

Challenging task for JMBs

They speak on problems faced in complying with fire regulations

By JAROD LIM
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LACK of funds, vandalism and uncooperative residents hampered the management of high-rise residences from maintaining their fire safety facilities and equipment well.

Checks with several management bodies also showed that most of them knew the consequences should the requirement in notices issued by the Fire And Rescue Department are not met.

In fact, the management were committed in rectifying all the offences stated in the notices.

StarMetro spoke to a few joint management bodies following an earlier report that 41 high-rise residential buildings in Kuala Lumpur were issued with fire hazard abatement notices by the Kuala Lumpur Fire and Rescue Department.

Laman Damai Apartment, Kepong, apartment management committee member Vincent Wu said vandalism was rampant there, resulting in damages to the break-glass unit that failed to trigger the fire alarm.

"After receiving the notice to replace the unit, the management got a new one and serviced the fire extinguisher.

"But residents still do not cooper-

Making safety a priority

Fire and Rescue Dept to take legal action against management bodies of high-rise buildings who fail to comply with hazard notices

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AN AVERAGE of 142 people perish in fire incidents every year in about 30,000 to 40,000 fire incidents.

Some of the common causes of fatal fires include damaged exits, inadequate measures of alternative escape routes and inadequate signage inside or outside, fire or smoke.

In an effort to reduce the number of fires in the city, the Kuala Lumpur Fire and Rescue Department will target management of high-rise buildings



ensures the buildings had fire safety equipment.

They can also lodge a complaint to see if they find their building unsafe.

"First importantly, they should elect a management body that will take care of the safety of the building. Last year, he said over RM10 million of fire damage was caused from the while in 2015, only RM10 million could be claimed.

StarMetro followed a team of fire and rescue personnel during one of their operations on a weekend apartment in Jalan Capitan, Bukit Mertajam.

The inspectors searched a building that detected problems that included going through all the layout of the building, check to see if they are fire safety equipment.

StarMetro's article on fire hazards at high-rise buildings which was published on Aug 23.

ate despite a team of Fire And Rescue Department personnel telling them off and getting reminders from the management," he said.

Pantai Indah Phase One, Pantai Dalam JMB chairman Nadzeri Mat Nawang said the management met with the Kuala Lumpur Fire and Rescue Department and fire safety contractor to rectify all the faults stated in the notices.

"The building is old and some of the features are not in place.

"Efforts to replace the faulty equipment and installing new ones have begun.

"We also collect a low maintenance fee of RM85 from the resi-

dents," he said, adding that the apartment had the most notices, receiving 224 in total.

Nadzeri said the management would make the required rectification within three months.

At Desa Kiara Condo, Jalan Damansara, Property manager CK Ho also said the management worked closely with the fire department.

He said the management made the required changes as specified in the notices issued such as replacing the faulty *keluar* sign and also installed smoke detectors.

StarMetro also talked to residents and found that most of them

were unaware that some high-rise residential units were at risk of catching fire.

Company secretary Lukman Othman, 29, who lives at Pantai Indah Phase 1, said the management was strict with the residents such as not allowing them to obstruct the walkway with anything in case of emergencies.

Clerk S.S. Tan, 32, who lives in Laman Damai apartment with her family, said she did not understand why the management disallowed them from putting anything in the walkway.

"I did not know that it was a fire hazard," she added.

Online media executive Sharlene Yee, 29, admitted that she never paid attention to the escape route in the condominium, adding that more signs should be put up to notify the residents.

Another resident J.H. Lim, who rented a room in an apartment in Segambut Dalam, said fire escape stairs should not be in the centre of the building but at the sides.

"This is because residents making an escape by stairs will not be able to use it if the building is on fire due to the smoke if it is within the building.

"My condominium has this features and so far, I have no problems with fire safety features here," he said.