

**LOCAL GOVERNMENT ORDINANCE 1961
(No. 11 of 1961)**

**LAHAD DATU DISTRICT COUNCIL
(BUILDING) BY-LAWS 1982
(G.N.L 20 of 1983)**

In exercise of the powers conferred upon it by subsection (1) of section 50 and by section 52 of the Local Government Ordinance 1961, and all other powers thereunto it enabling, the Lahad Datu District Council has made the following by-laws:

Title, application and commencement.

1. (1) These by-laws may be cited as the Lahad Datu District Council (Building) By-law 1982 and shall apply to Lahad Datu and Kunak Townships.
- (2) These by-laws shall come into operation on the 1st day of January 1983.

Permission to erect building.

2. (1) No person shall erect or commence to erect any building upon any land except subject to the written permission and control of the Council and in accordance with the provisions of these By-laws; and no person shall re-erect, add to or alter any building already being upon such land except in accordance with such directions and subject to such approval and control:

Provided that any building erected by or on behalf of the Government may be exempted by the Permanent Secretary to the Ministry of Local Government and Housing from compliance with any of these By-laws.

(2) No person shall erect or commence to erect any building in any area within which the Town and Country Planning Ordinance [Cap. 141.] is for the time being in operation except in accordance with the provisions for any approved scheme under that Ordinance and no departure therefrom shall be allowed without special permission from the Central Town and Country Planning Board.

(3) Any permit granted shall be subject to the provisions of these By-laws and any conditions endorsed on such permit.

Deemed to erect building.

3. A person shall be deemed to erect a building who —
- (a) begins work on a new building;
 - (b) adds to or alters any existing building in such manner as to involve new foundations, or partly new superstructure on existing foundations;
 - (c) converts or adapts any building to a purpose other than that for which it was originally approved.

Penalties and demolition.

4. (1) Any person who contravenes the provisions of any of these By-laws shall on conviction be liable to a fine not exceeding five hundred ringgit and in the case of a continuing offence shall be liable to a fine not exceeding ten ringgit for every day during which such offence is continued.

(2) Any person who erects a building in contravention of the provisions of any of these By-laws shall, within seven days of the receipt by him of a written order from the Council requiring him to do so, demolish and remove the building, and upon his failure to comply with such order the Council may demolish and remove the building and recover the cost thereof from him.

Definitions.

5. In these By-laws, unless the context otherwise requires —

"approve" means approved by the Council;

"architect" means any person who is registered as an architect under any law relating to the registration of architects and who under that law is allowed to practise or carry on business as architect;

"area" applied to a building means the area of the building at its largest horizontal section including the external wall and such portions of the party-walls as belong to the building and any footway or verandah-way which the owner is required by these By-laws to construct or maintain, and in the case of a compound house all separate blocks shall be considered separate buildings;

"base" applied to a wall means the underside of the course immediately above the footings;

"balcony" means any stage, platform, oriel window, verandah or similar structure projecting outwards from the main wall of any building and supported by brackets, cantilevers, pillars, columns or other means;

"block" means any constructional unit not being a brick which is designed for the construction of walls or partitions composed of concrete or other approved material hollow or solid and of such shape, size and quality as the Council may approve;

"brick" means hard sound bricks, true in shape with sharp arises, to uniform quality and texture and (except in the case of cement bricks) well burnt;

"building" means any house, hut, shed or roofed enclosure, whether used for the purpose of human habitation or otherwise, and also any wall, fence, platform, staging, post, gate pillar, paling, frame, hoarding, slip, dock, wharf, piers, jetty, landing stage, bridge or any other structure connected with the foregoing;

"building line" means a line fixed or to be fixed by the Council on one or both sides of a street beyond which no building or structure, other than boundary walls, fences, footway, or balconies or such temporary structures erected in connection with building operations as may be allowed by the Council, shall be constructed;

"ceiling" means the covering to the underside of any floor joists or rafters above a room; where no such covering exists, the ceiling shall be understood to mean the underside of the floor joists or rafters;

"cement concrete" means a mixture of cement, sand and coarse materials, which latter shall be of broken stone or other approved material, the size to be approved by the Council and unless otherwise specified the mixture shall be of the proportion by volume of one part of cement to three parts of sand and six parts of coarse materials:

Provided always that this general specification shall apply only to mass concrete in foundations floors, walls and drains and that when reinforced the size of the coarse material and the proportions to be used shall be as may be prescribed;

"cement" means cement of a quality not inferior to that approved from time to time by the council as equal to the British Standard Specification laid down at the time;

"cement mortar" means a mortar made of one part of cement to three of sand, all proportions are to be by volume;

"cement plaster" unless otherwise specified means a plaster made of not less than one part of cement to two of sand measured by volume;

"Chairman" means the Chairman of the District Council having jurisdiction over the area in which the building is situated and includes any officer or member of such Council authorised either generally or specially by the Council to exercise any of the powers conferred on a Chairman by these By-laws;

"compound" means a fenced-in area around a dwelling-house or houses;

"cross-wall" means any wall of brick, stone, concrete or other incombustible material, built up regularly with the main walls and carried up to the top of the topmost storey or eaves level;

"depth" of a building means the measured distance at ground level between the front line of the building and the backline of the rear main wall which separates the main building from the open space;

"domestic building" means a building used or constructed or adapted to be used partly for human habitation;

"draughtsman" means any person who is registered as a draughtsman under any law relating to the registration of draughtsman and who under that law is allowed to practise or carry on business as a draughtsman;

"dwelling-house" means a building used or constructed or adapted for use as a human habitation together with such out buildings as are ordinarily required to be used therewith;

"engineer" means any person who is a civil engineer, electrical engineer, mechanical engineer, structural engineer or other person registered as a professional engineer under any law relating to the registration of engineers and who under that law is allowed to practise or carry on the business as a professional engineer;

"external wall" means an outer wall of a building not being a party-wall even though adjoining a wall of another building;

"factory" means any building or premises wherein mechanical power is used to move or work any machinery employed in or incidental to the making, altering, repairing or adapting for sale of any articles;

"floor" includes any horizontal platform forming the surface of any storey and every joist, board, timber, stone, brick or other substance connected with, or forming part of such platform;

"footway" includes verandah-ways;

"garage" means a building for the storage or refitting of motor vehicle;

"godown" means any building or room exceeding 400 square feet in area used for storage purposes only;

"hardwood timber" means timber classified officially by the Forestry Department as hardwood or other timber approved by the Council;

"industrial building" means a building used or intended to be used as a factory, workshop or godown;

"latrine" means a latrine the type of which is approved by the Council;

"lime" means lime which is free from sand or admixture with other deleterious materials;

"lime mortar" unless otherwise specified means a mortar made with not less than one part of lime to two parts of sand by volume;

"mezzanine floor" means a floor interposed between the main floors of a building and includes any floor or platform of an area greater than 100 square feet;

"party-wall" means a wall forming part of a building and used or constructed to be used in any part of its height for the separation of adjoining buildings;

"public building" means a building used or constructed to be used as a place of public worship, hospital, workhouse, college, school, theatre, cinema, hotel, public ball-room, public lecture-room or public exhibition room, or as a place of public assembly, or used or constructed or adapted to be used for any other public purpose;

"qualified person" means any architect, draughtsman or engineer;

"room" means any subdivision of any storey of a building other than a drying-room, store-room, pantry, lobby or landing which is not used for sleeping purposes;

"sand" means sand which shall be sound, strong, clean, free from harmful impurities, and approved by the Chairman as suitable for its required purpose;

"semi-permanent building" means a building which is built in accordance with Part X of these By-laws;

"shop" means a building used or adapted to be used either wholly or partly for the purpose of carrying on retail trade;

"street" includes any public road, square, passage, footpath, court or alley verges, traffic islands, public parking areas, and all channels, drains and ditches bordering a street shall be part of such street;

"storey" means the space between the upper surface of every floor, and the upper surface of the floor next above it, or if there be no such floor then the underside of the tie or collar beam of the roof or other covering when ceiled at such level, or if there be no tie or collar beam then the level of half the vertical height of the underside of the rafters or other support of the roof;

"temporary building" means a building which complies with the provisions of Part Y of these By-laws;

"verandah-way" means that portion adjacent to the outer wall of a building provided for the foot traffic of the public;

"width" applied to a street means the width measured at right angles to the direction of the street of the whole extent of space intended to be used or laid out so as to admit of being used as a public way inclusive of any open drains, steps, or projections but exclusive of covered foot ways where the super-structure of a building is over the footway; when applied to a room it means the extent of space between the inner surface of the walls; when applied to stair openings and arches the space exclusive of all projections;

"workshop" means any building or premises, not being a factory whether used as a dwelling or not, and whether machinery is used or not, where manual labour is employed by way of trade or for purpose of gain.

PART B PLANS OF BUILDING AND SITES

Plans in duplicate.

6. (1) All plans of new buildings and plans alteration to all buildings (where plans are required by the Council) shall be deposited in duplicate. One copy will be retained by the Council if it approves the plan, the other will be returned after approval:

Provided that the Council may refuse to pass the plans of any building if in its opinion the general elevation or appearance is unsuitable to the locality and position in which erection is proposed or is not in accordance with any building line approved by the Government.

(2) The Council shall within forty-five days of submission of the said plans notify the person submitting the same or his authorised architect or other representative if they are not in accordance with the requirements of these By-laws. If the Council does not within such period so notify, the building shown on such plans may be commenced in the same manner as if the approval of the Council has been received:

Provided that in the event of such plans having been withdrawn for alteration during such period of forty-five days by the person submitting the same or his architect or other representative the said period shall be calculated from the date of their final submission.

(3) If the Council shall within such period of forty-five days notify the person submitting the plans or his architect or other authorised person of any matter in respect of which they are not in accordance with the requirements of these By-laws, then if they are amended as required, the Council shall approve within a period of fourteen days from the time the amended plans are submitted to them and if they shall not signify their approval within such period the building may be commenced in the same manner as if the approval of the Council has been received.

(4) The approval under this by-law of any plan shall lapse unless the erection of the building is commenced within one year from the date of such approval.

Colouring plans.

7. All plans except when made by photographic reproduction or other approved method shall be drawn in black ink, but differences of material may be drawn in colours. Sectional portion of wall, timber, etc., may be in distinct colours. All old work shall be in neutral tint, grey or black.

Plans to be signed.

8. All plans submitted shall bear the signatures and full addresses of the persons submitting them and of the owner or his agent.

Submission of plans by qualified persons.

9. (a) All plans in respect of any building shall be submitted only by a qualified person provided that any person may submit plans in respect of any building of which the cost of construction is eight thousand ringgit or less.
- (b) The Council may, if it is of the view that any plan is beyond the legal and professional competence of such qualified person submitting the same, return such plan.

Legal and professional competence.

- (c) The Council shall accept any returned plan if the same is resubmitted together with a certificate from the relevant competent authority responsible for registering such qualified person, certifying that such plan is within the legal and professional competence of such qualified person submitting the same.

Withdrawal of qualified person.

- (d) Where any qualified person who has submitted any plan in respect of any building withdraws from acting for the owner in respect of that plan, such qualified person shall serve a notice of withdrawal on the Council.

Change of qualified person.

- (e) Any owner may change the qualified person but no change shall take effect unless and until a notice of change is served on the Council.

Death, bankruptcy, etc., of qualified person.

- (f) Where any qualified person who has submitted any plan in respect of any building has died or become bankrupt or cannot be found or has been de-registered from the register or for any other reason has ceased to practise, the owner shall as soon as practicable appoint another qualified person to act for him.

Plans of alterations.

10. In plans for additions and alterations, the parts to be removed shall be shown in dotted black lines and new work in red or in black, fully coloured. All existing drains, stairs, windows and doors shall be shown, and all opening for light and ventilation.

Specification.

11. The Council may require all plans to be accompanied by specification of materials proposed to be used.

Plans required.

12. All plans must show, if required by the Council —

- (a) plan of each floor, with distance from centre and side of roadway or roadways distinctly figured. Lengths and breadths of buildings and rooms with thickness of walls figured;

Elevation.

- (b) front, back and side elevations with levels of verandah-ways or footpaths and adjoining verandah-ways of foot-paths;

Figure dimension.

- (c) doors and window openings, ventilating openings and stairs with the dimensions figured on plans and sections; dimensions and area of air-wells, and back areas; size of piers, and lines of drainage shown clearly and accurately, also position and direction of floor joists and beams;

Area of open space.

- (d) figured dimensions of the clear daylight area of air-wells and open space, if any;

Cross and longitudinal sections.

- (e) cross and longitudinal sections showing the heights of storeys figured thereon, the level of verandah-ways in relation to the centre of the road, and the height of the ground floor in relation to the road; staircases, heights of doors, windows and ventilating openings, inclinations of drains and position thereof; sizes of joists, girders, bressummers, roof, scantlings, construction of roof; figured dimensions on foundation plan between walls, piers and stanchions;

Particulars of adjoining property.

- (f) elevations showing adjoining houses or parts thereof, together with their floor levels, main cornices, parapets and string courses when required by the Chairman.

Plans of reinforced concrete and structural steel.

- 13. Plans of all structures in reinforced concrete or structural steel shall be according to the requirements of by-law 58.

Additional plans.

- 14. When required by the Council, further detailed drawings and calculations shall be submitted.

Sketch plans.

- 15. Sketch plans which shall be exempted from the provisions of all the By-laws in this Part may be accepted for minor erections, alterations and additions, and written permits will be issued for the authority to carry out such work on payment of the appropriate fees under by-law 167.

Site plan.

- 16. (1) There shall be included together with the building plans a block or site plan in duplicate showing —

- (a) the actual site on which the building, addition or alteration is intended to be placed or made, with the area thereto, the district where the land is situated, the number of the lot title, and the lot number, where such exists, and the owner's name in English;
- (b) the position and description of the nearest existing building if such building is within a distance of one chain from the site of the building which it is intended to erect, re-erect, add to or alter;
- (c) the nearest open street, with the width of such street if such intended building, addition or alteration is within fifty feet thereof;
- (d) the lines of any unopened street and its connection with the nearest open street where the site of such intended building, addition or alteration abuts on the line of any intended but unopened street;
- (e) complete lines of drainage and the points of discharge of the proposed drains, with arrows indicating the direction of flows;
- (f) North point and scale.

(2) The block or site plan of any building other than a building to be used (a) exclusively for housing not more than two motor vehicles, or (b) wholly or principally as a dwelling-house or office shall, if so required by the Council in writing, show the position and description of every building within a distance of two chains from the building in respect of which the block or site plan is submitted.

Scales.

17. (1) All plans except site plans shall be drawn to a scale of not less than one-eighth of an inch to a foot.

(2) Sites plans shall be drawn to a scale of not less than 1": 1,250".

Fees.

18. (1) Plans will not be considered until the fees prescribed under by-law 167 have been paid.

(2) Plans will not be endorsed for approval until the approval fees prescribed under by-law 168 have been paid.

Model master type plans.

19. The Council may draw up or approve model master type plans showing the general lay-out and details of buildings under the categories of permanent, semi-permanent and semi-permanent and temporary which the Council is prepared to approve and which it may not require to be submitted under the provisions of by-laws 6 to 12 inclusive.

Temporary Sheds.

20. (1) Plans shall not be required nor shall fees be charged for temporary sheds erected on the site of a building for which plans have been approved and which are required solely in connection with and for the period of construction.

(2) Approval to use a new building may be withheld until such temporary sheds have been removed.

PART C
OPEN SPACES

Open spaces.

21. (1) The area of the open space, exclusive of party or external walls, for every building which any person intends to erect or re-erect for the purpose of being used wholly or in part as a domestic building shall be not less than one-half of the area of the land built upon.

For the purpose of this by-law, such portions of the lot as may be covered by eaves considered excessive by the Council, staircases, balconies or other projections shall be deemed to be built over:

Provided that one-fifth of the area of such open space may be occupied by latrines, bathing places and cooking places which do not exceed in height the level of the ground floor storey and which are deemed necessary by the Council for the use of the inhabitants of the building:

Provided further that in respect of any building other than those specified in by-laws 22 and 23 the Council may in appropriate cases decrease the area of the open space or dispense with such requirement as in their absolute discretion they deem fit.

(2) Where a building abuts on two or more streets or where there are any other exceptional circumstances whatsoever, the Council may permit the area of such open space to be decreased.

Detached dwelling-house boundaries.

22. For a detached dwelling-house or pair of semi-detached dwelling-houses, there shall be at least ten feet clear between the building and the boundaries of its plot.

Open areas.

23. Public buildings, abutting on a back lane shall have an open space inclusive of half of the back lane equal to ten per cent of the built-on area and all such buildings shall be provided with such bathrooms and latrines as the Council may consider necessary. The minimum open space required may be provided by means of an air well from ground floor and open to the sky, the superficial area of which shall be equivalent to the area of the open space as previously stated in this by-law.

Boundary walls and fences.

24. No open space in the rear of a building may be enclosed by a boundary wall, railing or fence of a height exceeding eight feet from the ground floor level except with the written permission of the Council. In granting permission for such an erection more than eight feet in height the Council shall specify the materials and mode of construction which shall be such as to permit satisfactory ventilation and free passage of light. Where a back lane exists, any

such boundary wall, railing or fence shall have a doorway at least two feet six inches wide on the clear communicating with the back lane.

PART D
HEIGHT, WIDTH AND DEPTH OF BUILDINGS

Height.

25. No building which abuts on a street shall exceed in height the width of the street on which it abuts; provided that where a building abuts on two or more streets the height thereof may equal the width of the widest of such streets. For the purpose of this by-law, the height of a building shall be measured from the mean level of the street adjacent to the building to the top of the parapet or the half height of the roof whichever is the higher. For the purpose of the foregoing definitions, account should be taken of parapets but not of chimneys, ornamental towers, turrets or other architectural features:

Provided that the Council shall retain the power to waive the requirements of this by-law in special cases on such conditions as the Council shall determine.

Height of ground floor storey.

26. No ground floor storey shall be less than twelve feet in height from floor to ceiling, except in the case of dwelling-houses, out-buildings and detached and semi-detached buildings of one storey where a clear height of nine feet shall be sufficient.

Height of upper floor storey.

27. No upper floor storey shall be less than ten feet in height from the surface of the floor to the point of intersection of the external walls with the underside of the ceiling and where a building abuts on a street shall be of such height as the Council may direct.

Storey exceeding fifteen feet in height.

28. When it is desired to erect any storey of any domestic building exceeding fifteen feet in height, the Council may prescribe to what extent the walls shall be increased in thickness or otherwise strengthened.

Width.

29. The Council may require that domestic buildings erected on lots with a frontage of thirty feet or more shall have a frontage of not less than thirty feet.

Depth.

30. In the case of any dwelling-house, not being a detached or semi-detached building, and having a depth of not more than forty-four feet, the proportion of depth to frontage shall not exceed two and a half to one except that extensions or additions to such building may be permitted as shall not exclude light or air therefrom.

PART E

SUPERVISION AND PRECAUTIONS DURING CONSTRUCTION

Foremen.

31. Every person erecting a building shall keep upon the side of the works a suitably qualified person who shall be able to take instructions in Malay or English, and who shall afford and facilitate access to all parts of the building by the Chairman.

Copy of plan to be kept on site.

32. A copy of the certified plan as approved by the Council shall be kept on the site of such building during its construction and shall be produced whenever required to the inspecting officer during working hours.

Precautions whilst building.

33. Proper precautions shall be taken for the protection of the public whilst building operations are being carried on by the placing of a strong hoarding round the building when necessary, with lamps at those corners which abut on a street lighted and kept burning from sunset to sunrise. All building materials shall be kept within such hoarding unless permission shall have been obtained from the Chairman for the deposit of building materials in which case fees shall be payable as provided in by-law 167.

Permit for building materials, etc., in streets.

34. No building materials, nor any post, scaffolding or other temporary erection, nor any hole or excavation may be placed or made in any street without a permit from the Council for which a fee shall be charged. Every person to whom such permit is issued shall at his own expense cause such materials, scaffolding, hole or excavation to be efficiently fenced and protected until removed or filled up and until the street has been returned to its original condition. Lights shall be provided as required by by-law 33.

Suspension of repairs and order of demolition, etc..

35. (1) Where any repairs of any nature whatsoever are being carried out to any building and the work reveals a condition of structure of such building which, in the opinion of the Council, renders the building unsafe for occupation or otherwise unsatisfactory, it shall be competent for the Council immediately to require the owner or other responsible person to suspend such repairs and to make any order as to the demolition, alteration, or reconstruction of such building as the Council may think fit.

(2) Any such order shall be wholly carried out within such period as the Council may determine.

Power to stop work on dangerous structure.

36. It shall be competent for the Chairman to inspect any building in the course of construction and to see that the details of the approved plan have been strictly adhered to, and if he shall consider that the principles on which the work is being carried out or the materials used will render such building unsafe for human habitation or dangerous to the

public, he may order the cessation of work upon the building and its demolition at the expense of the owner.

PART F
APPROVAL FOR COMPLETED BUILDING

Occupation certificate.

37. An occupation certificate of a building shall be given when —

- (a) the qualified persons, or the owner or his agent in the case of a building of which the cost of construction is eight thousand ringgit or less, during the course of the work have certified in Form A of the Schedule that they have supervised the erection of the building, that to the best of their knowledge and belief the building is in accordance with any conditions imposed by the Council and that they accept full responsibility for those portions which they are respectively concerned with; and
- (b) the Council or an officer authorised by it in writing for the purpose has inspected the building.

Right of inspection of Council preserved.

38. Nothing contained in these By-laws shall prevent the Council, or an officer authorised by it in writing for the purpose, from inspecting any building works at any stage thereof and calling attention to any deviation from the approved plan or non-compliance with any of these By-laws which he may observe and from giving notice in writing ordering such deviation to be rectified.

Temporary occupation certificate.

38A. The Council may in its discretion grant a certificate for the temporary occupation of a building for a period not exceeding three months in cases where only minor deviations from the approved plans have been made and pending full compliance with the requirements of the Council before the issue of the occupation certificate.

Partial occupation certificate.

38B. (1) The Council may in its discretion grant a partial occupation certificate for the occupation of any part of a building partially completed:

Provided that no such certificate shall be granted if—

- (a) at the time of the submission of the plans, no application for partial occupation certificate has been made;
- (b) all essential services, including access roads, car parks, drains, sanitary, water and electricity installations, sewerage and refuse disposal requirements have not been provided; and
- (c) the occupation of such part or parts of a partially completed building will prejudice health or safety.

(2) A partial occupation certificate once issued shall remain effective until the whole of the building is completed and the certificate of fitness for occupation is issued.

Approval before occupation.

38C. (1) No person shall occupy or permit to be occupied any building or any part thereof unless an occupation certificate, a partial occupation certificate or a temporary occupation certificate has been issued under these By-laws for such building.

(2) Any person who contravenes the provisions of this by-law shall be guilty of an offence and shall on conviction be liable to a fine not exceeding five hundred ringgit.

Building not to be altered or used otherwise than in accordance with approved plan.

38D. Where any building has been erected, no person shall, except with the written permission of the Council and upon such terms as may be imposed thereon alter or use, or (being the owner thereof) suffer such building to be used otherwise than for the purposes specified or indicated in the application and plans approved in respect thereof nor to be occupied in such manner as to provide more dwellings than were specified or indicated in such application and plans.

PART G
RECONSTRUCTION, DEMOLITION AND REMOVAL OF
DANGEROUS AND DILAPIDATED BUILDINGS

Demolition of certain buildings.

- 39.** Any person intending to demolish any building exceeding fifteen feet in height shall—
- (a) first obtain the permission of the Council before commencing demolition; and
 - (b) comply with the instructions of the Council as to—
 - (1) the method of demolition;
 - (2) the supervision during demolition; and
 - (3) the precautions to be taken for safeguarding the public during demolition.

Removal of dangerous buildings.

- 40.** Dangerous or ruinous building will not be allowed and if the owner fails to remove them within fourteen days of being notified by the Council to do so, they may be removed by the Council at the owner's expense.

Removal of fallen materials.

- 41.** If any portion of any building falls upon any street, the owner of such building shall forthwith remove such fallen materials, or the Council may do so at his expense.

Dilapidated buildings.

- 42.** The owner of any building which has been allowed to fall into a state of disrepair rendering it unsafe, unsightly, or insanitary or below the general standards of building in the locality, may be ordered by the Council to repair, repaint or reconstruct such building and the work under the order shall be completed within such period as the Council may determine.

Appeals.

43. Where the Council shall have issued a notice or made an order under by-law 40 or 42 of these By-laws, notice shall be served upon the owner of the building who may appeal against such notice or order within fourteen days of receipt of such notice and during such period no action shall be taken by the Council. Such appeal shall lie to a Judge of the High Court whose decision shall be final:

Provided that where a Magistrate is satisfied that the value of the building in respect of which notice is given is less than three thousand ringgit such appeal shall lie to such Magistrate only.

PART H
RAT-PROOFING OF BUILDINGS

Rat-proofing of buildings to be used for combined purposes of residence and the storage or sale of foodstuffs.

44. The Council may require that every person who erects a new building which is designed to be used partly for human habitation and partly for storage or sale of foodstuffs shall so erect the same that the part designed for storage or sale of foodstuffs shall be constructed to the satisfaction of the Council as effectually to prevent the passage of rats.

Rat-proofing of buildings used for storing rat-attracting materials.

45. (1) Every person who shall erect a building to be used for the purpose of storing seed, grain, flour, sugar or any other rat-attracting materials shall cause a clear space of ten feet to be left between any part of such building and any part of any other buildings on the same or on an adjoining plot unless such buildings form part of a block the party-wall of which has been made ratproof.

(2) The walls of every such store shall be built of brick, stone, concrete, galvanised corrugated iron, or other approved material.

(3) Where the walls of every such store are built of corrugated iron sheets, the construction of the wall shall be as follows —

- (a) the lowest of such sheets shall be set six inches below the ground level, with three inches of cement concrete on each side of the sheets and three inches of such concrete below their lower edge;
- (b) the lower edge of the corrugated iron sheets where resting on a plinth wall shall be grouted in cement mortar to a minimum depth of two inches.

(4) Where the walls of such store are built of brick, stones, concrete or other similar material the outer wall surface from ground level, or the top of the plinth where such is provided, up to a height of three feet shall be smooth plastered with cement mortar.

(5) All doors of every such store shall be so constructed as to be ratproof. Where any store is constructed with walls of galvanised corrugated iron sheets or other similar material there shall be provided smooth plastered plinth in cement mortar which shall extend from still level to ground level and for two feet beyond each end of the runner of grove along which such door slides. Such plinth shall be surmounted with slabs of reinforced cement concrete having a thickness of four inches and the slabs shall project at least six inches beyond the outer face and ends of the plinths.

(6) All windows, ventilators and spaces under the eaves of every such store shall be effectively protected against the ingress of rats with metal having a mesh not greater than one half of an inch.

(7) The floors of all such stores shall be constructed of cement concrete four inches thick, laid over the whole area of the building and carefully jointed to the surrounding walls.

(8) The Council may approve any alternative method of rat-proofing stores if satisfied that the method is possible in the circumstances.

Verandah and buildings adjacent to ratproof stores.

46. (1) No verandah either for weighing or other purposes shall be erected or maintained within ten feet of any store used for the storage of rat-attracting material.

Provided that this by-law shall not apply to shop houses and to any verandah complying with the following conditions —

- (a) the floor shall be not less than three feet above the level of the ground outside such store;
- (b) the floor shall be of cement concrete and shall project at least six inches beyond the outer face of the front and side walls of the verandah;
- (c) the floor shall be continuous with the plinth of the door of such store, and shall be extended for the full length of the verandah;
- (d) the front and side walls of the verandah shall be smooth plastered with cement.

(2) No building or permanent fencing of any kind whatsoever shall be erected or maintained within ten feet of any such store.

(3) Except as provided in by-law 44 or with the consent of the Council, no new building of any kind whatsoever shall be erected within a distance of ten feet from any such store or within a distance of thirty feet therefrom if such building has an *attap* roof or *kajang* walls. All such distances shall in every case be measured from the outermost edge of the roof.

PART J FOUNDATIONS

Ground filled with matter impregnated with faecal, animal or vegetable matter.

47. No building shall be erected on any ground which has been filled up with any matter impregnated with faecal, animal or vegetable matter, or upon which any such matter has been deposited, unless such matter shall have been properly removed by excavation or otherwise, or shall have been rendered or have become innocuous.

Notice of excavations, etc..

48. After a trench for foundations has been excavated, the owner or his agent shall give written notice to the Council, informing it of the fact, and such trench shall not be back-filled without sanction of the Chairman in writing before proceeding with the work:

Provided that if no notification from the Council has been received by the owner or his agent within seven days of the receipt of the notice, such owner or agent may proceed with the work.

Grounds for foundations to be tested.

49. The owner shall cause to be made such tests to prove the nature of the ground as the Council may require.

Trenches.

50. All trenches shall be kept clear from water as far as may be practicable during the process of piling and during the laying of the concrete for the foundation. Storing to trenches shall be provided where necessary to the satisfaction of the Chairman.

All walls to have footings.

51. All walls of buildings shall rest upon footings as described hereinbelow.

Projection of footings.

52. The projection, if required, at the widest part of the footings of every wall on each side of such wall shall be at least equal to one-half of the thickness of such wall at its base unless an adjoining wall exists, in which case the projection may be omitted where that wall abuts.

Width of offset of footings.

53. The diminution of the footing shall be in regular offsets or in one offset at the top of the footings and the height from the bottom of the footings to the base of the wall shall be at least equal to one-half of the thickness of the wall at its base. No one course offset shall project more than two and one-quarter inches beyond the course above it:

Provided that the depth of any foundations shall not be less than six inches.

Foundation of piers.

54. Where a pier forms part of a wall, it shall have a concrete foundation similar to that of the wall of which it forms part with similar projections beyond all pier faces. Where a pier is isolated, it shall have the same concrete foundation as would be required in the case of a wall of the same thickness as the pier.

Soundness of construction in foundations.

55. The owner or architect of the proposed building shall satisfy the Council, if required, as to the soundness of construction in foundations of such proposed building.

Footings for buildings alongside drains.

56. Where buildings are erected alongside drains, the top of the footings shall be not less than one foot below the invert of the drains where the drains are of brick or concrete. Where the drain is an earth drain or in the case of a building being erected alongside an unopened or unmade road, the foundation shall be at such depth as may be ordered by the Council. The minimum depth at which the underside of the footings may be laid is two feet six inches below ground level unless the formation be of rock.

PART K

DETAILS AND SPECIFICATIONS OF PLANS

Details and calculation of structural plans.

57. Two copies of the detailed structural plans of the proposed building together with a legible copy of the structural calculations for the same shall be submitted before the commencement of construction.

Certificate of plans.

58. The detailed structural plans and calculations shall bear a certificate by the qualified person as in Form B of the Schedule to the effect that the details and calculations are in accordance with these By-laws and in conformity with the relevant regulations of the British Standard Code of Practice for the time being in force and the qualified person accepts full responsibility.

Designed imposed loads to be shown.

59. All structural plans shall be clearly marked to indicate the imposed loads for which each floor system or each part has been designed.

Posting of floor capacity.

60. Where a building is to be used for commercial, industrial or storage purposes, the uniformly distributed imposed load for each floor or part of a floor where such load is changed for that part, shall be conspicuously or permanently posted in that part to which it applies.

Power of Council to reject structural plans and calculations.

60A. Notwithstanding by-law 58 relating to responsibility, the Council may examine and in so doing may reject any structural plans or calculations and if it rejects such plans or calculations may require such qualified person to resubmit new structural plans or calculations in respect of the rejected portion.

PART L
WALLS, PIERS AND PILLARS

Construction of wall and pier.

61. (1) Every wall or pier of a building shall be constructed of bricks or blocks laid in horizontal courses or masonry properly bonded, bedded and jointed with mortar or of plain concrete or of reinforced concrete or (except in the case of party-walls) of such materials in combination with metal framework.

Where any walls of a building meet, or where such walls meet piers, they shall be properly bonded or otherwise securely and permanently bound together, and built simultaneously course by course.

(2) The Council may permit godowns and other similar buildings to be constructed of steel or reinforced concrete framework covered with corrugated iron or other incombustible materials.

Vertical toothed jointings prohibited.

62. No wall which during construction is intended to be joined up to or form part of another wall shall be built with vertical toothings, but shall be raked back at an angle of forty-five degrees so as to enable a proper connection to be made, and no raking back shall extend over four feet in height.

Underpinning to be in cement.

63. All underpinning and additions to thickness of walls shall be in cement mortar.

Projections.

64. All projections, whether made for architectural ornament, carrying of wall plates or otherwise, shall not extend more than twenty four inches from the face of any wall unless constructed to the satisfaction of the Council, and where necessary shall be plastered with cement mortar or other impervious material.

Measurement height of walls.

65. The height of wall shall be measured from the top of footings to its highest part or in the case of a gable to half the height of the gable.

Walls divided by return or cross-walls.

66. Walls shall be deemed to be divided into distinct lengths by return walls or piers when bonded to each other. The length of wall shall be measured from centre to centre of cross-wall or piers.

Length of boundary wall without cross-walls.

67. A boundary wall shall not exceed sixty feet in length clear of any return or cross-wall unless special provision for strengthening be approved by the Council.

No openings in party-walls.

68. No opening either for the purpose of construction or otherwise shall be made or left in a party-wall except with the written permission of the Council and the owners of the properties concerned. Every opening made with such permission shall be solidly built up with brick or stonework or suitable material to a thickness to be determined by the Council and properly bonded therewith, in cases where the use of such openings is to be discontinued.

Recesses in walls.

69. No recess shall be made in any external wall or party-wall and return wall of a building —

- (a) unless the back of such recess be at least eight inches thick; and
- (b) unless a sufficient arch, steel joist, or reinforced concrete bressumer be fixed over every such recess to the satisfaction of the Council; and
- (c) unless the side of any such recess nearest to any return external wall is distant at least twelve inches from the interior face thereof.

Partition walls, etc..

70. Partition, curtain, screen, retaining and boundary walls and four-inch brick walls shall be constructed to the satisfaction of the Chairman.

Reinforced walls.

71. Reinforcement in walls, where required, shall be constructed to the satisfaction of the Chairman.

Proviso covering lighter construction in certain cases.

72. No external wall, party-wall or buttressing wall constructed of bricks or masonry or blocks or plain concrete shall be of less thickness in any part than eight inches exclusive of plastering, rendering, rough cast or other applied covering. No reinforced concrete external or party-wall or reinforced concrete part or panel of an external or party-wall shall be less thickness in any part than four inches exclusive of plastering, rendering, rough cast or other applied covering:

Provided that —

- (i) a building of not more than one storey in height and the width of which (measured in the direction of the span of the roof) does not exceed thirty feet and the height of the walls of which does not exceed twelve feet; or
- (ii) an erection situated above the level of the roof of a building and intended for the protection of a tank or motor or for a like purpose, and not intended for or adapted to use for habitable purposes or as a work room, such erection being adequately supported to the satisfaction of the Chairman, and not exceeding ten feet in length or width and not exceeding eight feet in height measured from the level of the roof of the building to the top of the wall of such erection,

may be enclosed with external walls constructed of bricks or blocks and not less than four inches thick subject to the following conditions —

- (a) that any such wall be bonded into piers of a size to be approved by the Council, but not less than eight inches square in horizontal section;
- (b) that such pier be provided at each end of such external wall;
- (c) that in the case of (1) hereinabove if any such wall exceeds ten feet in length pier shall be provided at not more than ten feet centres;
- (d) that all bedding and jointing be in cement mortar;
- (e) that the roof be so constructed that the walls are not subject to any thrust therefrom;

- (f) that no load other than a distributed load of the roof be borne by the walls.

Thickness of walls for domestic buildings.

73. Except for those walls constructed in accordance with by-laws 57-60 and 72, every external wall and party-wall of domestic buildings where carrying any superimposed load shall be constructed in accordance with the following rules —

In buildings of one storey, where the wall does not exceed fifteen feet in height, or in two storey buildings where the wall does not exceed twenty-two feet in height, the thickness shall be not less than eight inches.

In other buildings of over one storey, the thickness of wall of the top storey shall be not less than eight inches with an increase of not less than four inches for each lower storey.

Provided that in dwelling-houses three storeys in height, the wall of the lowest storey may be twelve inches thick and of the other storeys eight inches thick.

Thickness of walls of public buildings or godowns.

74. Except in the case of those buildings constructed in accordance with by-laws 57-60 and 72, the thickness of walls of public buildings and godowns carrying any superimposed load and not exceeding thirty feet in length between pier or cross-walls, and of a height of twenty feet or under, shall be not less than eight inches.

Thickness of walls of greater height to be increased.

75. Where it is proposed to erect public buildings or godowns, with walls of a greater height than twenty feet the thickness of the walls shall be increased for each storey, or for each fifteen feet in height, whichever is the less, by not less than four inches, provided that the walls of the top storey or top fifteen feet in height whichever is the less shall be not less than eight inches thick.

Thickness of walls with superimposed load.

76. Where it is proposed to construct a wall of a public buildings or godown carrying a superimposed load and exceeding thirty feet in length between piers of cross-walls, the

Council may require the thickness of the wall to be increased over and above the figure given in by-law 75.

Thickness of cross-walls.

77. The thickness of every internal cross-wall shall be at least three inches, provided that if such wall supports a load the whole of such wall shall be of the thickness prescribed for an external or party-wall, and all such walls shall be bonded to the main walls to which they abut.

Curtain walls in metal or reinforced concrete skeleton buildings.

78. Nothing contained in these By-laws shall prevent the erection of concrete, reinforced concrete, brick or stone walls of lesser thickness if, supported by a skeleton framework of metal or reinforced concrete, provided that such walls and such skeleton framework conform in all respects to the special conditions provided for the construction of buildings so designed.

Bond timbers not to be built into party-walls.

79. No timber such as joists, beams, wall plates, tile battens and ties shall be built into the thickness of any party or external walls unless there shall be at least four inches of brick work or cement between such timbers.

Damp-proof courses.

80. (1) Every person who erects a new public building, godown, dwelling-house or new domestic building shall cause every wall (including any pier forming part of a wall) of the building (not being a wall or pier to which paragraph (2) of this by-law relates) to have an approved damp-proof course beneath the level of the lowest timbers and in the case of a solid floor not higher than the upper surface of the concrete or other similar solid material forming the structure of the floor and in any case at a height of not less than six inches above the surface of the ground adjoining such wall or pier.

(2) Where any part of a floor of the ground floor storey of such building is intended to be below the level of the surface of the ground immediately adjoining, he shall cause —

- (a) every wall of such storey which will be in contact with the ground to be constructed with walls impervious to moisture, from the base to a height of six inches at least above the surface of the ground immediately adjoining;
- (b) an approved damp-proof course constructed in accordance with paragraph (1) of this by-law to be inserted in every such wall at the base of such wall and likewise at a height of six inches at least above the surface of the ground immediately adjoining.

Walls below ground floors.

81. All walls up to the damp-proof course shall be built in cement mortar.

Top course in cement mortar.

82. The top four courses of all external walls shall be built in cement mortar.

Party-walls.

83. All party-walls shall be carried up to the underside of the roof covering. Proper copings shall be constructed on external party-walls to prevent water running down the sides or soaking into them.

Dimension of brick pillars.

84. Piers in any materials shall be sufficient sectional area of that material to allow of it supporting the load of superstructure with a safety factor of five, unless otherwise provided under by-laws 57-60. If constructed in brick or stone, piers shall be built in cement mortar.

Timber supported on pillars.

85. Where timbers are supported on any pillars the area of the brickwork shall not be reduced in cross section by more than one-third; a clear space shall be left on both sides at the end and on the top of the timbers, and any opening or recess exceeding five inches in width shall be covered with a stone or concrete slab.

PART M
ARCHES

Brick arches in verandah-way.

86. Brick arches in verandah-ways must be built in cement mortar and, measured on the soffit, be not less in width than the thickness of the ground floor external or party-wall. Arches fronting the street must be built with a rise of not less than one-sixth of the span.

Construction of brick arches.

87. All brick arches shall have proper skew-backs formed at the springing and shall be built on properly constructed timber centres which shall be supported by the struts or shores and not carried by horns resting in the brick-work.

Depth of brick arches.

88. Arches from six feet to twelve feet span shall have not less than three rings, each not less than four inches deep.

Arches and relieving arches.

89. Arches from twelve feet to twenty feet span shall have not less than four rings, each not less than four inches deep.

Arches in not less than two rings.

90. Arches and relieving arches in not less than two rings each not less than four inches deep or approved reinforced concrete lintels shall be built over all doors, windows and other openings.

PART N
FLOORS AND STAIRCASES

Floors.

91. (1) Floors may be of concrete, stone, burnt-brick, tiles, wood or other approved materials:

Provided that in the case of wooden floors on the ground storey of a building, the Council may require the space between the floor and the ground to be efficiently damp-proof, ratproof and mosquito-proof:

Provided that in the case of a domestic building, an impervious covering may be required in accordance with by-law 106.

(2) The structure of every floor shall be of sufficient strength and adequate stability to carry safely in addition to the weight of the floor itself and any other part of the structure of the building supported by such floor, the specified deadload for any building as enumerated in the British Standard Schedule to this by-law.

MINIMUM SPANS FOR NORMAL LOAD ON SLABS 8 FT. IN ALL CASES		<i>Normal load lb. per sq. ft.</i>	MIN	
			TOTAL LOAD <i>slabs per foot width</i>	(lb.) <i>Beams</i>
Houses, Hotels and Hospitals.	Dwelling-not more than two storeys	30	240	1,920
	Dwelling (more than two storeys): flats	40	320	2,560
	Hotel bedrooms; hospital rooms and wards; public room			

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	in hotels	100	800	6,400
Commercial Buildings.	Room used as offices; upper storey of shop houses ...	50	400	3,200
	Banking halls; public offices	70	560	4,480
	Filing and record rooms...	100	800	6,400
	Light storage, space, general	150	–	–
	Storage space, warehouses (min).	200	–	–
	Retail shops ...	80	–	–
Industrial Buildings.	Light workshops (min.)	60	480	3,840
	Light workshops including light machinery ...	100	800	6,400
	Circulation space in machinery halls, etc. ...	80	640	5,120
	Medium workshops; general storage space	150	–	–
	Heavy workshops; general storage space	200	–	–
Places of Assembly.	With fixed seating chapels; churches, restaurants	80	640	5,120
	Schools and college classrooms ...	60	480	3,840
	Without fixed seating, dance	100	800	6,400

	halls			
Roofs.	Flats, not more than 10 degrees to horizontal ...	30	240	—
	Inclined, more than 10 degrees not more than 65 degrees to horizontal ...	10	—	—

STAIRS, LANDINGS AND CORRIDORS:

To be designed for same load as floor to which access is given but with maximum load = 80 lb per sq. ft. (Minimum load on slab=640 lb. minimum load on beam = 5,120 lb.)

Foregoing loads also apply to places of assembly with fixed seating.

ROOFS:

Inclined roofs more than 65 degrees; super load = nil.

Coverings on inclined roofs to be designed to take a concentrated load of 200 lb. (or 100 lb. if support is laid on covering).

For light roofs not more than 10 degrees to horizontal super load = 20 lb. per sq ft.

Wind load to be combined with normal superimposed loads.

(3) Every other floor shall be constructed of sufficient strength and stability to the satisfaction of the Chairman.

Safe load.

92. For the purpose of this Part, the safe load upon timber shall be taken at one-sixth, upon steel one-fourth, and upon cast-iron one-sixth of the breaking stress.

Good quality timber to be used for new buildings.

93. Every person who shall erect a new building shall cause any timber used in the construction of any floor thereof to be of good quality and of such strength as may be necessary to secure due stability, having regard to the intended use of such floor, and shall cause every such timber to be properly fixed and supported.

Thickness of floor boards and boarding to flat roofs.

94. (1) Floor boards and boarding to flat roofs shall have a thickness of not less than five-eighths of an inch and shall be properly nailed or otherwise securely attached to every joist, furring, or other fixing which determines the span of such boards and they shall be similarly attached at the ends to such support except in the case of the joists or furring next a wall in which case the ends of the boards may project beyond the joists or firrings to an extent not exceeding three times the thickness of the boards. Where boarding is attached to furring, the furring shall be nailed or otherwise securely attached to the joists.

(2) The span of the boarding of flat roofs and floors shall be taken as the clear dimension between the joists or other supports and shall not exceed twenty-four times the thickness of the board.

Joists.

95. (1) All timber floor joists shall be of hardwood, placed on edge, of a size calculated according to the loads given in by-law 92 and shall be adequately supported to the satisfaction of the Chairman.

(2) If of timber, the floor joists of all buildings, including verandahs shall have a bearing surface of not less than four inches for each joist. The joists shall not be built into the thickness of any wall except in accordance with by-law 79:

Provided that this shall not apply to semi-permanent walls.

(3) If joists are supported upon corbelling, it shall be formed with oversailing courses built in cement mortar to form a cornice not less than three courses of brick on edge in depth so arranged as to give a bearing of at least four inches for each joist.

(4) All bridle and trimmer joists shall be thicker by at least one inch than the joists of the adjoining floor.

Floor of new building to be constructed of incombustible material.

96. Every person who erects a new building shall cause the floor of every room in such building, which is intended or adapted to be used for human habitation, and which is situated immediately over a motor-shed, or garage, to be constructed of incombustible material, and he shall also cause the staircase to every room in such building and situated as before-mentioned, to be constructed of incombustible material, unless separated from the motor-shed or garage by a wall constructed of incombustible material.

Floor of lobby, etc., to be constructed of incombustible or fire-resisting material.

97. The floor of every lobby, corridor, passage and landing, and every flight of stairs and all the supports of such floor and flight of stairs in every public building shall be constructed of incombustible or fire-resisting material unless specially exempted by the Council.

Level of ground floors.

98. The ground floor of every house abutting on a street shall be not less than six inches higher than the crown of the road or at such other level as may be ordered by the Council.

Staircases not less than two feet nine inches clear width.

99. Every main staircase shall have not more than seven-inch risers and not less than nine-inch threads and shall be of not less than two feet nine inches clear width.

Handrails.

100. All staircases shall be adequately lighted to the satisfaction of the Council and shall have proper handrails.

Staircases in buildings of seventy feet or more in depth.

101. All buildings of seventy feet or more in depth abutting on a street shall have at least one other staircase in addition to the main staircase not less than two feet six inches wide, from the uppermost floor to the ground floor.

Trap-door.

102. No staircase shall be closed by any trap-door.

Landings.

103. A landing of a depth not less than the width of the staircases shall be provided to all staircases at vertical intervals of not more than fifteen feet.

Internal staircases.

104. All internal staircases communicating directly with the street from the upper floor shall be provided with a landing at the foot, of a depth not less than the width of the staircase:

Provided that the Council may require, in the case of buildings of over two storeys in height, that such staircases shall be of non-inflammable material enclosed with four inches brickwork in cement mortar or other fireproof material.

PART O

DRAINAGE OF SITES AND BUILDINGS

Sub-soil drainage.

105. Every person who erects a new building shall comply with the following provisions —

- (a) the building plot shall be adequately drained either naturally or by artificially means to a suitable outfall acceptable to the Council;
- (b) pipes used for sub-soil drainage shall not empty into a sewer or a cesspool or other place for the reception of sewage or into a drain constructed or adapted to be used for conveying sewage.

Ground surface to be waterproof and drained.

106. Except in the case of buildings specified in by-law 108, the ground surface of every domestic building including footways and the ground surface of every basement, cooking place, latrine or open surface connected therewith such as backyards, alleyways or space on which slops may be thrown and the ground surface of every stable, cowshed or other buildings in which animals are kept, shall be made impervious to water and shall have a fall towards the surface channel to the drainage outlet. The Council may require gratings to be fitted to such outlets.

Compound houses.

107. In the case of compound houses, all rain water must discharge into approved drains either by means of down pipes or by providing drains of sufficient width or with a paved margin to prevent water falling on to a porous or pervious surface:

Provided that an impervious surface shall, if the Chairman so requires, extend from the wall up to any drain such building and in no case for a less distance than two feet from the outside wall or pillar.

Surface for buildings on piers.

108. Building erected on piers need not have an impervious surface to the site, provided that there is a clear height of not less than two feet six inches below the underside of the joists and except where water is likely to be emptied through the floor. Impervious surface required under this by-law shall be constructed in accordance with by-law 106 and may be required by the Chairman to extend in every direction at least one foot greater on all sides than that of the floor or rooms above.

Level of lowest floor and description of surface drains.

109. The lowest storey of every building shall be constructed at such level as will allow of the construction of an independent drain sufficient for the effectual drainage of such building and every such drain shall be of adequate size (not less than thirty-six square inches cross-

section area) and shall be built on a foundation of concrete and shall have a fall towards the street drain and shall be constructed with smooth curves or easy bends.

Tributary drain to have a drop into main drains.

110. Every tributary drain shall have a drop of at least three inches into the main drain at its junction therewith. All curves shall be made with easy bends. Every branch drain or tributary drain shall join the main sewer obliquely in the direction of the flow.

Bridges over drains or streams.

111. Every bridge or gangway designed to give access to building over a roadside or street drain shall be constructed of concrete, granite brick or other materials approved by the Chairman and provided with adequate means of access to the drain. Every such bridge shall be constructed so as to offer no obstruction to the flow in the drain or to the cleansing thereof and must be maintained by the owners.

No dwelling over open drain.

112. No dwelling shall be erected over an open drain.

Opening and closing of drains.

113. All drains shall be opened or closed as the Council may direct.

Disposal of sullage water.

114. All sullage water shall be conveyed in an approved drain to a public sewer, where such exists, or to an approved percolating system of disposal.

PART P
VERANDAH-WAYS AND VERANDAHS

Verandah-way or an uncovered footway to be provided on each side of building.

115. Every person who erects a shophouse or similar building which abuts on a street shall, at the discretion of the Council provide verandah-way or an uncovered footway on each side of the building except on that side abutting on another building provided that the Council may require the erection of a rain shield which may project five feet over the public street where no verandah-way exists.

Uniform gradients to verandah-ways.

116. In cases where the gradient of the street necessitates a difference of levels in the verandah-ways or footways of adjacent building, these different levels shall be connected by uniform gradients having a rough surface throughout the street. Where such uniform gradients are impracticable, steps shall be made of concrete or other approved material with a tread of not less than ten inches and a rise not exceeding seven inches.

Paving of verandah-ways and footways.

117. All footways and verandah-ways shall be paved with impervious and uniform materials and shall, when exposed to the passage of heavy goods, be of concrete or other approved materials of a thickness to be approved by the Council.

Cross-fall, verandah-ways and footways.

118. All verandah-ways and footways shall be laid with a slope of not less than one-quarter of an inch to one foot towards the road or drain.

Lintels across verandah-ways.

119. Where lintels are used across verandah-ways they shall be of steel, reinforced concrete or other approved materials with not less than nine inches wall bearing at each end. All steel beams shall bear on approved templates. All bressummers carrying street fronts in verandah-ways shall be of steel or of reinforced concrete:

Provided that this by-law shall not apply in the case of semi-permanent buildings.

Cantilever verandah.

120. Where the superstructure of a building is cantilevered over footways or terraces, the beams and other structural members shall be constructed in structural steel or in reinforced concrete designed in accordance with by-law 58 to carry the full beam load of the superstructure supported by them, together with the appropriate equivalent dead load as provided for in by-law 91.

Obstructions in verandahs.

121. No habitations, sleeping place, cock-loft or steps either built or suspended from the roof or ceiling shall be allowed in verandahs or verandah-ways.

PART Q
DOORS AND WINDOWS

Areas in domestic buildings.

122. Every room in a domestic building or dwelling-house shall be provided with a door or window giving to the external air, of which excluding shop fronts, at least half the area shall be capable of being opened.

Daylight area.

123. The combined daylight area of the door and windows mentioned in the preceding by-law shall be not less than one-eighth of the floorspace of such room, provided that —

- (i) if in any room such door or window opens on to a verandah which exceeds seven feet in width, the floor area of such room for the purpose of calculating the daylight area of such window shall be increased by an additional ten per cent for each foot or part thereof of verandah width in excess of seven feet;
- (ii) if in any such case the head of the door or window be above the level of the eaves of the verandah or is protected by a hood against rain or sun only one-

half of the daylight area of such door or window which is above the said level shall be calculated as complying with the requirements of this by-law;

- (iii) where a door or window shall be constructed to open into —
 - (a) an enclosed space or area open only at the top to the external air such door or window shall not be deemed to open into the external air unless the distance across such space or area measured from such door or window to the opposite wall of such space or area be equal to at least half the height measured from the height of the sill of such door or window to the eaves or top of the parapet of the opposite wall;
or
 - (b) a space or area open on one side and at the top to the external air, the mean depth whereof exceeds twice the width thereof, such door or window shall not be deemed to open into the external air unless it opens into the space or area on that side of such space or area opposite to the open end or unless the distance across such space or area measured from such door or window to the opposite wall of such space or area be equal at least to half the height measured from the height of the sill of such door or window to the eaves or top of the parapet of the opposite wall.

Building of godown type to construct door or window.

124. The Council may require that every person who shall erect a building of the godown type shall construct in every habitable room, staircase and lavatory of such building a door or window opening directly into the external air which shall comply with the preceding By-laws.

PART R

VENTILATION AND CONSTRUCTION OF ROOMS AND CORRIDORS

Ventilation.

125. Every new building shall be provided with approved ventilation —

- (i) where the height between the ceiling and the top of the window exceeds three feet, additional ventilation shall be provided as close to the ceiling level as possible;
- (ii) in godowns or sheds, and every section thereof, ventilation may be by open vents opening into the external air;
- (iii) the total area of such openings shall normally be calculated at a minimum of 1/80th of the floor area and the Chairman may require that openings shall be made both on the external wall and on a second wall of the room or building to ensure better ventilation;
- (iv) such openings may be protected by open metal works, bars, louvres, grilles or other approved protection, provided that no such opening shall be of less than one square foot and that where such openings are covered with mosquito gauze, the area of the opening shall be twice the area otherwise required;
- (v) where a mechanical system of ventilation is installed, the foregoing requirements may be modified by the Council:

Provided that the Council may require special provision to be made for ventilation and lighting in particular cases, such as factories, workshops, garages and the like, and building used for offensive or dangerous trades.

Ventilation of public buildings.

126. Every person who shall erect a new public building shall cause such building to be efficiently through or across ventilated by means of windows, fan lights, air bricks or tubes distributed around the building in such position and in such manner as to secure effective change of air and arranged so as to communicate directly with the external air to the satisfaction of the Council. These requirements may be modified where a mechanical system of ventilation is installed to the satisfaction of the Council.

Ventilation of rooms.

127. No room in any building shall be of greater depth than forty feet unless sufficiently lighted and ventilated laterally, or at both ends, by one or more opening free of any obstruction and communicating directly with the external air.

Area of rooms.

128. Every room, used as a sleeping place shall be of not less than 120 square feet and not less than seven feet six inches wide.

Rooms and partitions.

129. No owner or occupier of any building shall partition off, or allow to be partitioned off, by means of any structure, either permanent or temporary, any portion of any room in such building without first obtaining the written approval of the Chairman.

Wooden partitions.

130. All wooden partitions shall be made of planks planed to a smooth surface on both sides or such other approved materials and the Chairman may require such partitions to be painted.

Corridors.

131. No corridors shall be constructed less than three feet six inches wide, and shall be efficiently ventilated and lighted to the satisfaction of the Council.

PART S
FIREPLACES AND KITCHENS

Fireplaces.

132. (1) In any building used for trade purposes and in which a fire is to be installed, such methods of smoke extraction shall be used as the Council shall require.

Ovens.

(2) No wall of any brick oven shall be less than twelve inches thick nor less than twenty inches distance from any combustible wall of the building in which it is erected.

Forges to have hoods.

133. Every forge or fireplace shall be with a hood of approved material of sufficient size connecting with a chimney or smoke flue carried up above the level of the roof:

Provided that the Council may relax this requirement in the case of any portable fireplace consuming charcoal.

Upper surface of floor under oven, stove, etc..

134. The upper surface of any floor under any oven, stove or fireplace shall be of concrete of a minimum thickness of four inches or of other approved material extending over the whole area covered by such oven, stove or fireplace and beyond to a distance of three feet at least on every side thereof.

Kitchens.

135. Every domestic building and every floor of a domestic building which is separately let for dwelling purposes and any other building in which the Council deems a kitchen necessary shall be provided with kitchen accommodation. Every such kitchen shall be provided with a stove or fireplace of an approved pattern and provided with an approved method of smoke extraction and shall be paved with four inches of cement concrete or with other approved material. The internal surface of the walls of every part of such kitchen shall be rendered in cement or other approved material to the height of at least four feet from the floor level, and shall be of a thickness to be approved by the Council.

Chimney pipes.

136. Every pipe for the purpose of conveying smoke or other products of combustion shall be constructed of approved material and shall be fixed at a distance of at least three inches

from any combustible material, and may be required to be insulated from any adjacent combustible material to the satisfaction of the Chairman.

Interior surface of chimney or smoke flue.

137. The interior surface of every brick or masonry chimney or smoke flue shall be smoothly rendered with mortar or other approved material and such chimney or smoke flue shall be not less than eight inches wide in its smallest internal width or of such greater width as the Council may require. Separate flues shall be provided to fireplaces on each storey and all flues shall be so constructed as to be easily cleaned.

Chimneys to be carried above roofs.

138. Every chimney or smoke flue shall be continued up above the roof in brick, or masonry, of a thickness all round of not less than four inches, or in other approved material to a height of not less than three feet above the highest point in the line of junction with the roof, or where a jack-roof is provided nine inches above the eaves of the jack-roof.

Thickness of wall at back of chimney.

139. The back of every chimney opening or fireplace from the hearth up to a height of four feet above the level of the fire grate shall be at least eight inches thick if in a party-wall, and at least four inches thick in any other wall and plastered with three-quarter inches thickness of mortar.

PART T
BATHROOMS

Dimensions and structure of bathrooms.

140. (1) Bathroom shall be of the minimum superficial area of twenty square feet and of such number as the Council may direct.

(2) All walls of bathroom shall be built in brickwork or other impervious materials to a minimum height of four feet rendered in cement mortar or other approved material.

(3) All floors to bathrooms shall be paved with cement rendering, or other impervious materials, laid with proper falls to an approved outlet.

(4) All bathrooms shall if covered be lighted and ventilated to the satisfaction of the Council.

(5) No water tank shall be erected in any bathrooms unless the interior of such tank is constructed of such material as will provide a hard, smooth surface and such tank shall be provided with an efficient drainage pipe.

PART U
LATRINE ACCOMMODATION

Latrines in domestic building and dwelling-house.

141. Every domestic building and dwelling-house shall have at least one latrine of a type approved by the Council in respect of such buildings, and the owner of the building shall provide such further latrine as the Council may direct.

Latrine in industrial premises or lodging houses.

142. In premises used for godowns, offices, workshops and public buildings, industrial purposes or as common lodging houses, approved latrines shall be provided by the owner in the proportion of one latrine to every ten person regularly using the building, the separate accommodation for the use of persons of each sex, but so that there shall never be less than one latrine for each sex; such latrine shall be protected from view as far as possible by a screen wall or walls:

Provided that the Council may in special cases vary or dispense with the requirements of this by-law upon such terms and conditions as it may direct.

Size.

143. Every latrine shall be constructed of brick, stone or other approved material and each single latrine shall have a clear internal area of not less than ten square feet, and shall have direct access to the outer air.

Ventilation of latrines.

144. Every latrine other than a water closet shall have a suitable door and shall have openings for ventilation into the external air of not less than two square feet aggregate area close to the ceiling.

Pail latrines.

145. Every pail latrine shall comply with the following requirements —

- (a) it shall be provided with its own pails which shall be of a pattern approved by the Chairman;
- (b) the base of the compartment holding the pail and the walls shall be rendered with cement or other impervious material to a height of four feet. All internal angles should be rounded in section and the whole compartment shall be so designed to afford approved access for cleansing;
- (c) the base of every latrine for not less than three inches above the adjoining floor level shall be laid with granite slabs or cement concrete properly rendered so as to prevent abrasion by the pail and such slabs or concrete shall be laid so as to fall toward and into a proper drain;
- (d) the pail must be so placed that all excreta shall fall directly into it, urine guards being provided for this purpose. The pail shall fit the place provided for it and shall as far as possible occupy the whole of such space;
- (e) the hole in the seat shall not be more than eleven inches in diameter, and the base shall be so arranged as to guide the pail into its proper place;
- (f) every latrine shall be provided with proper pail doors of approved material and of sufficient size and weight, hanging from the top;
- (g) every latrine or pail compartment shall be rendered flyproof;
- (h) no water pipe or tap shall be led into or fixed over any pail latrine.

Other types of latrines.

146. Deep pit and bore-hole latrine, water closets, urinals and cesspools may be constructed provided that their sitting and designs are approved by the Council.

Water-borne sanitary systems.

147. All proposed water-borne sanitary systems, including drainage pipes, inspection covers and septic tanks, shall be of a type approved by the Council.

Water closets.

148. When the Council is satisfied that other types of latrines should be replaced by water closets, and that a sufficient water supply and system of sewerage disposal is available, they may call upon the owner to replace the said latrines by water closets and water-borne sanitation within such periods as the Council may determine; should the owner at the expiration of this period fail to comply with the terms of the notice, the Council may take legal proceedings against him and further do the work required to be done and recover from him the expenses incurred in so doing.

PART V
ROOFS AND GUTTER

Roof over blocks of buildings.

149. All roofs over blocks of dwellings shall, where so required by the Council, be provided with a continuous lantern or jack-roof or other approved means of ventilation. Jack-roofs shall be raised on supports above the main roof and the space between may be filled with louvres or expanded metal if the clear space measured at right angles to the roof exceeds one foot six inches.

Roof coverings, and colours.

150. The roof of every building shall be externally covered with slates, tiles, metal, glass or other incombustible materials in colours to be approved by the Council, provided that the

Council may approve the use of billian shingles in those areas in which semi-permanent construction is permitted.

Roof tiling.

151. Chinese or similar roof tiling shall be secured by lime or cement mortar.

Roof purlins.

152. Purlins shall be spaced at such distances so as to provide adequate strength to support the roof coverings, provided that round timber purlins shall not be used except with the special approval of the Council.

Access to roofs.

153. All buildings with ceilings to the top floors not fixed to the rafters or purlins shall be provided with approved manholes for roof access and where required by the Council, buildings shall also be provided with a hatch-way on to the roof or with other means of approved access.

Structures above eaves level.

154. Every brick or masonry tower, turret or other isolated architectural feature above the level of the eaves shall be built in cement mortar or if in other materials to standards and specifications which may be laid down by the Chairman.

Platforms on roofs.

155. No platform, superstructure, staging or framework shall be erected, maintained or fixed over or upon the roof of any building without the written permission of the Chairman.

Windloads on roofs.

156. Windloads on roofs shall be taken at a horizontal pressure of thirty pounds per square foot exclusive of weight of materials.

Eave gutters and down-pipes.

157. Eave gutters and down pipes shall be constructed of cast iron, zinc or galvanised sheet iron or such other material as may be approved by the Council.

The gauge for zinc shall not be less than —

for eave gutters, No. 14 zinc gauge;

for down pipes, No. 12 zinc gauge.

The gauge for galvanised iron sheet shall not be less than —

for eave gutters, No. 22 Birmingham wire gauge;

for down pipes, No. 24 Birmingham wire gauge.

Eave gutters compulsory in street.

158. The roof of every building abutting upon a street including every verandah and balcony, shall be provided with eave gutters and rain water down-pipes properly connected with the side channels and properly maintained to the satisfaction of the Chairman. Such downpipes shall be provided with a cast iron or other approved pipe for at least six feet from ground level terminating with a bend or shoe.

PART W

MISCELLANEOUS PROVISIONS

Special safety precautions for places of public assembly.

159. Any person who shall erect a public hall, theatre or like place of public assembly shall comply with the general building regulations, and in addition, the following —

- (a) interior staircase shall not be less than six feet in clear width and shall be constructed throughout of fire-resisting material, unless specifically exempted by the Council. They shall not be steeper than four feet vertically to every seven feet horizontally. Strong handrails shall be provided and when

required by the Chairman, the edges of the treads shall be made conspicuous;

- (b) an external staircase constructed as above but having a least width of four feet and steepness not greater than four feet vertically to every five feet measured horizontally shall be provided in buildings constructed mainly of semi-permanent or inflammable materials in the proportion of one such staircase to every 900 square feet of balcony area used for seating accommodation. Such staircase shall be reached through a single leaf door four feet or more in width and opening outwards away from the head of the stair;
- (c) emergency exits shall also be provided on the ground floor in the form of double-leaf doors five feet or more width opening outwards with one such door to every 600 square feet of floor area used for seating accommodation;
- (d) no door on an emergency exit shall be fitted with an external fastening or lock, and the interior fastening must be of simply operated type approved by the Council. No lock or fastening requiring a key for its operation may be used;
- (e) every cinema projection room shall be constructed of fireproof materials to the satisfaction of the Council. Every opening other than the door shall be provided with a movable cover which can be closed either from outside or inside the room in an emergency. The projecting room shall be fitted with one door only which shall not open directly into the hall or room used for seating accommodation. The door of the projecting room shall open inwards and shall be fitted with a lock which can be operated from outside or inside the room. The projecting room must be efficiently ventilated direct into the outer air;
- (f) every theatre, public hall or like place of assembly shall be provided with such latrine accommodation as the Council may direct.

Fire escape.

160. Every building used for the purpose of manufacture, trade or public assembly or more than two storeys high, shall be provided on every storey with such means of escape in case of fire as the Chairman may consider adequate.

Lighting conductors.

161. When required by the Chairman any building, including chimneys, shall be fitted with approved lighting conductors.

Posts, beams, etc..

162. All posts, beams, sills, wall-plates, joists, purlins, rafters and roof principals shall be of approved material and adequate bracing shall be fixed between the posts supporting any roof or upper storey so that they shall not depend on the planking for lateral support.

Specifications and calculations.

163. Buildings and building material not specifically mentioned in these By-laws shall be subject to the approval of the Chairman in each particular case. Plans and specifications and calculations shall be submitted where required.

Lift shaft.

164. (1) Every lift or hoist shaft hereafter erected shall be enclosed by walls of fire resisting materials at least three inches thick and shall be ventilated from the highest point direct to the outer air, to the satisfaction of the Council.

(2) The door to every lift or hoist shaft hereafter erected shall be of fire resisting material and when such lift or hoist is used for the conveyance of passengers the door shall be arranged that it can only be opened when the lift cage is at rest opposite the doorway and that the lift cage cannot be moved unless the door to the lift shaft is properly closed.

(3) Every lift and hoist and any mechanism connected therewith shall be constructed and arranged in such manner and position as the Council may approve.

(4) Every lift and hoist and any mechanism connected therewith shall be kept by the owner of the building in which such lift or hoist is installed in good order and repair and efficient working order.

(5) Every such owner shall arrange, preferably by a contract of maintenance with the makers or suppliers of the lift or hoist, concerned, of their agents or nominees in the State for regular and adequate cleaning, oiling and adjustment service at such intervals as the type of equipment and nature of the service demands. At least once in every three years the said owner shall arrange that the safety gear and governor switch if fitted, shall be subjected to a running test under maximum load and speed conditions under the supervision of a competent engineer and that a certificate shall be issued to him on the result of each test such certificate to be signed by the engineer supervising the same. Every such certificate shall be kept by such owner and presented to the Council for inspection whenever demanded.

PART X
SEMI-PERMANENT BUILDING

Semi-permanent buildings.

165. Where the Council considers it desirable to permit the erection of semi-permanent buildings in any particular districts, localities, or streets or portion of streets, such building shall be exempted from the operation of Parts K, L and M if the following conditions are satisfied —

- (1) The building shall not comprise more than two storeys.
- (2) Every wall of the building shall be constructed of approved materials so as to be of sufficient stability and weatherproof.
- (3) Where the building does not form or is not intended to form part of a block of buildings —
 - (a) the distance of the building from the boundary of any street or proposed street shall be not less than ten feet;

- (b) the distance of the building from the boundary of any adjoining lands or premises shall be not less than fifteen feet.

- (4) Where the building forms or is intended to form part of a block of building or is erected on any land which has been subdivided into building lots for shophouses or terrace dwellings —
 - (a) the number of buildings in the block shall not exceed twelve except with the special permission of the Council;
 - (b) the building shall be separated by walls which notwithstanding anything hereinbefore contained the Council may require to be constructed in accordance with the requirements of the By-laws with respect to party-walls as set out in Part L;
 - (c) the buildings shall conform to any building lines as laid down by the Council;
 - (d) no plans for building of this class shall be approved by the Council unless an open space of at least twenty feet in the ownership of the applicant-builder is provided between the outside end-wall of every such block not adjoining a road or lane reserve; and
 - (i) the end house or any similar block of buildings; or
 - (ii) the boundary of any adjacent land not in the ownership of the applicant builder provided that where the land has already been subdivided into building lots of less than twenty feet in width the open space above required may be reduced by the Council to the width of one such subdivided lot.

PARTY Y
TEMPORARY BUILDINGS

Temporary buildings.

166. Where the Council considers it desirable to permit the erection of temporary buildings, such buildings may be exempted from the operation of these By-laws with the exception of Parts A, C, D, E, F, G, H, W and Z provided the following conditions are complied with —

- (a) any person wishing to construct a temporary building shall submit to the Chairman site and building plans in duplicate. Such plans shall clearly indicate the site of the proposed buildings, the lot and section number, the distances from the surrounding buildings, the drainage, the sanitary arrangements and the water supply and the owner's name in English. The building plans shall show dimensions and internal arrangements and shall be marked "Temporary building";
- (b) licences issued under this by-law shall be for any period up to a maximum of five years at the discretion of the Chairman. Any such licence may be renewed for any further period at the discretion of the Chairman upon payment of the prescribed fee. If any licence is not renewed the building in respect of which the licence was issued shall be removed by the owner of the holding or by the Council at the owner's expense;
- (c) every dwelling-house erected under this by-law must conform to the following specification and shall not except with permission of the Council exceed 1,200 square feet in areas —
 - (i) foundations shall be laid to the satisfaction of the Chairman;
 - (ii) the walls and roof must be of sufficient strength to secure due stability. The building shall comprise not more than one storey;
 - (iii) floor shall be provided and where laid on the soil shall be of concrete not less than two inches thick or of another approved material. If required by the Chairman, a dwarf wall constructed of brick not less

- than two courses in height or concrete not less than six inches in height shall be provided along the floor boundaries;
- (iv) height of rooms on the ground floor shall not be less than seven feet from floor to wall plate level;
 - (v) area of rooms used for sleeping purposes shall not be less than 120 square feet;
 - (vi) ventilation shall be provided by windows opening to the external air having an area of one-eighth of the floor space;
 - (vii) the kitchen shall be provided with a suitable smoke outlet. Sullage water shall discharge on to a concrete or impervious platform or drain having a connection and fall to adjoining drains;
 - (viii) passages shall be at least three feet wide and efficiently lighted and ventilated;
 - (ix) dwelling-houses shall be at least twenty feet apart and not less than twenty feet from any road or proposed road and not less than ten feet from the boundary of the lot;
 - (x) the latrine shall conform to the requirements of the Council and shall be carefully sited in order to avoid contamination of water likely to be used for human consumption or other domestic purposes;
- (d) no temporary building used for human habitation shall adjoin or form part of any pigsty, cowshed, or goatshed or shed used for the accommodation of any animal whatsoever and the drains of such houses and structures shall be separated and shall not communicate the one with the other;
- (e) every temporary building shall be provided with adequate drainage and sanitary accommodation to the satisfaction of the Chairman;
- (f) in the case of temporary accommodation for workers engaged in building or other operations earth drains may be permitted but the following additional conditions shall be complied with —

- (i) before the issue of a licence a deposit for each building not exceeding one hundred ringgit shall be remitted to the Council;
- (ii) the maximum number of persons to be accommodated in such building shall be stated and the accommodation to be provided shall be not less than forty square feet per person;
- (iii) approved accommodation for food storage shall be provided;
- (iv) at the expiry of the licence the deposit may be refunded provided that the building has been demolished and the site left in a sanitary condition to the satisfaction of the Chairman.

PART Z
FEES

Fees.

167. The following fees are prescribed —

i.	Fees for building plans —	RM
(a)	for every building constructed wholly, or, in greater part, in brick-work, steel frame, timber or masonry not exceeding 500 square feet and not for human habitation.	20.00
(b)	for every building constructed wholly, or, in greater part, in brick-work, timber or masonry not more than two storeys in height and not exceeding 2,000 square feet of ground floor area	80.00
(c)	for the same type of building but largely of steel or reinforced concrete construction	120.00

(d)	for every additional storey	...	...	...	40.00
(e)	for every additional 1,000 square feet of ground floor area or part thereof	...	...	...	40.00
(f)	for a series or row of building of the same plan and material when passed and built at the same time the fee shall be reduced by fifty per cent				
(g)	for plans of minor alterations to existing buildings including sanitary installation (if separate plan is submitted)	...			20.00
(h)	for alterations to every approved plans	...	...		50.00

Provided that half of the above fee shall be charged in respect of plans for building used exclusively as places for religious worship and schools.

(ii)	Fees for temporary building used exclusively —				RM
(a)	for building not exceeding 500 square feet in area				10.00
(b)	for every additional 500 square feet or part thereof				10.00
(iii)	Fees for deposition of building material or temporary erections under by-laws 33 and 34—				

- (a) for up to twenty feet of frontage by one foot in width of roadway per month, or part of a month 15.00
- (b) for every additional foot in width of roadway or twenty feet of frontage 15.00
- (iv) Fees for each excavation in streets under by-law 34 ... 25.00
- (v) Fees for development plans —
- (a) for submission of development layout plans including subdivision plans for agreement in general outline only, a fee of RM100.00 will be charged;
- (b) for submission of detailed development plan; the fee shall be assessed on the following basis—
- (i) For each proposed building lot within the development plan – RM20.00 per lot.
- (ii) For each unit of residential building other than dwelling-houses (flat) – RM5.00 per unit:
- Provided that in respect of (b) above, the developer is entitled to claim a refund equal to the difference between the number of building lots and the total

numbers of flats contained in the detailed development plan submitted as compared with that contained in the final approved development plan. If the number of building lots and the total number of flats in the final approved development plan exceeds that contained in the development plan submitted then the developer will be required to pay the additional fee involved.

Approval fees.

168. The following approval fees are prescribed —

(i)	Approval fees for building plans —		RM
(a)	For commercial and industrial building	...	100 per floor
(b)	For detached building	...	150 per unit
(c)	For semi-detached building	...	100 per unit
(d)	For terrace building	...	50 per unit
(e)	For flat/low cost housing	...	30 per unit
(f)	For extension/renovation to existing building	...	40 per unit

- | | | | |
|------|---|-----|----------------------|
| (g) | For minor alteration to approved plan | ... | 40 per unit |
| (h) | For every temporary building | ... | 50 per unit |
| (ii) | Approval fees for development plans:- | | |
| (a) | For commercial and industrial development | ... | 200 per building lot |
| (b) | For residential development | ... | 50 per building lot |

PART AA

REPEAL

Repeal.

169. The Lahad Datu District Council (Townships) (Building) By-laws 1961 is hereby repealed.

SCHEDULE
FORM A
APPLICATION FOR THE ISSUE OF AN OCCUPATION CERTIFICATE

..... 19

TO THE LAHAD DATU DISTRICT COUNCIL,
.....

I/We hereby give notice that the building/s
viz:
on Lot/s Section
Jalan
Land Title No.
for has/have been completed in accordance
with the Approval Plan No. dated
and I/we hereby apply for Occupation Certificate.

I/We hereby certify that I/we have supervised the erection and completion of the
building/s and that to the best of my/our knowledge and belief such work/s is/are in
accordance with the Building and Structural Plans and that I/we accept full responsibility
accordingly for those portions for which I/we are respectively concerned with.

.....
Architect/Engineer**
Draughtsman/Owner.**

Name:
Registration No.
Address:
.....

*Delete whichever is not applicable.

FORM B
CERTIFICATE OF BUILDING*/STRUCTURAL* PLANS
(FOR ENDORSEMENT ON PLANS TO BE SUMMITTED FOR APPROVAL)

..... 19

TO THE LAHAD DATU DISTRICT COUNCIL,
.....

I hereby certify that the details in the plan viz:
.....
on Lot/s Section
Jalan Land Title No.
for are in accordance with the requirements of the Lahad Datu
District Council (Building) By-laws 1982 and all amendments thereto are in conformity
with the relevant regulations of the British Standard Code of Practice for the time being in
force.

.....
Architect/Engineer**
Draughtsman/Owner.**

Name:
Registration No.
Address:

*Delete whichever is not applicable.

Dated at Lahad Datu this 30th day of September 1982.

MOHD. YAAKUB ABDUL HAMID,
Chairman,
Lahad Datu District Council,

I approve the foregoing By-laws.

Dated at Kota Kinabalu this 31st day of December 1982.

AYUB AMAN,
*Minister of Town and Country
Development.*

Sabah LawNet