

**CENTRE OF STUDIES FOR BUILDING SURVEYING
FACULTY OF ARCHITECTURE, PLANNING AND
SURVEYING
UNIVERSITI TEKNOLOGI MARA**

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

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**Academic Project submitted in partial fulfillment of the
requirements for the degree of
Bachelor of Building Surveying (Hons)
Centre of Studies for Building Surveying
Faculty of Architecture, Planning & Surveying**


December 2014

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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

ACKNOWLEDGEMENT

Firstly, I am grateful to Allah with His infinite grace I could prepare and complete this dissertation that compulsory for all undergraduate students of UiTM. This dissertation is for submission to UiTM for the award of Bachelor of Building Surveying.

I express my warm thanks to Sr Hikmah binti Kamarudin which is my supervisor in giving me valuable information as the guidance to complete my dissertation. Besides, all her guidance, information, giving path of resolution, useful advice, giving encouragement and determination helped me during the whole process in preparing this dissertation. I am sincerely grateful for having her as my supervisor.

I am using this opportunity to express my gratitude to those involved in collecting data and providing useful information for me to analyse. Parties involved namely the staff and officials at the Kajang Municipal Council (MKPj), Subang Jaya Municipal Council (MPSJ), and Kuala Lumpur City Hall (DBKL). Besides that, I want to thank Mr. Ar Thirilogachandran Shanmugasundaram (PSP), Mr. Zamizi bin Zakaria (OSC-DBKL), Mohd Ariff bin Mohd Noor (OSC-MPSJ) and Tumiran Bin Sumari (LA-DBKL) for spending the time for me to interview and gave very useful information.

Finally, an honourable mention goes to my families and friends for their understandings and supports on me in completing this dissertation. Without helps of the particular that mentioned above, I would face many difficulties while doing this dissertation.

Along my completing this dissertation, there have many people contributed a lot of knowledge, time and energy towards achieving the objective of this dissertation. Memories, experiences, and knowledge of the whole process in this dissertation will I use as far as possible in the future. InsyaAllah.

Thank you.

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