



MINISTRY OF DEVELOPMENT

NEGARA BRUNEI DARUSSALAM

EASE OF DOING BUSINESS

DEALING WITH CONSTRUCTION PERMITS



MINISTRY OF DEVELOPMENT

DEALING WITH CONSTRUCTION PERMIT

OVERVIEW:

Last year Brunei Darussalam was ranked **21** out of **189** economies with:

Dealing with Construction Permits ①

[View details »](#) [View methodology »](#) [Compare all economies »](#)

DB 2016 RANK	21	DB 2015 RANK ①	21	CHANGE IN RANK	0
DB 2016 DTF (% POINTS) ①	79.07	DB 2015 DTF (% POINTS) ①	79.08	CHANGE IN DTF (% POINTS) ①	-0.01

Indicator	Brunei Darussalam	East Asia & Pacific	OECD high income
Procedures (number) ①	14	14.7	12.4
Time (days) ①	119.0	134.6	152.1
Cost (% of warehouse rent) ①			
Building quality control ①			


Dealing with Construction Permits ①

DB 2016 RANK	21	DB 2015 RANK ①	21
DB 2016 DTF (% POINTS) ①	79.07	DB 2015 DTF (% POINTS) ①	79.08

No.	Procedure		
1	Obtain planning permission		
2	Obtain development permission		
3	Obtain permit to carry out building works from ABCI	30 days	no charge
* 4	Request and obtain temporary permit for hoarding	7 days	no charge
5	Qualified person submits commencement notice	1 day	no charge
6	Qualified person submits the notice of completion of the setting out and awaits confirmation	7 days	no charge
7	Receive inspection of setting out and approval	7 days	no charge
8	Qualified person submits the notice of completion of excavation for the foundation and awaits confirmation	7 days	no charge
9	Receive excavation inspection and approval	7 days	no charge
10	Request water connection and await approval of technical details	7 days	no charge
11	Receive inspection for sewage connection and approval to proceed with final connection	1 day	no charge
12	Obtain water connection from JKR	3 days	BND 3,000
13	Request final inspection and occupancy permit and await confirmation	7 days	no charge
14	Receive final inspection and occupancy permit	14 days	BND 750

* Takes place simultaneously with another procedure.

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DB2016 STANDING

DTF Score **79.07**

14 procedures

88 days

12.00 points in the index



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DEALING WITH CONSTRUCTION PERMIT

INITIATIVES AND REFORMS

Brunei Darussalam has made dealing with construction permits easier through implementation of 5 key reforms:

1

5 STEPS PROCEDURE

2

INTRODUCTION AND IMPLEMENTATION OF THE BUILDING CONTROL ORDER

3

RISK ASSESSMENTS OF APPLICATIONS

4

STREAMLINING OF APPROVAL OF PERMITS FOR COMMENCING CONSTRUCTION WORKS

5

INTRODUCTION OF ONEBIZ FOR APPLICATIONS



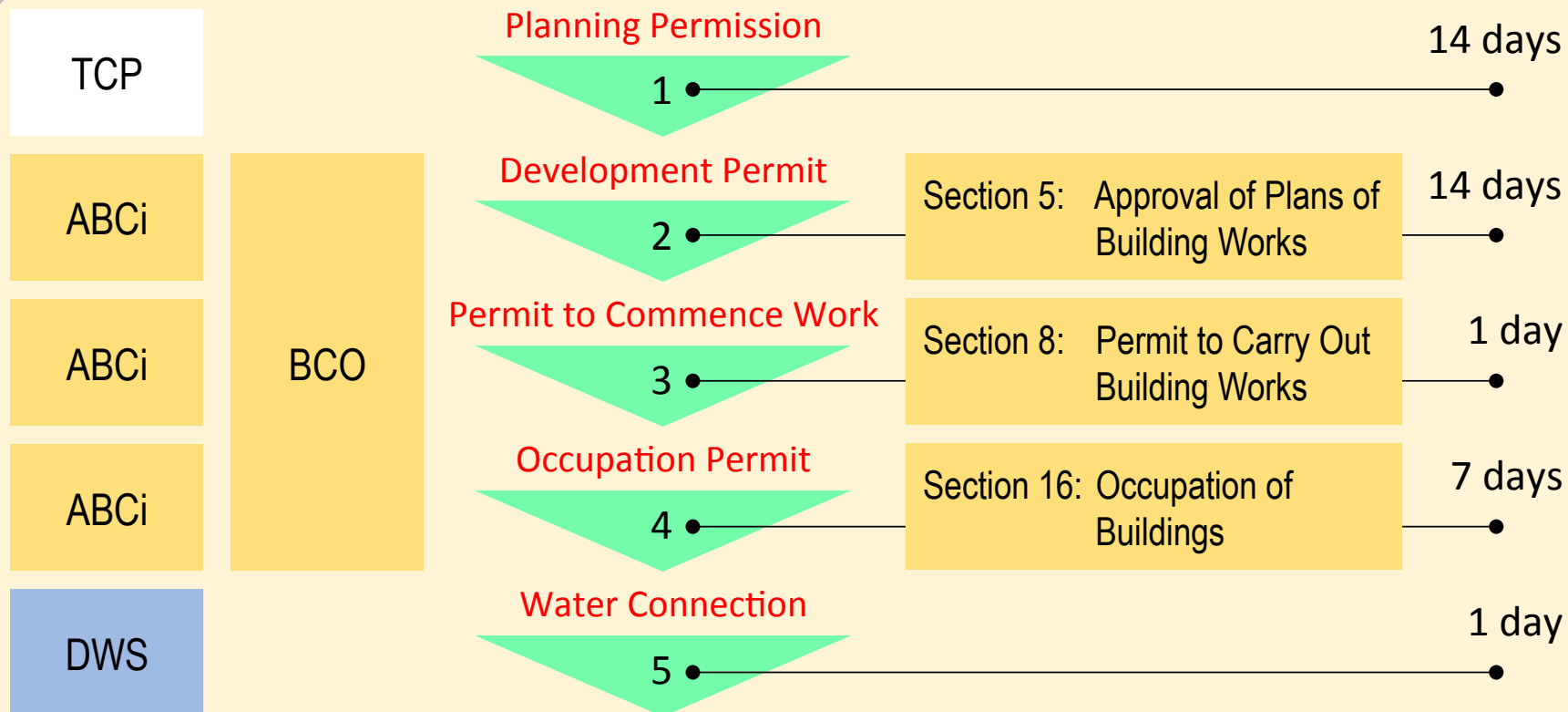
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INITIATIVES AND REFORMS

1

5 STEPS



TCP – Town and Country Planning

ABCi – Authority of Building and Construction Industry

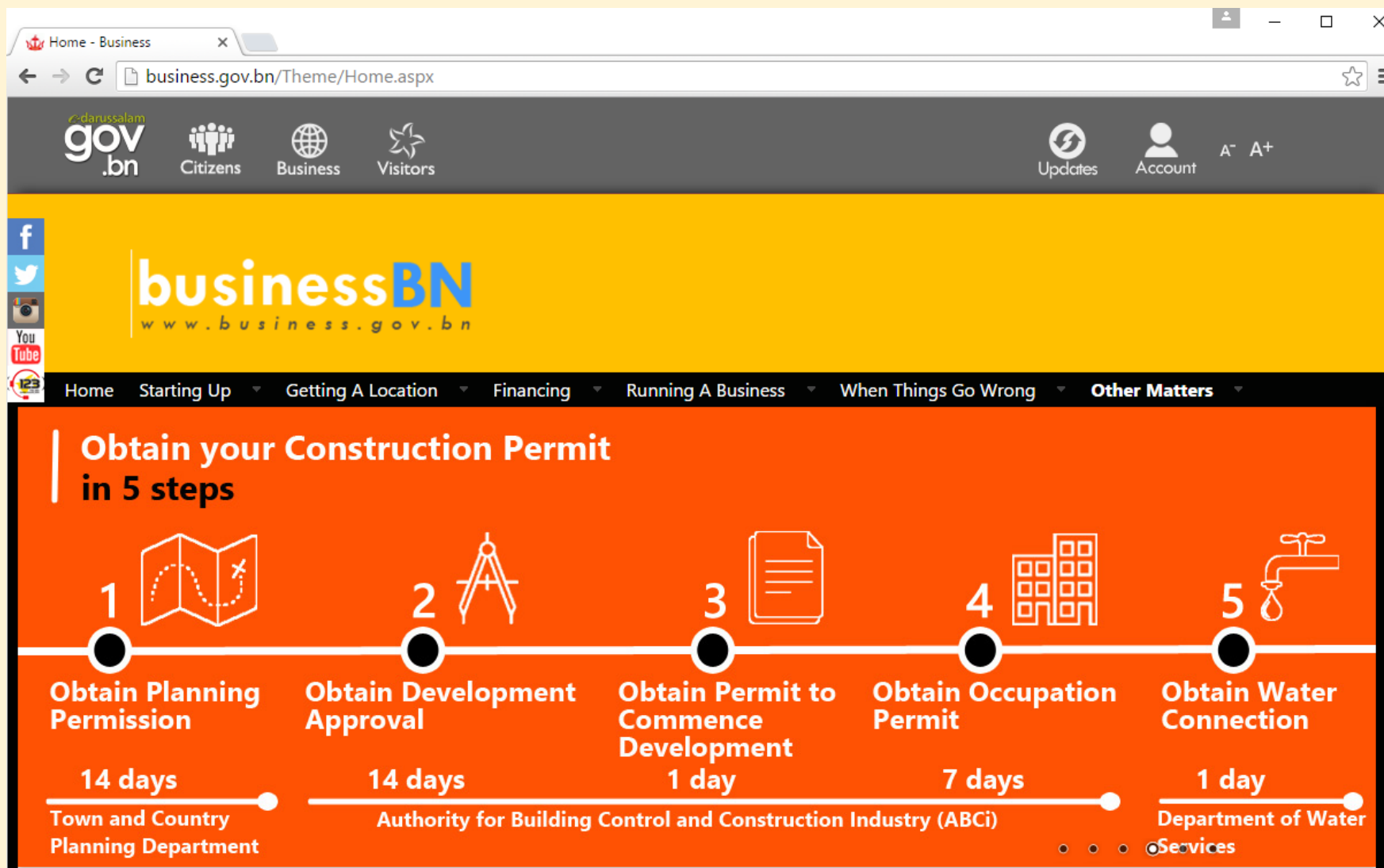
DWS- Department of Water Services



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5 STEPS IN OBTAINING CONSTRUCTION PERMIT ARE MADE TRANSPARENT





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INITIATIVES AND REFORMS

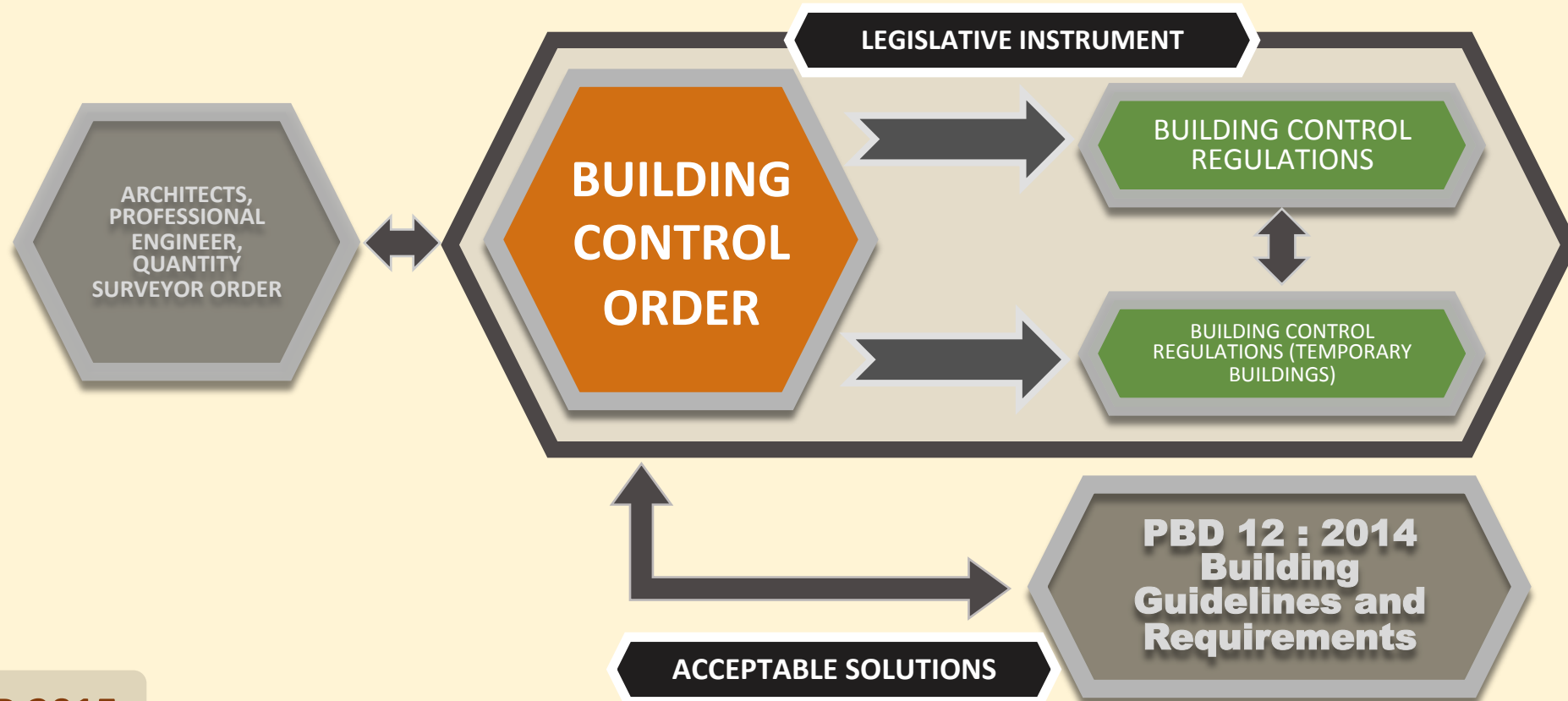
2 INTRODUCTION OF THE BUILDING CONTROL ORDER

? HOW DOES IT HELP?

The Building Control Order was introduced to clearly outline responsibilities including liability of Qualified Persons to ensure buildings meet safety standards

☀ WHEN?

EFFECTIVE 1ST NOVEMBER 2015





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INITIATIVES AND REFORMS

3

RISK BASED ASSESSMENTS OF APPLICATIONS



HOW DOES IT HELP?

Improves and speeds up internal processes for Development applications

RISK BASED ASSESSMENT OF APPLICATIONS (STEP 2):
- Applications are assessed based on their categories and the risks involved with respect to the Building Control Order and Building Control Regulations.



WHEN?

EFFECTIVE 1ST MARCH 2016



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INITIATIVES AND REFORMS



HOW ARE THE APPLICATIONS CATEGORIZED FOR RISK ?

ITEM	APPLICATION TYPE	GROSS FLOOR AREA		
		< 1,000 SQFT	> 1,000 SQFT < 4,000 SQFT	> 4000 SQFT
1 a	Residential – single unit	A	B	B
1 b	Residential – multiple units	B	B	B
2	Industrial	B	B	C
3	Commercial	B	B	C
4 a	Residential Renovation and Extensions	A	A	B
4 b	Commercial/ industrial Renovations and Extensions	B	B	C
5 a	Renovation of shop floor- Low risk	A	A	B
5 b	Renovation of shop floor- High risk	B	C	C

ITEM	APPLICATION TYPE	ACRES		
		0.25 ACRE OR LESS	0.25 ACRE to 1.0 ACRE	MORE THAN 1.0 ACRE
1	Earthworks	B	B	B

The response for current categories are revised as follows:

CATEGORY

RESPONSE

A

Approve on the spot

B

Approve with conditions, without requiring resubmission

C

Respond with conditions, require drawings to be resubmitted for checking



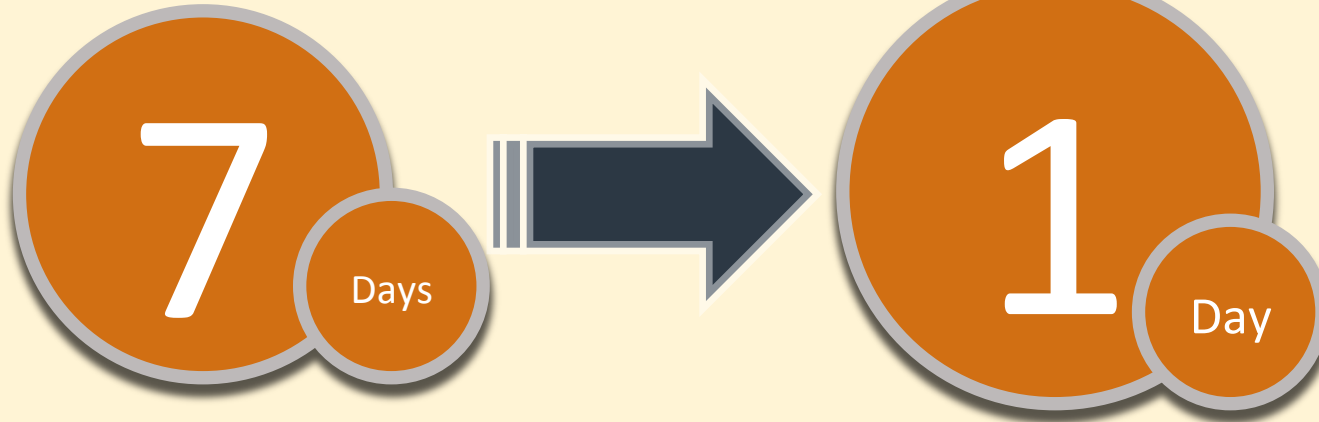
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INITIATIVES AND REFORMS

4

REDUCED PROCESSING TIME FOR STEP 3



?

WHEN

EFFECTIVE FROM 18TH
FEBRUARY 2016

?

HOW DOES IT AFFECT THE TOTAL DAYS IN
ACQUIRING A CONSTRUCTION PERMIT?

With the reduced time for step 3, the
total days are reduced to **37 days** from
43 days for Steps 1 through to 5

?

WHAT HAS CHANGED?

- Qualified Persons and Contractors take full responsibility of the site preparation as per the BCO
- Site visits are no longer required
- On the spot approval



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5

INTRODUCTION OF ONEBIZ FOR APPLICATIONS

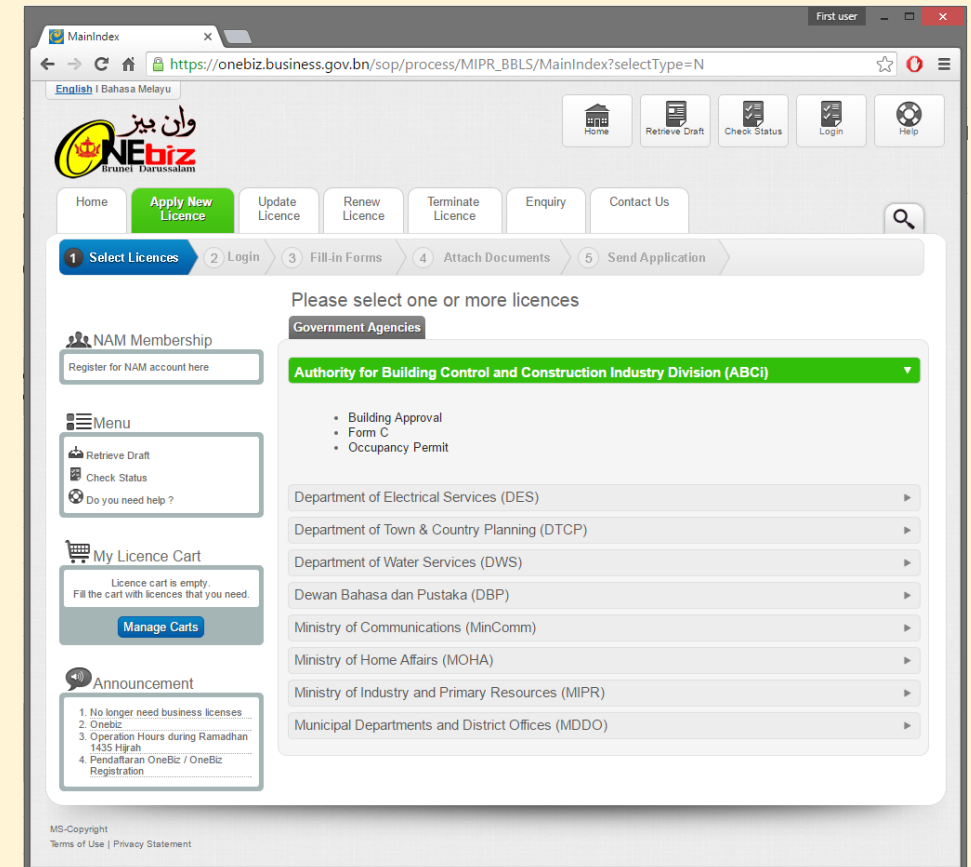
? HOW DOES IT HELP?

**MAKES IT EASIER FOR
QPS TO SUBMIT
APPLICATIONS**

**ALL NEW
APPLICATIONS ARE
NOW SUBMITTED
ONLINE VIA THE
ONEBIZ WEBSITE**

☀ WHEN?

**LAUNCHED 13TH APRIL
2016**





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INITIATIVES AND REFORMS

To further improve accessibilities of services, we have opened more avenues to businesses and public



WHAT HAS BEEN DONE?

BUSINESS HELPDESK:

Available daily to the public for inquiries about DWCP procedures

Since: 3rd February 2016

a

QP CLINICS:

QP Clinic #1:

11th & 13th February 2016

QP Clinic #2:

18th March 2015

QP Clinic #3:

18th April 2015

Future clinics are to be held every **3rd Friday** of each month

b

WORKDAY REFORM:

ABCI now operates on **Mondays to Fridays** to streamline its business days better with the private sector.

Since: 26th February 2016

c



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THANK YOU