

PERBADANAN PENGURUSAN Q SENTRAL

(No. Buku Daftar Strata: 20183149)
Management Office, Level M1, Q Sentral,
2A, Jalan Stesen Sentral 2, Kuala Lumpur Sentral, 50470 Kuala Lumpur
Tel: 03 - 2730 2041 Fax: 03 - 2730 2043

NOTICE

Ref : QS/NOTICE/DS/2024/226
Date : 29th November 2024
To : Owner / Tenant
From : The Management, Q Sentral
Subject : **HIGH IMPORTANCE - RELEASE OF MAGNETIC DOOR LOCKS DURING FIRE ALARM**

Dear Sir/Madam,

Please be informed that on 27th August 2024, the Fire and Rescue Department (BOMBA) conducted an inspection of the building's fire alarm system as part of the annual Fire Certificate (FC) renewal process. We would like to bring to your attention that during this inspection, after the alarm was triggered, many of the parcel units' magnetic door locking system did not release, resulting in a demerit from BOMBA (as per the attached document).

In accordance with *Undang-Undang Kecil Bangunan Seragam 1984, Bahagian VII – Kehendak-Kehendak Menentang Kebakaran*, specifically *Undang-Undang Kecil 173. Pintu Keluar*, we would like to remind you of the following regulations:

173. (1) Semua pintu keluar hendaklah boleh dibuka daripada sebelah dalam tanpa menggunakan kunci atau apa-apa pengetahuan khas atau tenaga.

(2) Pintu keluar hendaklah menutup secara automatik apabila dilepaskan dan semua alat pintu termasuk pemegang pintu magnet hendaklah melepaskan pintu itu apabila berlaku kerosakan kuasa atau penghidupan penggera kebakaran.

All exit doors must be capable of being opened from the inside without the use of keys or any special knowledge or effort. Exit doors must close automatically when released, and all door mechanisms, including magnetic locks, must release when there is a power failure or when the fire alarm is activated.

This requirement is mandatory for all parcel units in Q Sentral that are equipped with electromagnetic locks (EM Locks) installed at their exit doors, as per the BOMBA requirement and the above-mentioned law. Therefore, please be informed that all the required parcel units' owners and tenants may

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choose to engage their own fire protection contractors for the necessary compliance. Alternatively, you may also engage with our recommended contractors as listed below.

1. Eco LS Pelangi Engineering Sdn Bhd
 - Contact Person: Ms Bong / Mr. Izzman
 - Email: ecolspelangi@outlook.my
 - Contact No: 010-982 8081 / 011-2118 1288
 - Address: No. 36, Jalan 4/118C, Desa Tun Razak Industrial Park, 56000 Cheras, Wilayah Persekutuan

2. Kaiser Asage Sdn Bhd.
 - Contact Person: Mr Andy
 - Email: andy@kaiser.my
 - Contact No: 012-383 7499
 - Address: 16B, Jalan USJ 10/1B, Taipan Business Centre, 47620 Subang Jaya, Selangor

However, please be advised that upon the installation and setup at your parcel unit, the final programming of the module in the fire panel located at the Fire Control Centre (FCC) must be carried out by the building's appointed fire protection contractor, Eco LS Pelangi Engineering Sdn Bhd due to quality assurance and accountability. The fee for this programming service is at a fixed rate of RM800.00 payable to our appointed service provider.

Pursuant to the notice issued by BOMBA, we seek your cooperation to make the necessary arrangement and comply to the above-mentioned regulation within **thirty (30) days** from the date of this notice as this impacts our building FC renewal. Kindly be informed that should any parcel unit fail to comply with the aforementioned requirement, it may result in the issuance of a penalty or the non-renewal of the Fire Certificate (FC) by BOMBA. Any associated penalties or damages will be borne by the respective parcel owners/tenants and will be charged accordingly as the EM lock installed at the parcel unit exit doors are within the jurisdiction of parcel owners/tenants and not part of the common area of the building.

Should you have any queries, please contact the Management Office at 03-2730 2041 or email helpdesk@gsentralkl.com. Thank you for your cooperation and understanding regarding this matter. Your prompt attention to these issues is highly appreciated.

Thank you.

The Management
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