

# BACKGROUND

Anticipating the opportunities of Kulai as the new development area in the State of Johor strategically located within Iskandar Malaysia, with efficient logistics transportation network, industrial land availability has received high development approval applications, making Kulai as an ideal location for domestic and foreign investments to set-up its business.

With this new initiative, Kulai Municipal Council aims to attract investments to Kulai as the key strategy to enhance the local economy and accelerate the country's economic recovery process. The initiative will improve the construction approval process for the industry development which will add to the factors that attract strategic investments to Kulai.

This initiative is an effort from Kulai Municipal Council to minimize bureaucratic issues by providing advisory services and making it easier for investors development process by allowing operations to commence based on the investors operation timeline. This initiative also targets organizational and administrative improvements of the public administration particularly through an improve services with timely interventions.

The purpose of this initiative will allow effective interaction among investors together with Kulai Municipal Council in easing the construction work and eventually would not create any delayed in production process.

Thus, Kulai Fast Lane was introduced as part of Kulai's Industrial Booster proposal and also a factor for Kulai's preparations towards City Status by 2025. This initiative is expected to shorten the time period for documentation application which includes Planning Permission, obtaining Certificate of Completion and Compliance (CCC) and license approval for operations.

**KULAI**  
*Ideal For  
Investment*



## MPKU

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INDUSTRIAL BOOSTER



**KULAI FAST LANE**



# BENEFIT OF KFL

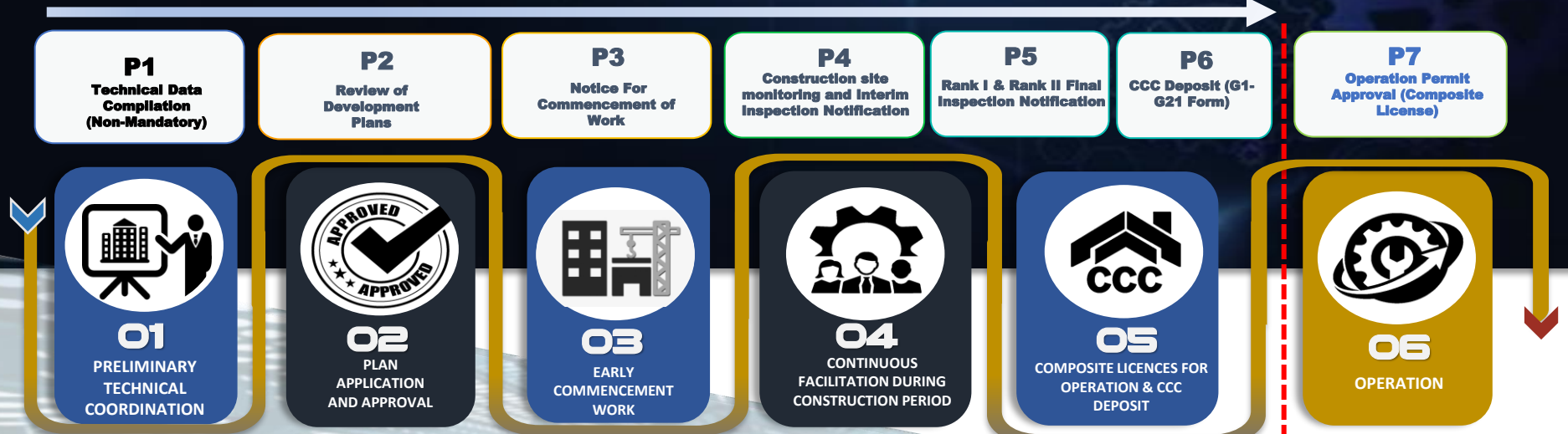
- 01 PRELIMINARY TECHNICAL COORDINATION**  
Project briefing by applicants & facilitation sessions
- 02 SIMULTANEOUS APPROVAL**  
Approval of Planning Permission, Infrastructure Plan and Building Plan simultaneously
- 03 EARLY COMMENCEMENT WORK**  
Allowing Early Commencement on construction work
- 04 ADVANCE LICENSE APPLICATION**  
Advance Operating License Application after reaching 80% construction stage
- 05 EARLY MACHINE INSTALLATION**  
Allowing machinery installation during construction stage
- 06 TIME & COST SAVING**  
Plan Approval – Construction – CCC, Operating License - Operation



# CRITERIA

- 01 PLANNED INDUSTRY AREA**  
Available for planned industry area completed with Planning Permission and Earthwork, road & drainage approval.
- 02 LAND MATTERS FOR INDUSTRY**  
Land title for industry or any approval for industry development purposes
- 03 SITE AVAILABILITY**  
Site ready for construction
- 04 INFRASTRUCTURE**  
Infrastructure and utilities provided
- 05 EIA**  
EIA Report approved
- 06 TIA & RSA**  
TIA and RSA approved

## OSC 3.0 PLUS PROCESS



### PROJECT BRIEF & FACILITATION

1. Introduction (Company Background, total investment, products, manpower and development issues)
2. List of Consultants (PSP/SP)
3. Construction Concept (IBS/Conventional)
4. Project Timeline
5. Site plan & elevation plan
6. Illustration / 3D Plan
7. Plan Fee Calculation / Process Fee
8. Development Plan

### OSC 3.0 PLUS

1. Planning Permission Plan
2. Earthwork, Road & Drainage Plan
3. Building Plan
4. Landscape Plan
5. Streetlighting Plan

### COMMENCEMENT WORK

1. PA Preliminary Construction Work - Site Clearing, Hoarding, Temporary Quarters, Project Signage.
2. PA Pile Work, Site Foundation & Building work
3. Application of Temporary Building Permit

\* Notification of Work Commencement (Form B) will submitted through OSC 3.0 Plus after the Building Plan approval.

### FACILITATION

1. Monthly Project Status Report
2. Facilitation Session to be held if any occurring issues appears

3 Months before CCC (Valuation Department, MPKu)

### LICENSE APPLICATION (Stage 1)

- 2 Months before CCC / after reaching 80% construction stage
1. Composite License Form
2. Building Plan Approval
3. DOSH Certification (JKJ 112)

### CCC

1. F/F1 Forms
2. G1-G21 Forms

1. Tax Assessment Calculation
2. Building Plan Approval

### LICENSE APPLICATION (Stage 2)

1. CCC (Form F)
2. License Operating Approval

MPKu : Majlis Perbandaran Kulai; KFL: Kulai Fast Lane OSC: One Stop Centre; EIA: Environmental Impact Assessment; TIA: Traffic Impact Assessment; RSA: Road Safety Audit ;; CCC: Certificate of Compliance; DOSH: Department of Occupational Safety & Health; PSP: Principal Submitting Person