualified person</i>
3(2)	<i>plans, drawings or calculation shall be submitted by a qualified person</i>

2. SUPERVISION OF WORK

UUK	PENERANGAN
5	<i>the supervision of the works shall be carried out by a qualified person</i>
7(1)	<i>qualified person shall be fully responsible for the execution of the works</i>

3. SUBMISSION REQUIREMENT

UUK	PENERANGAN
6(1)	<i>all plans submitted must be signed by a qualified person & the owner or his agent</i>
8	<i>Plans to be submitted in triplicates</i>
9	<i>Scale of plans</i>
10	<i>Drawing required</i>
15	<i>Specification</i>
16	<i>Detail and calculation of structural plans</i>
29	<i>submission fees in accordance with the First Schedule to be paid</i>
14	<i>Plans for alteration</i>

4. WITHDRAWAL/ CHANGE OF QUALIFIED PERSON

UUK	PENERANGAN
7(1)(a)	<i>substitution of another qualified person must be agreed upon by the LA</i>
7(1)(b)	<i>the owner can substitute a qualified person provided works has not commenced on site</i>
7(2)	<i>if the LA agrees to a substituted qualified person, works on site should not be continued until a replacement has been made</i>
7(3)	<i>if the original qualified person is incapacitated, the owner must produce evidence prior to appointment of a substitute</i>

5. *TEMPORARY WORKS*

UUK	PENERANGAN
19	<i>Temporary permit</i>
20	<i>Advertising hoarding</i>
21	<i>Material not to be deposited in a street without permission</i>

5. FORM & CERTIFICATE

UUK	PENERANGAN
22(1)	<i>Form B-Notice to commence or resume the works</i>
25	<i>G1-21 forms & Certificate of completion and compliance requirements</i>
25A	<i>Form F-Certificate of Completion and Compliance</i>
27(1)	<i>F1 FORM (PARTIAL CCC)</i>
27(2)	<i>FULL CCC AFTER PARTIAL COMPLETED</i>

5. FORM & CERTIFICATE (CCC)

uuk	Penerangan
uuk 25(1)	- Semua syarat teknikal oleh PBT dipatuhi. - Borang G1-G21 diperakui dan diterima olehnya. - Semua perkhidmatan perlu telah disediakan. - Memperaku dalam Borang F dia telah mengawasi pembinaan dan penyiapan bangunan. - Percaya bangunan telah dibina dan disiapkan mengikut Akta, UKBS dan Pelan Lulus.
uuk 25(2)	Selepas keluarkan CCC, PSP terima tanggungjawab penuh dan memperakui bangunan selamat dan layak diduduki.
uuk 25(3)	Dalam tempoh 14 hari selepas keluarkan CCC/Partial CCC, PSP majukan 1 salinan CCC dan borang G1-G2 kepada PBT dan LAM.
uuk 25(4)	PBT boleh periksa bangunan bila-bila masa dan beri notis kepada PSP untuk baiki ketidakpatuhan.
uuk 25(5)	PBT boleh keluarkan notis minta PSP tangguh pengeluaran CCC/Partial CCC.
uuk 25 (6)	Dalam tempoh 21 hari selepas terima notis, PSP perlu baiki ketidakpatuhan.
uuk 25 (7)	Selepas baiki ketidakpatuhan PSP keluarkan notis siap baiki kepada PBT.
uuk 25 (8)	Dalam tempoh 14 hari selepas PBT terima notis diatas, periksa bangunan untuk mengesahkannya.
uuk 25 (9)	Setelah berpuas hati, PBT keluarkan notis kepada PSP untuk keluarkan CCC/Partial CCC.
uuk 25 (10)	Jika PBT tidak jalankan pemeriksaan bangunan dalam tempoh 14 hari – beerti PBT berpuashati.
uuk 25 (11)	Jika PSP tidak baiki ketidakpatuhan, PBT akan melaksanakannya.
uuk 25 (12)	Kos membaiki ditanggung oleh pemilik bangunan.
uuk 25 (13)	CCC/Partial CCC tidak boleh dikeluarkan oleh PSP sehingga ketidakpatuhan dibaiki.

5. FORM & CERTIFICATE

uuk	Penerangan
uuk 27(1)	- PSP boleh mengeluarkan Partial CCC seperti mana borang F1 bagi mana-mana bahagian bangunan yang telah siap sebahagian dan dikenakan apa-apa syarat berhubung kesihatan dan keselamatan awam. - Partial CCC tidak boleh dikeluarkan kecuali semua perkhidmatan perlu untuk bangunan yang telah siap sebahagian itu telah disediakan.
uuk 27(2)	Partial CCC efektif sehingga keseluruhan bangunan siap sepenuhnya dan CCC dikeluarkan mengikut uuk 25.
uuk 28(1)	Adalah satu kesalahan dibawah Akta jika PSP gagal majukan salinan CCC dan Borang- Borang G kepada PBT dan LAM.
uuk 28(2)	Adalah satu kesalahan dibawah Akta jika PSP gagal mematuhi notis ketidakpatuhan dari PBT.

5. POWER OF AUTHORITY

UUK	PENERANGAN
4	<i>LA can return plan if the drawing is beyond QP competency. LA can reaccept the submission.</i>
11	<i>LA can exempt requirement BL 10 Plans required)</i>
12	<i>Sketch plan in principle</i>
13	<i>LA may allow Early commencement</i>
18	<i>LA may allow permit for minor erection, minor alteration and addition</i>
17	<i>LA can reject structural plans calculation</i>

5. OFFENCES

UUK	PENERANGAN
28	<i>offence under the act</i>
28(1)	<i>No person shall occupy or permit to be occupied any building unless CCC is given</i>
28(2)	<i>such person liable to prosecution</i>

BAH.3

SPACE, LIGHT, & VENTILATION

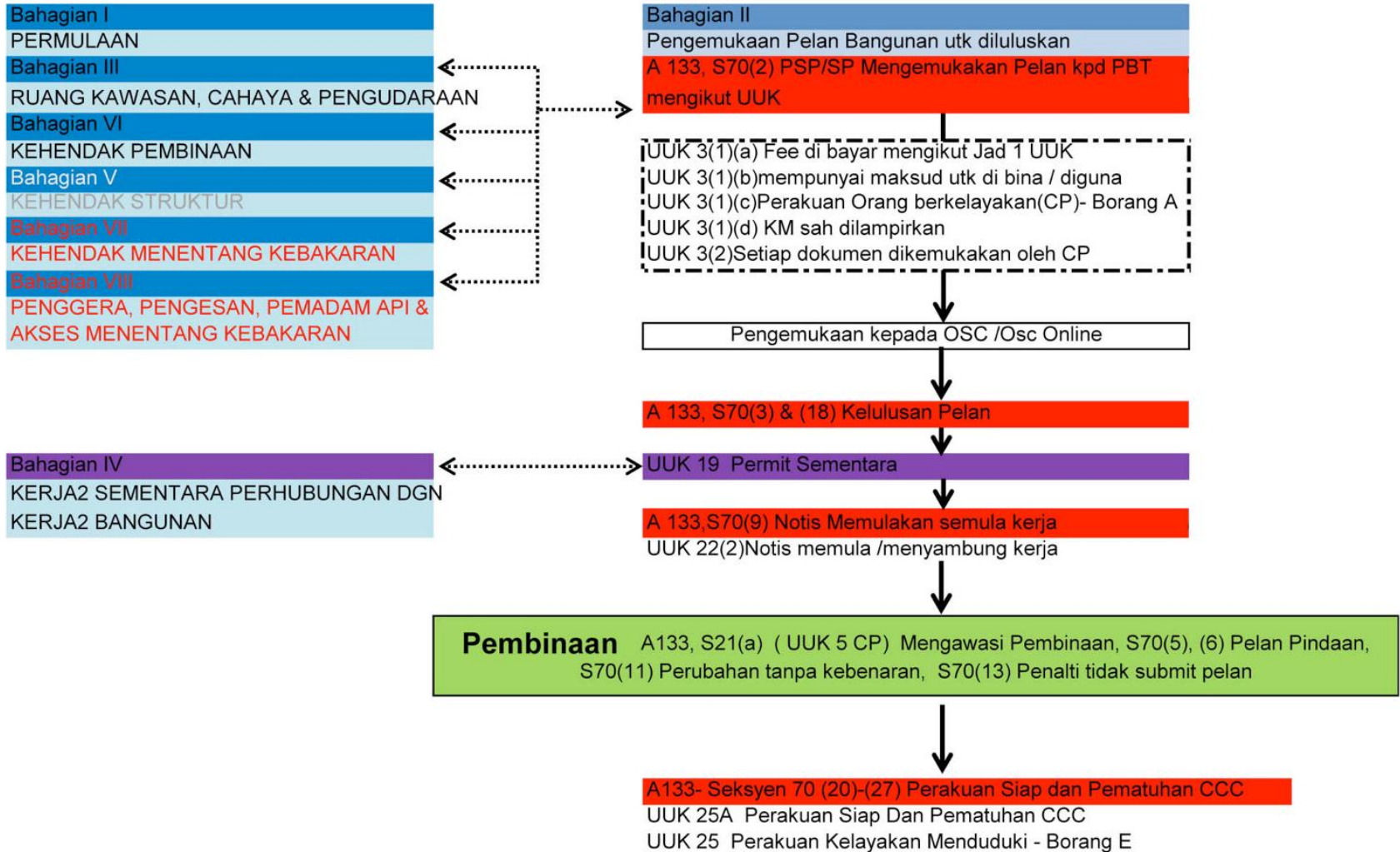
UUK	PENERANGAN
30	<i>Open spaces to be provided</i>
38	<i>Width of Footway</i>
39	<i>Natural Lighting and Ventilation</i>
40	<i>Air-Wells</i>
41	<i>Mechanicals Ventilation & Air-Conditioning</i>
42	<i>Minimum areas of rooms in Residential Buildings</i>
44	<i>Height of rooms in Residential Buildings, Shophouses, Schools, etc.</i>

BAH.4

TEMPORARY WORKS IN CONNECTION WITH BUILDING OPERATION

UUK	PENERANGAN
48	<i>Commencement of Bldg. Operation</i>
49	<i>Responsibility of persons granted Temporary Permits</i>
50	<i>Cancellation of Temporary Permits</i>
51	<i>Vehicular Access to Site</i>

UNIFORM BUILDING BY-LAW 1984



PROSES
SUBMISSION
OSC 3.0

APAKAH JENIS – JENIS PERMOHONAN BAGI PEMBANGUNAN BANGUNAN?

4 PROSES PERMOHONAN UTAMA;

i. PERMOHONAN PERIHAL TANAH ;

(KTN 56 -1965; tambah baik S124 A –permohonan pecah sempadan dan ubah syarat,sekatan dan kategori.

S 204D permohonan serah balik dan berimilik semula – SERENTAK)

ii. PERMOHONAN KEBENARAN MERANCANG

(SEK.20, AKTA 172-permohonan serentak pelan susunatur menjadi asas perakuan pelan bgn dan pelan2 lain sbhm dibawa ke Mesyuarat OSC)

iii. PERMOHONAN PELAN BANGUNAN

(Perlu dikemukakan menurut peruntukan Akta Jalan, Parit, & Bgn –SEK 70 Akta 133. (Syarat2 pelan mengikut UUK Bangunan Seragam 1984)

iv. PERMOHONAN PELAN KERJA TANAH DAN PELAN JALAN DAN PARIT

(Peruntukan Sek 70A, Akta 133 – tiada seorang boleh buat apa2 jalan tanpa kebenaran bertulis PBT)

ALTERNATIF PEMBANGUNAN SERENTAK

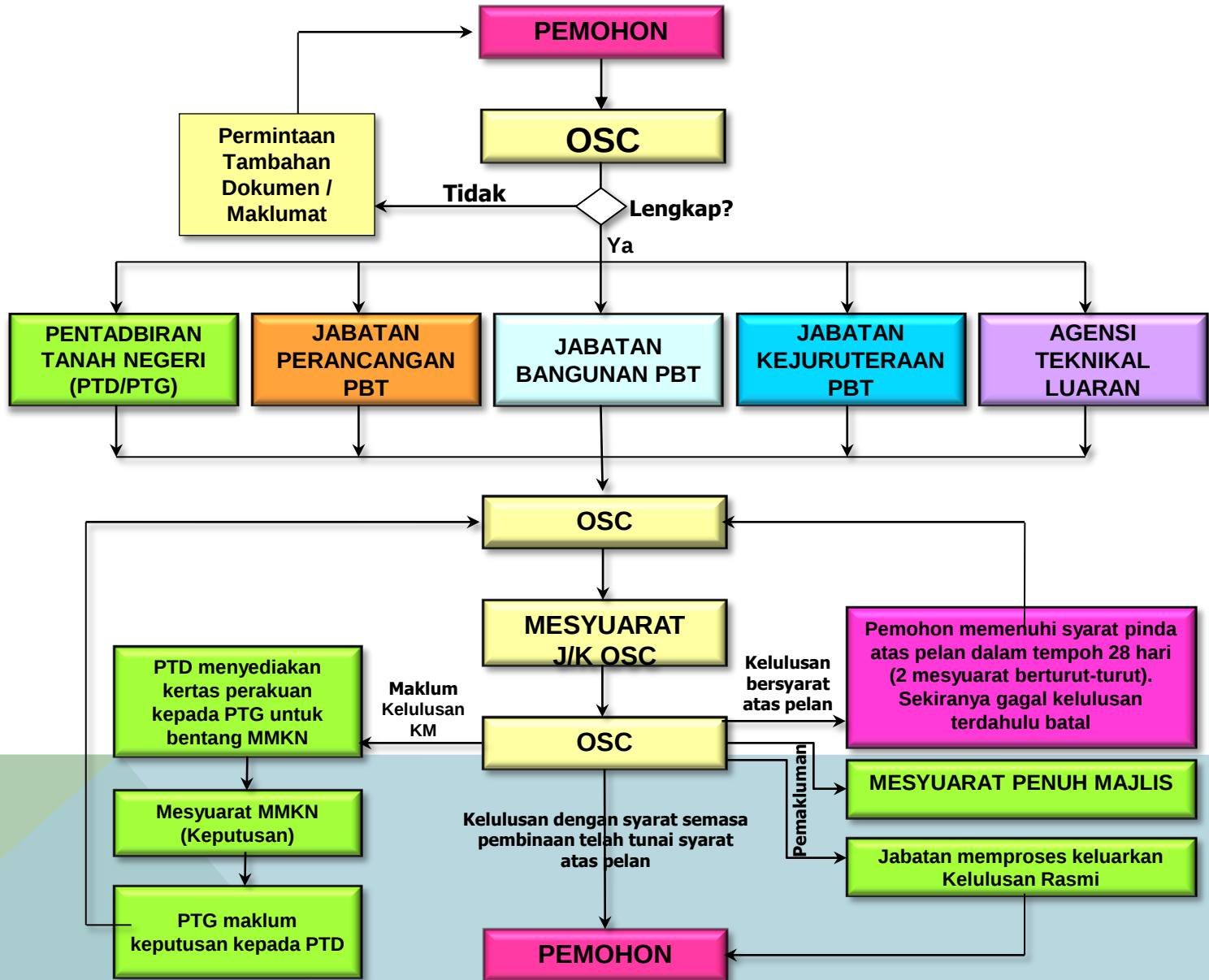
ALTERNATIF 1	Permohonan serentak bagi 4 permohonan i.e; perihal tanah, KM/DO, PB , Pelan Kerja Tanah & Jalan & Parit
ALTERNATIF 2	Permohonan serentak bagi kombinasi 3 proses permohonan; i. Perihal tanah, KM dan PB ii. KM, PB dan Pelan Kerja Tanah
ALTERNATIF 3	Permohonan serentak bagi kombinasi 2 proses permohonan; i. Permohonan Perihal Tanah dan KM ii. Permohonan KM dan PB iii. Permohonan PB dan Pelan Kerja Tanah iv. Permohonan KM dan Pelan Kerja Tanah

JENIS PERMOHONAN MELALUI OSC

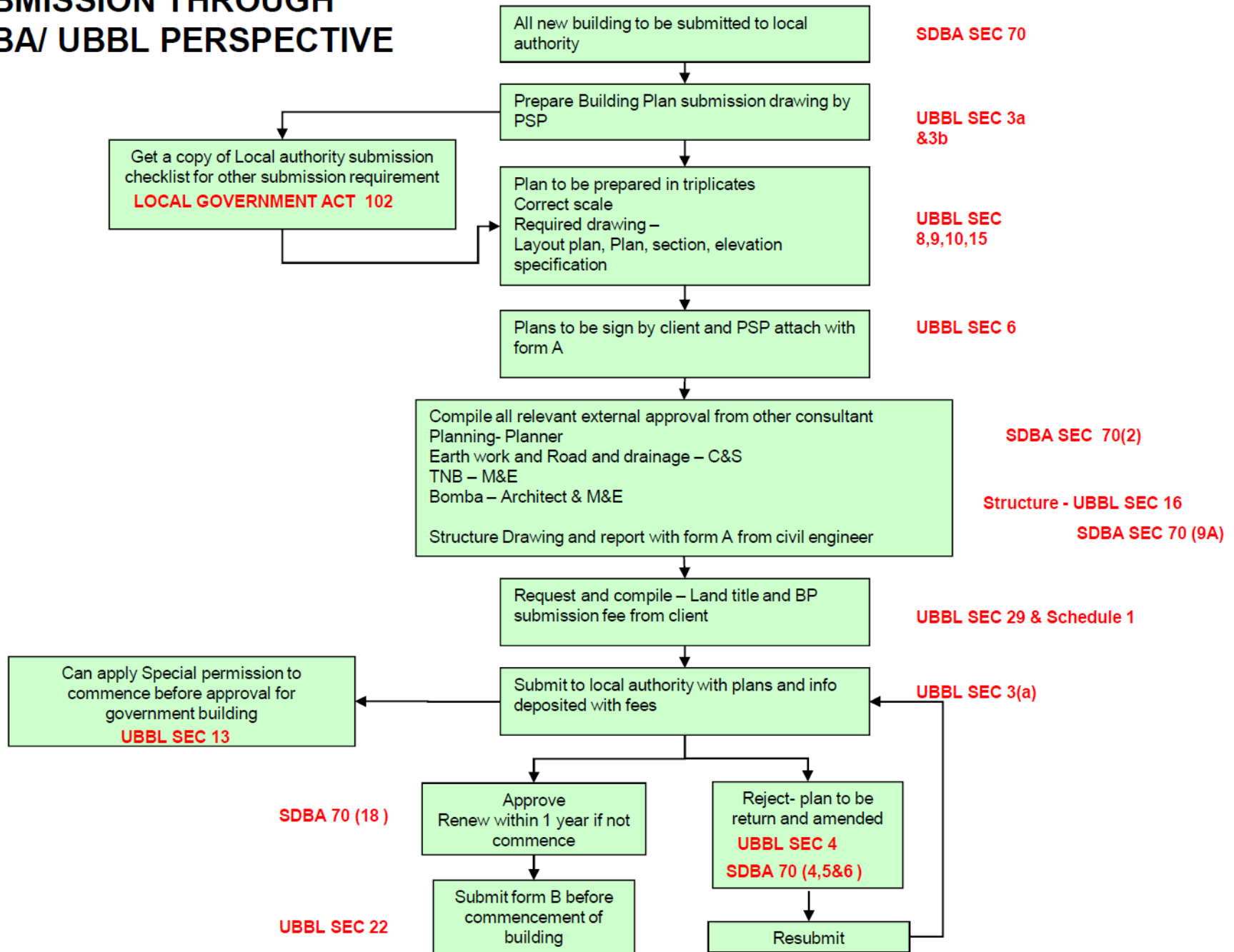
Bil	Nama	Jenis Permohonan
1.	A01	4 SERENTAK (PU+KM+PB+PJ)
2.	A02	4 SERENTAK (PU+KM+PB+PJ)
3.	A03	3 SERENTAK (PU+KM+PB)
4.	A04	3 SERENTAK (PP+KM+PB)
5.	A05	3 SERENTAK (PU+KM+PJ)
6.	A06	3 SERENTAK (PP+KM+PJ)
7.	A07	3 SERENTAK (PP+PB+PJ)
8.	A08	2 SERENTAK (PU+KM)
9.	A09	2 SERENTAK (PP+KM)
10.	A10	2 SERENTAK (KM+PB)
11.	A11	2 SERENTAK (KM+PJ)
12.	A12	2 SERENTAK (PB+PJ)
13.	A13	KM / KM(DASAR)
14.	A14	PJ – Pelan Jurutera
15.	A15	PELAN KERJA TANAH
16.	A16	PELAN JALAN DAN PERPARITAN & PELAN LAMPU JALAN

Bil	Nama	Jenis Permohonan
17.	A17	PELAN LANSKAP
18.	A18	PELAN NAMA TAMAN
19.	A19	PELAN NAMA JALAN
20.	A20	PELAN LAMPU JALAN
21.	A21	PELAN JALAN DAN PERPARITAN
22.	A22	SERENTAK- PECAH SEMPADAN DAN UBAH SYARAT
23.	A23	SERENTAK -PENYERAHAN BALIK DAN PEMBERIMILIKAN SEMULA
24.	A24	PELAN KERJA TANAH DAN PELAN JALAN & PERPARITAN
25.	B1	PELAN BANGUNAN
26.	B2	PERMIT PEMBINAAN KECIL
27.	B3	PERMIT SEMENTARA BANGUNAN
28.	B4	PELAN SANITARI
29.	B5	PELAN KONKRIT TETULANG
30.	C1	PERMOHONAN CFO
31.	D1	NOTIS PENYIAPAN BERPERINGKAT SUBSTRUKTUR
32.	D2	LAPORAN KETIDAKPATUHAN SISTEM CCC

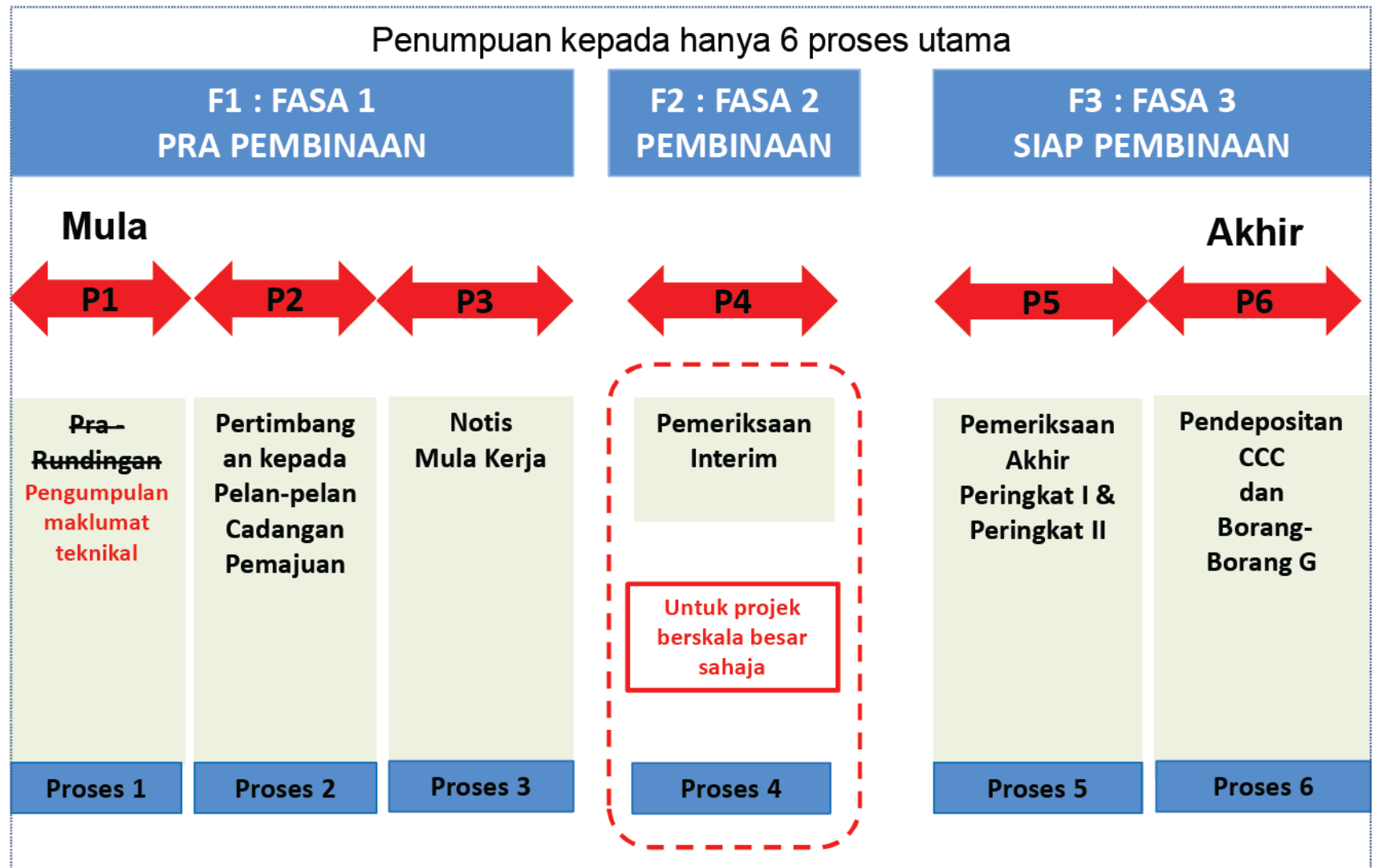
CARTA ALIR PERTIMBANGAN PERMOHONAN MELALUI OSC



SUBMISSION THROUGH SDBA/ UBBL PERSPECTIVE



OSC 3.0 PERINGKAT PEMBINAAN PROJEK BERSKALA BESAR/ KECIL



SOALAN 2B 2014

- b) Explain to your developer client the differences between OSC 3.0 procedure and the conventional submission process.

(3 marks)

	OSC	OSC 3.0
Prosedur	Sehingga proses <i>submission</i> ke OSC sahaja	- Proses yang komprehensif bermula daripada pra-rundingan, <i>submission</i> , <i>inspection</i> , sehingga pengemukaan CCC
Pra-rundingan	Pra-rundingan tidak diwajibkan	Pra-rundingan adalah diwajibkan
Peranan OSC	Sehingga proses <i>submission</i> ke OSC sahaja	OSC merupakan fasilitator kepada agensi teknikal terlibat dalam memastikan proses pemeriksaan dan surat-surat kelulusan agensi lebih teratur & efisien
Pengemukaan CCC	Borang F diedar berasingan kpd LAM, PBT, klien & simpanan PSP	PBT menerima CCC dan kemuka kpd LAM

***CERTIFICATE OF
COMPLIANCE &
COMPLETION
(CCC)***

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LEMBAGA ARKITEK MALAYSIA

Tingkat 17, Ibu Pejabat JKR, Jalan Sultan Salahuddin, 50582 Kuala Lumpur
Peti Surat 12695, 50786 Kuala Lumpur, Tel : 03-26982878 / 26967087 Fax : 03-26936881
E-mel : info@lam.gov.my , Web : www.lam.gov.my

GENERAL CIRCULAR NO. 1/2008

CERTIFICATE OF COMPLETION AND COMPLIANCE

1. In April 2007 the Government had launched the improvement to the building delivery system to enhance the competitiveness of Malaysia globally. This includes the issuance of the Certificate of Completion and Compliance (CCC) by Professional Architects and Professional Engineers as well as Building Draughtsmen registered with the Board of Architects Malaysia (LAM) to replace the Certificate of Fitness for Occupation (CFO) issued by the local authorities. This new system is an effort towards self-certification and self-regulation approach in the construction industry.
2. LAM had organised a series of seminars on 26 September 2005, 19 December 2006 and the latest on 25 August 2007 to keep members informed of this new development.
3. The salient features of this new system under CCC are as follows:
 - (i) Building plans are still required to be submitted to and approved by the local authorities;
 - (ii) CFO by the local authorities will be replaced by the Certificate of Completion and Compliance (CCC) by the Principal Submitting Person (PSP) who is the Professional Architect, Professional Engineer and Building Draughtsman who submitted the building plans;
 - (iii) CCC can only be issued by the Principal Submitting Person (PSP) after the following have been secured:
 - all the certifications by the respective parties (professionals, contractors and licensed tradesmen) based on the prescribed 'Form Gs' under the Matrix of Responsibility (Forms G1 – G21); and
 - clearances from the following authorities :
 - o Tenaga Nasional Berhad (TNB)
 - o Water Authority
 - o Sewerage Services Department (JPP)
 - o Fire and Rescue Department (except for residential buildings of not more than 18 meters high)
 - o Department of Safety and Health (where applicable),
 - o Relevant authorities/Public Works on Roads and Drainage.

CERTIFICATE OF COMPLETION & COMPLIANCE (CCC)

● TUJUAN AKTA

1. **Pengeluaran** Perakuan Siap Dan Pematuhan (CCC) **oleh Para Profesional** Bagi Menggantikan Perakuan Kelayakan Menduduki (CFO) oleh Pihak Berkuasa Tempatan
2. Sistem ke arah **perakuan diri (self-certification) dan pengurusan diri (self-regulation)** dlm industri pembinaan

LEMBAGA ARKITEK MALAYSIA

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CERTIFICATE OF COMPLETION & COMPLIANCE (CCC)

● SALIENT FEATURES

1. **Pelan Bangunan (BP)** perlu dikemukakan kepada PBT untuk **kelulusan**
2. CFO digantikan dengan **CCC yang dikeluarkan oleh PSP** (Prof Arch, Prof Eng / RBD)
3. CCC hanya boleh dikeluarkan oleh PSP setelah:
 - (a) Pengesahan diberikan oleh pihak-pihak bertanggungjawab (profesional, kontraktor / kontraktor tred) berdasarkan **Borang G1-G21 - 'matrix of responsibilites'**
 - (b) **Surat pengesahan dari 6 Agensi Teknikal** (TNB, Jab Bekalan Air, JPP, BOMBA, JKR & JKKP)

LEMBAGA ARKITEK MALAYSIA

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CERTIFICATE OF COMPLETION & COMPLIANCE (CCC)

● MATRIX OF RESPONSIBILITIES

1. Pendekatan **perakuan secara berperingkat (stage certification)** berasaskan tanggungjawab secara matriks (*matrix of responsibility*) yang mewajibkan :-
 - (a) Kontraktor
 - (b) Trade Contractor
 - (c) Lain-lain profesional yang bertanggungjawab kepada sesuatu komponen pembinaan itu memperakukan penyiapan dan pematuhan komponen berkenaan
2. Pengenalan **Borang G1 – G21** di mana komponen pembinaan disahkan penyiapan dan pematuhannya dengan ditandatangani oleh setiap professional, kontraktor dan kontraktor trade yang terlibat
 - (a) Borang G1 – G3 (Peringkat substruktur)
 - (b) Borang G4 – G12 (Peringkat penyiapan superstruktur)
 - (c) Borang G13 – G21 (Perkhidmatan Luaran dan Dalaman)

CERTIFICATE OF COMPLETION & COMPLIANCE (CCC)

● PERANAN PBT

1. **PSP bertanggungjawab sepenuhnya mengawasi kerja-kerja pembinaan di tapak** agar kerja-kerja pembinaan selaras dengan peruntukan perundangan dan syarat-syarat PBT
2. **PBT dibenarkan membuat pemeriksaan di tapak dan mengeluarkan notis kepada (PSP)** sekiranya **terdapat ketidakpatuhan**
3. Tanggungjawab PSP dipertingkatkan dengan memberi PBT kuasa tambahan untuk mengeluarkan arahan memohon pengeluaran CCC disekat sekiranya ketidakpatuhan tidak diperbetulkan oleh PSP.

(iv) The local authorities still maintain their rights and power to enter the site during construction and issue an order to stop the issuance of CCC by the PSP if the construction on site is found to have breached the approved building plans and/or against the provision of UBBL or conditions of building plans approval on health and safety issues until such time the fault is corrected.

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(vi) There will be only CCC (Form F) and Partial CCC (Form F1). There will not be any Temporary CCC similar to Temporary CF.

(vii) The issuance of CCC will only apply to projects in which building plans are submitted after CCC came into force.

4. The following are the 21 FORM Gs included in the UBBL covering various scopes of works: -

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FORM G 3 Stage Certification : Foundations
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FORM G 9 Stage Certification : Fire-Fighting (Active)
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CERTIFICATE OF COMPLETION & COMPLIANCE (CCC)

SYARAT-SYARAT TEKNIKAL

- (iv) The local authorities still maintain their rights and power to enter the site during construction and issue an order to stop the issuance of CCC by the PSP if the construction on site is found to have breached the approved building plans and/or against the provision of UBBL or conditions of building plans approval on health and safety issues until such time the fault is corrected.
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1. **Syarat-syarat teknikal di dalam bangunan** yang menyentuh aspek kesihatan dan keselamatan bangunan, merangkumi peruntukan Akta 133 dan UKBS 1984 serta keperluan agensi teknikal lain, contoh : kehendak struktur, pembinaan dan menentang kebakaran
2. **Syarat teknikal di luar bangunan** tetapi di dalam kawasan pemajuan yang mempunyai kaitan secara langsung kepada bangunan dan pemajuan, contoh : penyediaan kawasan lapang
3. **Syarat teknikal di luar kawasan pemajuan** yang mempunyai kaitan secara langsung kepada pemajuan tersebut, contoh : jalan akses dan infrastruktur utiliti.

CERTIFICATE OF COMPLETION & COMPLIANCE (CCC)

● CCC Sebahagian (F1) (Circ 2/2010)

- (iv) The local authorities still maintain their rights and power to enter the site during construction and issue an order to stop the issuance of CCC by the PSP if the construction on site is found to have breached the approved building plans and/or against the provision of UBBL or conditions of building plans approval on health and safety issues until such time the fault is corrected.
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1. PSP boleh mengeluarkan **CCC sebahagian untuk mana-mana bahagian yang telah siap sebahagian** tertakluk kepada syarat daripada PBT
2. **CCC sebahagian berkuatkuasa berterusan sehingga keseluruhan bangunan itu siap dan CCC kekal dikeluarkan**

- (iv) The local authorities still maintain their rights and power to enter the site during construction and issue an order to stop the issuance of CCC by the PSP if the construction on site is found to have breached the approved building plans and/or against the provision of UBBL or conditions of building plans approval on health and safety issues until such time the fault is corrected.
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● SISTEM PERAKUAN BERPERINGKAT

JENIS BORANG	KOMPONEN	KONTRAKTOR	KONTRAKTOR TRED	PROFESIONAL
G1	Kerja-Kerja Tanah	/		(SP)
G2	Pemancangan Tanah	/	/ (Jurukur Tanah Berlesen)	(PSP)
G3	Tapak	/		(SP)
G4	Struktur	/		(SP)
G5	Perpaipan Air Dalaman		/ (Tukang Paip Berlesen)	(SP)
G6	Perpaipan Sanitari Dalaman		/ (Tukang Paip Berlesen)	(SP)
G7	Elektrikal Dalaman		/ (Org Yg Cekap @ Mahir)	(SP)
G8	Menentang Kebakaran (Pasif)	/		(PSP)
G9	Menentang Kebakaran (Aktif)		/	(SP)
G10	Pengudaraan Mekanikal		/	(SP)
G11	Pemasangan Lif/Eskalator		/	(SP)
G12	Bangunan	/		(PSP)
G13	Sistem Bekalan Air Luaran		/	(SP)
G14	Retikulasi Pembentungan		/	(SP)
G15	Loji Rawatan Pembentungan		/	(SP)
G16	Sistem Bekalan Elektrik Luaran		/ (org Yg Cekap @ Mahir)	(SP)
G17	Jalan dan Parit		/	(SP)
G18	Lampu Jalan		/ (Org Yg Cekap @ Mahir)	(SP)
G19	Parit Luaran Utama		/	(SP)
G20	Telekomunikasi		/	(SP)
G21	Landskap		/	/ (Arkitek / Arkitek Lanskap)

CERTIFICATE OF COMPLETION & COMPLIANCE (CCC)

● PROSES PENGELUARAN CCC

1. Proses 1 – Proses Memulakan Kerja di Tapak

- (a) PSP kemukakan Borang B kepada PBT setelah Pelan Bangunan diluluskan dan pembinaan di tapak hendak dimulakan / disambung
- (b) Borang B memaklumkan bahawa kerja-kerja di tapak akan dimulakan atau disambung semula selepas 4 hari dari tarikh notis.

2. Proses 2 – Proses Penyerahan Notis Penyiapan Berperingkat

- (a) PBT digalakkan membuat lawatan tapak selepas menerima notis (Borang B) drpd PSP
- (b) Lawatan tapak dijalankan agar sebarang ketidakpatuhan boleh diarah diperbetulkan segera
- (c) Pmbinaan semua komponen dikawalselia sepenuhnya oleh PSP
- (d) PSP bertanggungjawab pastikan borang-borang G diisi dengan sempurna dan teratur

CERTIFICATE OF COMPLETION & COMPLIANCE (CCC)

PROSES PENGELUARAN CCC ●

3. Proses 3 – Proses Penghantaran Salinan Notis Penyiapan Berperingkat PSP Kepada PBT Oleh Kaunter OSC

- (a) Kaunter OSC edar sesalinan notis PSP kepada Jabatan Teknikal PBT yang berkaitan.
- (b) PSP pastikan kesempurnaan pengisian borang-borang G.
- (c) Borang-Borang G boleh dimuat turun melalui laman-laman web berikut :
 - i) www.lam.gov.my
 - ii) www.ljm.gov.my
 - iii) www.pam.org.my
 - iv) www.acem.com.my

4. Proses 4 – Proses Lawat Tapak Oleh PBT

- (a) Lawatan tapak tidak mandatori kepada PBT
- (b) Pemeriksaan tapak boleh dilakukan atas inisiatif sendiri, selepas terima salinan notis PSP atau atas aduan
- (c) Hanya J/K OSC yang diperakukan arahan pembedaan

CERTIFICATE OF COMPLETION & COMPLIANCE (CCC)

● PROSES PENGELUARAN CCC

5. Proses 5 – Proses Pengemukaan Laporan Ketidakpatuhan Dari PBT dan Penentuan Kaedah Pembetulan Oleh Jawatankuasa OSC

- (a) Sekiranya semasa lawatan tapak didapati terdapat ketidakpatuhan, laporan ketidakpatuhan perlu dikemukakan untuk pertimbangan J/K OSC
- (b) PSP perlu perbetul ketidakpatuhan dalam tempoh 21 hari atau tempoh yang ditetapkan oleh J/K OSC
- (c) PSP maklumkan penyiapan pembetulan kepada PBT
- (d) Sekiranya PBT tidak melakukan lawatan tapak dalam masa 14 hari, peruntukan undang-undang menganggap pembetulan adalah memuaskan
- (e) Jika kerja-kerja pembetulan melibatkan keselamatan awam, PBT boleh betulkan ketidakpatuhan dengan kos kerja ditanggung oleh pemunya bangunan
- (f) Kerja tapak diteruskan semasa pertimbangan J/K OSC **melainkan Arahan Berhenti Kerja** dikeluarkan
- (g) Projek berjalan seperti biasa sekiranya tiada ketidakpatuhan

CERTIFICATE OF COMPLETION & COMPLIANCE (CCC)

PROSES PENGELUARAN CCC ●

6. Proses 6 – Proses Pengeluaran CCC oleh PSP

- (a) CCC dikeluarkan oleh PSP apabila :
 - i. Syarat-syarat teknikal di dalam Kebenaran Merancang (KM) dan Pelan Bangunan (PB) yang diluluskan dan 21 komponen dalam borang-borang G siap dan dipatuhi
 - ii. PSP sertakan surat pengesahan dari 6 Agensi Teknikal yang kritikal iaitu Jabatan Bomba dan Penyelamat Malaysia, JKR atau PBT (jalan dan parit), Jabatan Bekalan Air, Jabatan Perkhidmatan Pembentungan, Tenaga Nasional dan Jabatan Kesihatan dan Keselamatan Pekerja
 - iii. Perkhidmatan perlu selaras peruntukan Undang-Undang Kecil 25(1)(c), UKBS 2007 disediakan
 - iv. Bagi perumahan perkara di bawah subseksyen 20(1) jadual G atau subseksyen 23(1) jadual H, Akta Pemajuan Perumahan telah disediakan
 - v. Borang F iaitu sijil CCC telah ditandatangani oleh PSP
- (b) Nombor siri akan dicetak pada setiap sijil CCC bagi memastikan tiada penipuan
- (c) Sijil CCC boleh diperolehi daripada Lembaga Profesional yang berkaitan PSP

CERTIFICATE OF COMPLETION & COMPLIANCE (CCC)

● PROSES PENGELUARAN CCC

7. Proses 7 – Proses Pengemukakan Dokumen Selepas Pengeluaran CCC

1. PSP kemukakan sijil asal CCC kepada pemaju atau pemilik bangunan
2. PSP menyimpan borang-borang G yang asal
3. Sesalinan CCC dan borang-borang G yang diakui sah dikemukakan kepada Lembaga Profesional (LAM / BEM) dan PBT dalam tempoh 14 hari selepas CCC dikeluarkan
4. Bagi perumahan Notis Milikan Kosong hendaklah dikeluarkan bersekali dengan CCC

SOALAN 3A, 2013 – P2

(a) Apakah empat syarat utama yang mesti dipenuhi sebelum seorang Orang Utama yang mengemukakan boleh mengeluarkan Sijil Penyapan dan Pematuhan (CCC).

(6 markah)

- | | |
|--|---|
| - Semua syarat teknikal oleh PBT dipatuhi. | Akta 133, UUK 25 |
| - Borang G1-G21 diperakui dan diterima olehnya. | Akta 133, UUK 25 |
| - Semua perkhidmatan perlu telah disediakan. | Akta 133, UUK 25 |
| - Memperaku dalam Borang F dia telah mengawasi pembinaan dan penyiapan bangunan & percaya bangunan telah dibina dan disiapkan mengikut Akta, UKBS dan Pelan Lulus. | Akta 133, Sek.21(a,b)
Akta 133, UUK 25 |

SOALAN 2A, 2016 – P2

You have just passed your Part III Professional Practice Exam and your registration as a professional Architect has just been approved by LAM. You have been offered the following projects. Explain how you would approach compliance with the Street, Drainage & Building Act and any other relevant Statutory Acts for the following projects:

- a. A design and build contractor has been awarded a contract for the fit out of a 450 square meter shop unit in a shopping mall. The mall management requires the plans be submitted to them for approval. List out the **key areas** you would check to ensure **compliance with both the building management and SDBA / UBBL**.

(10 marks)

SOALAN 2A, 2016 – P2

MOHD ZARIF BIN ABD RAHIM
MAJLIS PEPERIKSAAN SENIBINA MALAYSIA
2016
PEPERIKSAAN PRAKTIS PROFESIONAL BAHAGIAN III

Kertas : 2 No. Indeks : 015

2a) Senarai Semak pematuhan =

① Pengurusan Bangunan	Tandakan
- Kemudahan akses bagi laluan pembinaan yang dibenarkan pengurusan bangunan c/cila menganggu laluan orang di dalam pasaraya	☒
- Telefon masa operasi pembinaan yang dibenarkan pengurusan bangunan	☒
- Dapuan gispa dan papan tanda (charging) yang dibenarkan pengurusan bangunan	☒
- Senarai peralatan (language) yang dibenarkan	☒
② SDBA / UBBRL	
- Semak cahaya & pengudaraan semula jadi	UBBRL 39
Sediakan petunjuk untuk - 10% dari luas lantai	☒
- Semakan pengisian udara mekanikal	UBBRL 41
Sediakan	☒
- Semak tinggi mang - > 3m	UBBRL 46
	☒
Kendalikan kepompaan :- (Kumpulan maklumat v)	
- Semak Jarak perjalanan maksimum ke pintu keluar - < 45m (disambur)	Jadual 7
	☒
- Had jalan mati - < 15 m	Jadual 7
- Binding & siling. - kedai kelas B	Jadual 7
- Siling kelas 2	☒
- Binding kelas 3	

SOALAN 2A, 2017 – P2

You are the Architect / PSP for a housing project consisting of 200 units of terrace houses in a single phase. The sales were launched on 1st July 2014. Due to weak sales, the Developer managed to sell only 35 of the units at the area furthest from the main entry to the development. Another 30 units were sold by 1st July 2015.

On 1st July 2016, the status of the project is as follows:

- i. 50 units of Parcel 1 have been completed except for the street lighting and tarmac to the access road.
- ii. Another 30 units of Parcel 2 have been completed up to RC structure stage only.
- iii. TNB sub-station for Parcels 1 and 2 have been completed but not energised yet. TNB meters have also not been installed yet.
- iv. All other infrastructure and services for Parcel 1 have been completed.

- a) The project manager for the development requested that you issue the partial CCC for the first 35 units of Parcel 1 of the development in order for his company not to be burdened with late delivery charges.

Outline your response to his request with explanation on the steps and documentation required for the CCC to be issued to the developer for the Parcel 1 units in the shortest possible time

(15 marks)

- b) Upon your submission of the CCC to OSC, the local authority refused to accept your submission because your original planning and building plan approvals did not show any phasing.

How would you respond to comply with all relevant laws and regulations?

(10 marks)

SOALAN 2A, 2017 – P2



2/2017
mac

mac 2017

MAJLIS PEPERIKSAAN SENIBINA MALAYSIA

PEPERIKSAAN PRAKTIS PROFESIONAL BAHAGIAN III

Kertas: 2 No. Indeks: 125

2. a) Respon kepada Pemaju =

Kosong
ruangan
ini

- Nasihat kepada pemaju 'Partal CCC' tidak boleh dikeluarkan untuk 30 unit yang telah siap kerana tidak ditetapkan lebih awal pada peringkat K/L & BP.

- Borang #1 tidak boleh dikeluarkan bagi pembangunan ini dan hanya Borang # boleh dikeluarkan.

cir 2/2010

- Maksud syarat pengeluaran CCC =

Atta 133,
uluk 25

- Kesemua kehendak PBT telah dipenuhi
- Borang G1-G4 telah disahkan & ditanda
- Kesemua servis wajib telah disediakan termasuk jalan, air & elektrik.
- PSP pentan pembinaan & penyediaan projek & yakin bangunan dibina & disiapkan ikut Atta & undang-undang terlibat.

Langkah

Dokumen

- Kemuka semula telah pindah kepada Pihak PBT.

- Pelan-pelan K/L & BP pindah yang memandatkan 'demarcate' kawasan/unit untuk di siapkan dahulu termasuk keperluan servis wajib.



MAJLIS PEPERIKSAAN SENIBINA MALAYSIA

PEPERIKSAAN PRAKTIS PROFESIONAL BAHAGIAN III

Kertas: 2 No. Indeks: 125

2. a)

Kosong
ruangan
ini

Langkah

Dokumen.

- Pihak majikan perlu siapkan jalan masuk & lampu jalan bagi parcel 1 yang membolehkan 30 unit dapat digunakan termasuk keperluan unit lain

- Borang G1-G4 perlu disah & ditanda oleh Arkitek bagi perakuan penyediaan berperingkat untuk pengeluaran Borang #

- Majikan perlu serahkan TNB kepada pihak TNB bagi membolehkan pembangunan berfungsi

- Kemuka permohonan kepada TNB bagi Borang yang diperlukan

SOALAN 2A, 2017 – P2



MAJLIS PEPERIKSAAN SENIBINA MALAYSIA

PEPERIKSAAN PRAKTIS PROFESIONAL BAHAGIAN III

Kertas: 2 No. Indeks: 125

2-b)	Respon = Beranggotakan plan KM & BP pindah telah kemuka & lulus.		Korangk ruang m
		Acta	
Profesional	- Berbincang dengan pihak PBT bagi mengetahui masalah berkaitan - Maklum kepada PBT bahawa Petin KM & BP telah dikemuka semula (pindaan) dan telah diluluskan - Maklum PBT bahawa CCC hanya dikeluarkan arsitek setelah sebagai syarat pengeluaran CCC telah dipertah. - Maklum bahawa arsitek sedia impak jika kebarangkalian 'ple-mature' CCC. - Maklum bahawa arsitek terikat dengan Acta Arsitek (code of conduct for Architects) dimana bertanggungjawab terhadap pematuhan statuti	CIR 2/2010 SPBA Sec 70 (2-3)? Arch Rule COA (5)	
Statuti	- Borang G1-G21 telah disan & diterima oleh Arsitek bagi membolehkan arsitek mengeluarkan CCC - Surat permohonan 'clearance letter' telah diperolehi bagi pengeluaran CC - 'Interim Inspection' telah dilakukan selaras keperluan OSC.	unlk 25 (b) unlk 25 (10)	

SOALAN 1A,B,C, 2015 – P1

- (a) Apakah peruntukan undang-undang yang memerlukan pelan-pelan bangunan dikemukakan kepada pihak berkuasa tempatan untuk kelulusan?

(3 markah)

- (b) Anda telah diminta oleh seorang pemilik kilang untuk mengemukakan pelan-pelan bangunan bagi membesarkan kilangnya. Selepas semakan, anda mendapati kilang sedia ada telah dibina tanpa mendapat kelulusan pihak berkuasa tempatan dan telah beroperasi secara haram.

Apakah nasihat anda kepada pemilik mengenai prosedur berhubung dengan mendapatkan kelulusan perancangan dan kelulusan pelan bangunan bagi mematuhi undang-undang yang berkenaan.

(7 markah)

- (c) Andaikan anda telah menerima perlantikan tersebut sebagai Arkitek Projek, mengawal selia kerja-kerja serta mengeluarkan 'CCC' setelah kerja-kerja tersebut disiapkan, adakah anda bertanggungjawab bagi keseluruhan reka bentuk kilang tersebut? Terangkan jawapan anda.

(3 markah)

SOALAN 1A,B,C, 2015 – P1

Ar. TO BE CLASS

PART III PROFESSIONAL EXAMINATION

I/II 2015

Kertas : No. Indeks : 013

PO
2015

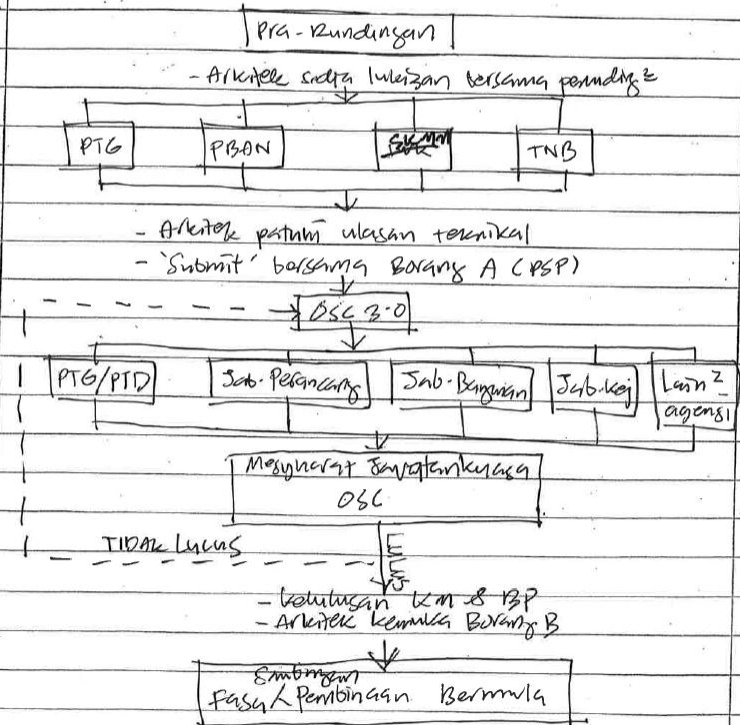
1a)	Peraturan undang-undang yg perlu pelan bangunan kpd PBT =	Kosongkan ruangan ini
	uuk - (seksyen-3) - keperluan 'submit' untuk belumlah 1984 - kemuka bersama bayaran yg ditetapkan PBT	
	uuk - (seksyen-6) - Pelan bangunan perlu ditandatangani dan orang utama yg mengemukakan	
	uuk - (seksyen-10) - Pelan-pelan yang diperlukan = * Pelan tapak * Plan Lantai * Keratan bangunan * Tamplate bangunan	
	X TCPA(172)-Sok. 21 - Pemohonan untuk kebenaran merancang - Atas tapak, subsektor, tinggi, rupa bangunan perlu kemuka bersama fi yang ditetapkan	
	X TCPA(172)-Sok. 21 C - Pemohonan pelan oleh orang yang berkelayakan	
Bomban	- Kemuka pelan bangunan bersama keperluan tambahan	
SDBA S. 70	- Perlu kemuka pelan oleh Psp.	

Ar. TO BE CLASS

PART III PROFESSIONAL EXAMINATION

Kertas : No. Indeks : 013

- 1b) - Belomang bersama pihak PBT belomang status semasa bangunan - **PBT layak kan komplan.**
- Naskah pelanggan untuk kemuka kemuka permohonan pembangunan melalui permohonan Serentak OSC 3-0



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Ar. TO BE CLASS

PART III PROFESSIONAL EXAMINATION

Kertas : No. Indeks : 013

1c)	- Ia, saya akan bertanggung jawab terhadap keseluruhan rekrutmen jika = * Telah melakukan pemantauan terhadap pembagian & penyertaan pembagian megalot setiap minggu usul (Sok-25A) * Telah pastikan keperluan PBT dicantumkan dalam pembagian. (Sok-25A) * Keseluruhan keperluan servis telah disediakan (Sok-25A) - Pengeluaran CIL adalah mempunyai tanggung jawab utama (main responsibility) bersama penanggung lain dalam satu pembagian.	Kosong rumah ini
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