



**MINISTRY OF DEVELOPMENT**

NEGARA BRUNEI DARUSSALAM

**AUTHORITY FOR BUILDING CONTROL AND CONSTRUCTION INDUSTRY(ABCi)**

**QUALIFIED PERSONS TRAINING SESSION [02/2017]**

***26<sup>TH</sup> OCTOBER 2017***



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## OBJECTIVES

? What are the objectives of the training sessions?

- The training sessions is one of ABCi's initiative as a **supplement to the monthly QP clinics**.
- It is held in smaller sessions to ensure **QPs have a clear understanding of the current processes and processes updates** relating to Dealing With Construction Permits



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## DEVELOPMENT APPROVALS PROCESS FLOW

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Q: How many procedures are there in Dealing With Construction Permits for Developments?

A: **6** Procedures



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## Dealing With Construction Permits

1



Obtain Planning Permission

**14 days**

Town and Country Planning Department  
-Apply online through eKP system

2



Obtain Development Approval

**14 days**

3



Obtain Permit to Commence Works

**1 day**

4



Request Inspection Date (OP)

**1 day**

5



Conduct Inspection (OP)

**1 day**

6



Obtain Occupation Permit (OP)

**7 days**

Authority for Building Control and Construction Industry (ABCI)  
-Apply online through OneBiz



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## ONE BIZ SUBMISSIONS

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What is Crucial in a Submission?

- All fields must be filled in **accurately**
  - This includes Lot Number, Kampong and Mukim
- Ensure that the **Client Details and QP Details are filled in accordingly**- details should be the QP's detail, not anyone else
  - Ensure that the client's phone numbers and email are filled in accurately in Borang A and OneBiz
- All files uploaded must be **current and complete**- no missing pages etc.

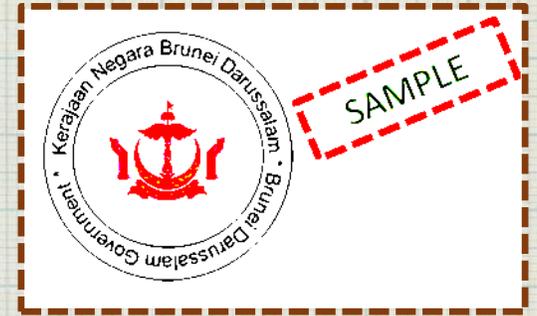


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## DIGITAL APPROVAL



- **Hardcopy for Drawings and Borang C is no longer required.** Simply download the documents from the approved application and the electronic stamp should be present to show that the application has been approved.
- This stamp is **present for all files uploaded**, including on all drawings approved. This is sufficient to be used.
- For Building Approvals and Occupation Permits, Digital Certificates are now used instead of Hard Copy approval letters, and **can be downloaded upon approval after payment is made if necessary.**



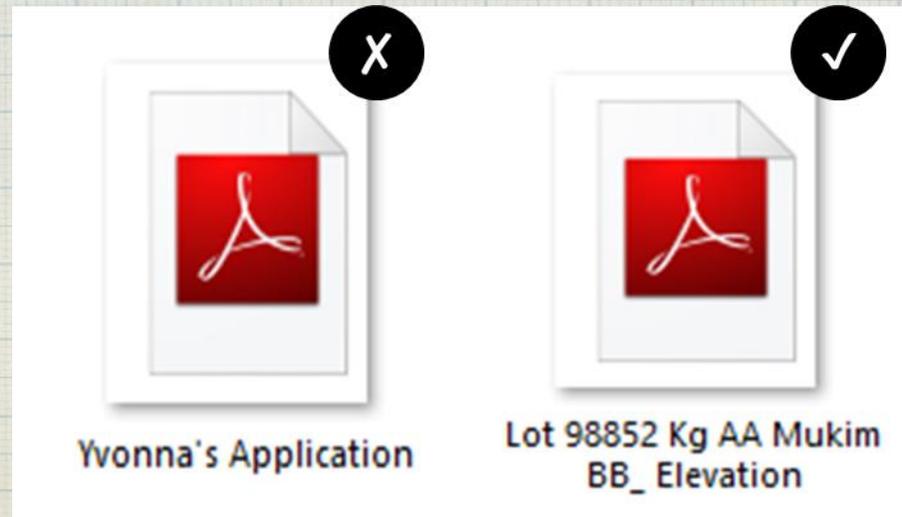
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## FILE NAMING

- Please be reminded that **ALL** attachments uploaded on OneBiz are **official submissions** and will be electronically stamped upon approval.
- As such, please ensure all files are named accordingly.





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## PAYMENTS

There are two Payments that may be required:

- Development Fees- Paid **during Building Approval**
- Bomba Fees- Including Drawing Audit Fees and Inspection Fees **to be paid during OP**

Payments can either be done Online or at the OneBiz Counter in the Design Technology Building.



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## AMENDMENTS

All amendments requested can now be uploaded on the same application. This means the reference number (N-201X-00XXXX) will remain the same.

This includes changes for information on the application itself that needs to be rectified, for example total floor area .

**When uploading amended drawings or documents, previous drawings and documents must be removed and replaced.**

Application can be amended up to three times with this method, after which the application will be rejected if it requires amendments more than three times. The application will have to be reuploaded as a new application if this happens.



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## FORMS

? Where can the latest Forms be obtained?

- The latest forms can be obtained through the **Ministry of Development's Website:**  
- [www.mod.gov.bn](http://www.mod.gov.bn)



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## FORMS- GENERAL

Forms submitted must be completely filled and signed by its respective parties.  
This applies to all forms including JPKE forms.

**Keterangan Pemilik Tanah / Penyewa Unit Kedai / Pemaju**  
Land owner/Developer/Tenant Particulars

**Nama Pemilik Tanah & No. KPP**  
Land owner's Name & NRIC No.  
**Contact Detail**  
Contact Detail  
**Tandatangan Pemilik Tanah**  
Land Owner's Signature

No. Telefon Bimbit  
Mobile Phone No.

**Nama Pemaju & No. KPP**  
Developer's Name & NRIC No.  
**Nama Syarikat Pemaju**  
Developer's Company Name  
**Contact Detail**  
Contact Detail  
**Tandatangan Pemaju**  
Developer's Signature

No. Telefon Bimbit  
Mobile Phone No.

For example, Land Owner field should not be filled in by Developer, unless the Developer is the Land Owner



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## FORM A

- QPs are required to state the existing service infrastructure as part of their feasibility study.
- This must be reflected in the drawings.
- eg. If there exists a government sewerline, then the proposal should not employ a septic tank for sewerage solutions.
- Electric tapping from 11KV main supply.

Prasarana yang sedia ada berdekatan tapak Existing infrastructure near site	Bekalan Elektrik Utama Main Electric Supply	<input type="checkbox"/> Ada Available	<input type="checkbox"/> Belum ada Not available
	Bekalan Air (Laluan paip air utama) Water Services (Main waterline)	<input type="checkbox"/> Ada Available	<input type="checkbox"/> Belum ada Not available
	Sistem Perparitan (longkang kerajaan) Drainage System (Government drain)	<input type="checkbox"/> Ada Available	<input type="checkbox"/> Belum ada Not available
	Sistem Pembetungan (government sewerline) Sewerage System (Government sewerline)	<input type="checkbox"/> Ada Available	<input type="checkbox"/> Belum ada Not available



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## FORM C

- Where applicable, the request for Temporary Water Supply Connection and/or Connection works to Government Sewerage system is to be marked.
- **Note that more than one can be ticked.**

Jenis Kemajuan Type of Building Works	<input type="checkbox"/> Kerja-kerja Tanah Earthworks	<input type="checkbox"/> Rumah Kedai Commercial & Residential	<input type="checkbox"/> Tambahan/Ubahsuai Rumah Residential Addition/Alteration/Renovation	<input type="checkbox"/> Tambahan/Ubahsuai Bangunan Komersial/Perindustrian Commercial/Industrial Addition/Alteration/Renovation
	<input type="checkbox"/> Rumah Kediaman Residential	<input type="checkbox"/> Perindustrian Industrial	<input type="checkbox"/> Komersial Commercial	<input type="checkbox"/> Ubahsuai Unit Kedai Shop Unit Renovation/Alteration
	<input type="checkbox"/> Bangunan Kerajaan Government Building	<input type="checkbox"/> Kerja-kerja Meroboh Demolition Works	<input type="checkbox"/> Kerja penyambungan bekalan air sementara Temporary water supply connection	<input type="checkbox"/> Kerja penyambungan ke sistem pembetungan kerajaan Connection works to government sewerage system



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## FORM E

- Where applicable, the request for Permanent Water Supply tariff transfers is to be marked
- **Note that more than one can be ticked**

Jenis Kemajuan Type of Building Works	<input type="checkbox"/> Kerja-kerja Tanah Earthworks	<input type="checkbox"/> Rumah Kedai Commercial & Residential	<input type="checkbox"/> Tambahan/Ubahsuai Rumah Residential Addition/Alteration/Renovation	<input type="checkbox"/> Tambahan/Ubahsuai Bangunan Komersial/Perindustrian Commercial/Industrial Addition/Alteration/Renovation
	<input type="checkbox"/> Rumah Kediaman Residential	<input type="checkbox"/> Perindustrian Industrial	<input type="checkbox"/> Komersial Commercial	<input type="checkbox"/> Ubahsuai Unit Kedai Shop Unit Renovation/Alteration
	<input type="checkbox"/> Bangunan Kerajaan Government Building	<input type="checkbox"/> Kerja-kerja Meroboh Demolition Works	<input type="checkbox"/> Perubahan tariff kepada bekalan air tetap Transfer of tariff to permanent water supply	



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## FORM E

- Where applicable, the Connection works to Government Sewerage system is to be marked to confirm the completion of connection works
- **Note that more than one can be ticked**

Jenis Kemajuan Type of Building Works	<input type="checkbox"/> Kerja-kerja Tanah Earthworks	<input type="checkbox"/> Rumah Kedai Commercial & Residential	<input type="checkbox"/> Tambahan/Ubahsuai Rumah Residential Addition/Alteration/Renovation	<input type="checkbox"/> Tambahan/Ubahsuai Bangunan Komersial/Perindustrian Commercial/Industrial Addition/Alteration/Renovation
	<input type="checkbox"/> Rumah Kediaman Residential	<input type="checkbox"/> Perindustrian Industrial	<input type="checkbox"/> Komersial Commercial	<input type="checkbox"/> Ubahsuai Unit Kedai Shop Unit Renovation/Alteration
	<input type="checkbox"/> Bangunan Kerajaan Government Building	<input type="checkbox"/> Kerja-kerja Meroboh Demolition Works	<input type="checkbox"/> Kerja penyambungan ke sistem pembetungan kerajaan Connection works to government sewerage system	



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## DUTIES OF QPS

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What Are the Duties of QP?

- **Ensure that everything designed is according to the current guidelines**
  - **QP's are responsible over their designs.**
  - **Rectifications must be made during OP if it does not follow the guidelines upon inspection.**
- **Depending on the type of projects, provide supervision as stipulated in the BCO**
- **To advise clients. For example during Borang C, ensuring that the Contractor appointed by the Client is registered with MOD and certificate is still valid**



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***THANK YOU!***