

Shareda urges DBKK to adopt CCC

Hayati Dzulkifli

KOTA KINABALU: City Hall (DBKK) here should consider adopting issuance of Certificate of Completion and Compliance (CCC) under a new Uniform Building By-Law (UBBL) 2022, for fast delivery of property units to owners.



Chua

The new UBL 2022, which replaced the old Building By-Laws 1951 was enforced on June 1, last year, that provides an updated uniformity of building by-laws to be implemented by local authorities in Sabah.

One of its vital provision under the new by-law is the issuance of CCC to replace Occupation Certificate (OC) to developers to ensure buildings are safe for occupation.

Sabah Housing and Real Estate Developers Association (Shareda) President Datuk Chua Soon Ping said DBKK is the only local authority in Sabah that has yet to implement CCC as it is still issuing the OC.

He said 25 districts and sub-districts in

the State have adopted issuance of the CCC to property developers rather than OC as they have seen the advantageous of CCC's quick delivery of the properties, including buildings to the respective owners, without hassles.

He said this new provision (CCC) is able to cut off the red tapes and shorten the period of time to about nine months for certain procedures or prerequisites that must be fulfilled before issuing the CCC.

He said the difference between OC and CCC is clearly on the period taken by technical departments and agencies in giving their responses and approvals to property projects, either for residential or commercial.

"Under CCC, there are guidelines that must be followed where the Fire and Rescue Department would take seven days to give technical comments on safety and approval but the in public sector would take two weeks.

"Furthermore, architects or engineers from consultancy firm issue the CCC and present forms to 22 technical departments or agencies to give feedback and response within 14 working days.

"Failing to give the replies after 14 days

would automatically mean that the 22 technical departments or agencies have given their consent "Architects or engineers can proceed to issue the CCC within seven working days to the developers. This condition is commendable as it could speed up the process of issuing the needed CCC," Chua said after officiating Shareda Pesta Angpow Luncheon, here, recently.

While under the OC, he said the relevant and technical departments and agencies would take months to give feedback and late approval to the concerned local authorities.

Thus, he said, the OC cannot be issued until all the relevant technical departments and agencies give their approvals.

"So to ensure quick delivery of the projects to buyers, we prefer the CCC," he said.

Chua said adopting and implementing the CCC is good for everybody, especially the buyers and builders.

"Shareda did approach the previous Mayor (last year) to adopt the CCC under the UBBL to replace its OC.

"Since no action has been taken, we will talk to the new Mayor Datuk Seri Dr Sabin Samitah and to convince him to consider allowing DBKK to take up the issuance of

CCC to developers here," he said.

According to him, Sabah, lagged behind for 15 years as the practice of issuing the CCC was carried out in Kuala Lumpur since 2007 and the State only adopted this new practice when it was gazetted on Dec 29, 2022.

Chua said Shareda hopes to meet up the new Mayor before end of this month to convince him to accept the provision of implementing CCC.

"We know that the background of the new Mayor is on income tax and we will tell him about this national policy which is good for everybody in the property and real estate sector.

Apart from bringing up the issue of implementing the CCC, Chua said Shareda will emphasis on the importance of initiatives for developers who are constructing and embedding green building features in their projects, and being issued with green building certification.

Presently, he said there are 10 property buildings here, including Hyatt Centric Hotel, Plaza Shell, Bay 21 and Bay Street that have the Green Building Certified.

In three to five years, he said, Shareda aims to add in 20 more property buildings

to have the Green Building Certified and will get its own members to do so.

"In Kuala Lumpur, green building projects, would receive incentives from Kuala Lumpur City Hall (DBKL) as there is a plot ratio where developers are allowed to build more units like from additional 10 per cent and up to 12 per cent from the total units.

"But here, we talk about density where the developers build 80 units for residential.

"We have to tell the new Mayor, that if we are committed to do green building, can DBKK give us extra 10 per cent more (from the 80 units) like build 88 units or more, then we can include green features or elements in order to have Green Building Certified.

"This proposal (to have such incentive for those constructing green building here) has been submitted to the State Government which and has been endorsed by the Chief Minister," he said.

He said this is one of the objectives of Shareda aiming to work towards having green buildings and achieving Environmental, Social and Governance (ESG) goals.