

# 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/2025/126  
Date : 24<sup>th</sup> June 2025  
To : Owner / Tenant  
From : The Management, Q Sentral  
Subject : **HIGH IMPORTANCE - RELEASE OF MAGNETIC DOOR LOCKS DURING FIRE ALARM**

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Dear Sir/Madam,

Reference is made to the previous notice dated 13th January 2025 (Ref No: QS/NOTICE/DS/2025/013). We wish to inform you that the fire certificate was successfully renewed on 9<sup>th</sup> May 2025. However, we strongly urge all owners and tenants to ensure full compliance with Bomba regulations.

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

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1. Eco LS Pelangi Engineering Sdn Bhd
  - Contact Person: Ms Wong / Mr. Izzman
  - Email: [ecolspelangi@outlook.my](mailto: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](mailto: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.

Should you have any queries, please contact the Management Office at 03-2730 2041 or email [helpdesk@qsentralkl.com](mailto:helpdesk@qsentralkl.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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