THE ISSUES OF THE IMPLEMENTATION OF THE CERTIFICATE OF COMPLETION AND COMPLIANCE (CCC) IN KLANG VALLEY

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"I hereby declare that this academic project is the result of my own research except for the quotation and summary which have been acknowledged"

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ABSTRACT

Prior to 2007, the building was completed only be entered or occupied when the Certificate of Fitness or Certificate of Fitness (CF) issued by the Local Authorities (LAs) to developers or owners. Normally, developers have difficulties obtaining CF for various reasons and excuses. To overcome this problem, the government has introduced a new method in delivery system namely Certificate of Completion and Compliance (CCC) which is the certificate issued by the professional known as Principal Submitting Person (PSP) who has major roles such as submit building plans to the LA for approval. However, after 7 years CCC is implemented, there have several problems arise such as CCC varies from one local authority to another, too much checklist and the procedure are complicated. The data analysis is to achieve 3 objectives of this study mainly are to examine the problems occurs in CCC implementation and to give recommendations on how to overcome the current problems in CCC implementation. To collect and analyse the data, interviews and questionnaire survey was conducted and quantitative data obtained from 50 respondents from the OSC staff and officers, LA and PSP.

Keyword: Issues; implementation; CCC
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CHAPTER 1

INTRODUCTION

1.1 INTRODUCTION

The success of a development project as a whole is crucial to all the stakeholders who primarily are the developer, the land owner and property buyer. The timely completion of a project that is not only within the budget, but also in accordance with specifications and the stakeholder satisfaction benefits both the project owner (developer) and the property buyer (Nguyen et al., 2004). This means that the entire development project must have good regulations and standards to ensure the smooth running of a development.

In April 2007, the Government had launched an improvement of delivery system in the construction industry to enhance the competitiveness of Malaysia global. The Certificate of Fitness for Occupation (CFO) that issued by the local authorities is replaced with issuance Certificate of Completion and Compliance (CCC) by Professional Architects and Professional Engineers as well as Building Draughtsman that registered with the Board of Architects Malaysia (LAM). This new system is an effort towards self-certification and self-regulation approach in the construction industry (REDHA Institute, 2007).

Following the announcement, all relevant players of the industry, had proceeded to work towards achieving the desired objectives that led by the Ministry of Housing and Local Government (KPKT – Kementerian Perumahan & Kerajaan Tempatan). The Ministry of Works (KKR – Kementerian Kerja Raya), being responsible for the three professional bodies in the CCC implementation to deliberate this issue.

It is the government’s view that CCC will cut down on red-tape and ensure that house buyers and building owners get to move in as quickly as possible without