

# KERATAN AKHBAR

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PETALING Jaya City Council (MBPJ) will meet with architects and government agencies to update the guidelines on suitable materials and safety measures for future construction projects.

"We will work with Malaysian Institute of Architects (PAM), Bomba (Fire and Rescue Department) and other related experts on this matter," said Petaling Jaya mayor Datuk Mohd Azizi Mohd Zain.

"PAM's members and architects will advise building owners on the best materials for their projects, while Bomba is the authority that knows best about the types of materials that are flammable and non-flammable," he added.

Mohd Azizi said this during MBPJ's full board meeting yesterday in response to the fire at the Employees Provident Fund (EPF) building in Petaling Jaya.

The Fire and Rescue Department's investigations revealed that the cladding panels, which are used for heat insulation, did not meet fire safety requirements and contradicted the Uniform Building Bylaw 1984.

"At least 12 agencies, including Bomba and utility companies, are involved in giving their feedback

## Joint effort to approve construction projects

### MBPJ to work with various parties to update guidelines

prior to MBPJ approving a building plan or issuing a Certificate of Fitness.

"MBPJ's part is only the physical aspects of the plan, such as setback, lighting and air circulation. We do not oversee safety aspects or types of materials used, as that falls under other agencies' expertise," Mohd Azizi explained.

He added that workplace safety was another matter lacking in the EPF building incident as certain safety aspects were overlooked.

Also at the full board meeting, MBPJ councillor Derek Fernandez announced that MBPJ had made it mandatory for the Kwasa Damansara project to be allocated with land for public amenities under the Special Action Area Plan.

"This plan has gone through the public objection process and was approved by MBPJ. It is now awaiting the Selangor Planning Committee's approval.

"The plan includes land for schools, places of worship, government hospital and cemetery," he said.

Fernandez said the land allocation is as follows:

- There will be one primary school and one secondary school for each stream – national school, Chinese school and Tamil school. The primary school would be on a 2.4ha site, while the secondary school is on a 3.2ha land. There will also be one religious school on a 2.4ha site.

- No less than 0.8ha each for a Chinese temple, Indian temple and

church. A total of 4.9ha land is set aside for two mosques.

- A total of 14.6ha has been set aside as a cemetery – 7.3ha will be for non-Muslims, while 7.3ha will be for Muslims.

- A piece of 6.1ha land for a government hospital.

"In other words, MBPJ is requiring the developer Kwasa Land to make land available for public amenities in order to carry out any development under the master plan for Kwasa Damansara," said Fernandez.

He said this was consistent with Selangor Menteri Besar Datuk Seri Azmin Ali's statement on Pakatan Harapan's support for vernacular education and state government's promise to build more Chinese schools.

PJ Utara MCA chief Tan Gim Tuan said this announcement was as per the Town and Country Act planning guideline to allocate land for places of worship and schools according to a certain number of residents in the area.

"However, I'm surprised that the issue of transit oriented development (TOD) was not brought up at the full board meeting.

"TODs are included in the guideline and it is an issue that concerns Petaling Jaya residents," he said, particularly in light of the proposed redevelopment of the A&W restaurant in Lorong Sultan.

Meanwhile, MyPJ spokesman Jeffrey Phang questioned MBPJ's decision to not include a live streaming of the full board meeting on MBPJ's website.

"We want to know what is happening, since the live streaming is usually open to public. This lack of transparency makes things suspicious.

"We tried the link for over an hour and informed the councillors about the problem, but to no avail," Phang said.

MBPJ previously provided official live streaming of its full board meetings via the council's website but the service was cut last month following a fiery debate over the development plot ratio of the A&W premises.