



QP DIALOGUE

2019/03

AUTHORITY FOR BUILDING CONTROL & CONSTRUCTION INDUSTRY

AGENDA

PROSES PERMOHONAN BAGI TUKANG PELAN - TP (*REGISTERED BUILDING DRAUGHTSMAN – RBD*)

PENYELARASAN PROSES KEMAJUAN

- KEBENARAN KEMAJUAN (*BUILDING APPROVAL - BA*)
- KEBENARAN MEMULAKAN KEMAJUAN (*PERMIT TO CARRY OUT BUILDING WORKS – FORM C*)
- PEMERIKSAAN (JENIS UJIAN)

PENJELASAN MENGENAI *TERMS* YANG DIGUNAPAKAI DI DALAM BCO, 2014

PROSES

- KERJA-KERJA MEROBOH
- PENUKARAN QP
- PENUKARAN PEMBINA

PERINGATAN

- DATA EEC BAGI BANGUNAN *NON-RESIDENTIAL*
- PEMBAYARAN YURAN BOMBA

SESI SOAL JAWAB

PROSES PERMOHONAN BAGI TUKANG PELAN

Selepas lesen Tukang Pelan diperbaharui di bawah Lembaga Arkitek, Jurutera Profesional dan Juruukur Bahan (BAPEQS), Tukang Pelan adalah dibenarkan untuk menghadapkan permohonan baru kepada ABCi melalui sistem Onebiz.

JENIS KEMAJUAN YANG DIBENARKAN DIJALANKAN OLEH TUKANG PELAN

Merujuk *Section 50G(4): Restrictions on Registered Building Draughtsmen, APEQS (Amendment) Order, 2018*

(4) Subject to subsection (1), the registered building draughtsman shall be entitled to submit to a building authority for approval of any plans of buildings for residence not exceeding two-storeys in height provided that the total built-up floor area does not exceed 300 square meters in any one or series of project in the same development by the same client.

Satu (01) unit rumah bagi satu (01) lot sahaja yang tidak melebihi dua tingkat dan 300 meter persegi

DIBENARKAN 	TIDAK DIBENARKAN 
 RUMAH BANGLO TIDAK MELEBIHI 300 SQM	 RUMAH TERES
 RUMAH SATU TINGKAT TIDAK MELEBIHI 300 SQM	 RUMAH KEMBAR
 RUMAH DUA TINGKAT TIDAK MELEBIHI 300 SQM	 RUMAH KLUSTER
 TAMBAHAN/UBAHSUAI RUMAH YANG SEDIA ADA TIDAK MELEBIHI 300 SQM	 RUMAH TIGA TINGKAT
	 RUMAH DUA TINGKAT SERTA ATTIC
	 RUMAH DUA TINGKAT SERTA BASEMENT

PERMOHONAN KEBENARAN KEMAJUAN (*BUILDING APPROVAL*)

PEMAJU INGIN MEMBINA SEBUAH RUMAH YANG TIDAK MELEBIHI
DUA TINGKAT DAN 300 METER PERSEGI

PEMAJU MELANTIK *QUALIFIED PERSON* (QP)
ARKITEK SEMASA PERINGKAT *BUILDING
APPROVAL*

QP menghadapi permohonan *Building
Approval* kepada pihak ABCi melalui sistem
Onebiz

Kebenaran Perancangan
Borang A
Site Report
Perjanjian QP & Pemaju (MOA / LOA / POA)
Complete Signed Drawings

PEMAJU MELANTIK TUKANG PELAN (TP) &
QUALIFIED PERSON (QP) JURUTERA
PROFESIONAL SEMASA PERINGKAT *BUILDING
APPROVAL*

TP menghadapi permohonan *Building
Approval* kepada pihak ABCi melalui sistem
Onebiz

Kebenaran Perancangan
Borang A (hendaklah ditandatangani oleh QP PE)
Site Report
Perjanjian TP & Pemaju (MOA / LOA / POA)
Complete Signed Drawings

PERMOHONAN KEBENARAN MEMULAKAN KEMAJUAN (*PERMIT TO CARRY OUT BUILDING WORKS*)

PEMAJU INGIN MEMULAKAN KEMAJUAN BAGI PEMBINAAN RUMAH YANG TIDAK MELEBIHI
DUA TINGKAT DAN 300 METER PERSEGI

**QUALIFIED PERSON (QP)
ARKITEK**

Arkitek / Jurutera Profesional
menghadapkan permohonan Borang C
kepada pihak ABCi melalui sistem Onebiz

Borang C
Structural Drawings yang telah disediakan
oleh Jurutera Profesional

TUKANG PELAN (TP)

Jurutera Profesional menghadapkan
permohonan Borang C kepada pihak ABCi
melalui sistem Onebiz

Borang C
Structural Drawings yang telah disediakan
oleh Jurutera Profesional

KENAPA TUKANG PELAN TIDAK DIBENARKAN MENGHADAPKAN PERMOHONAN BORANG C - KEBENARAN MEMULAKAN KEMAJUAN?

Tukang Pelan hanya dibenarkan untuk menyediakan *Architectural Drawings* dan menghadapkan permohonan *Building Approval* di bawah *Section 50G(1), APEQS (Amendment) Order, 2018*.

(1) A registered building draughtsman shall, notwithstanding the provisions of any written law to the contrary, be entitled to submit plans of buildings to the building authority in accordance with the restrictions specified in subsection (4) or such other restrictions as the Board thinks fit to impose.

Building Control Order, 2014 masih tidak berubah yang mana di bawah *Section 8(1): Permit to Carry Out Building Works* hendaklah dihadapkan oleh *Qualified Person*.

(1) Subject to this Order, an application for a permit to carry out any building works may be made to the Authority by the qualified person.

PERMOHONAN PERUBAHAN KEPADA PELAN YANG TELAH DILULUSKAN (*DEVIATION TO THE APPROVED PLAN*)

PEMAJU INGIN MEMBUAT PERUBAHAN KEPADA PELAN YANG TELAH DILULUSKAN DENGAN SYARAT PERUBAHAN RUMAH MASIH TIDAK MELEBIHI DUA TINGKAT DAN 300 METER PERSEGI

**QUALIFIED PERSON (QP)
ARKITEK**

QP menghadapkan permohonan *Building Approval (Deviation)* kepada pihak ABCi melalui sistem Onebiz

Kebenaran Perancangan (jika berkenaan)
Borang Perubahan Pelan
Amended Signed Drawings

TUKANG PELAN (TP)

TP menghadapkan permohonan *Building Approval (Deviation)* kepada pihak ABCi melalui sistem Onebiz

Kebenaran Perancangan (jika berkenaan)
Borang Perubahan Pelan
Amended Signed Drawings

PERMOHONAN KESIAPAN KEMAJUAN (OCCUPATION PERMIT - OP)

PEMBINAAN RUMAH YANG TIDAK MELEBIHI DUA TINGKAT DAN 300 METER PERSEGI TELAH SIAP DAN MEMATUHI PERINTAH KAWALAN BANGUNAN, 2014 & PERATURAN-PERATURAN KAWALAN BANGUNAN, 2014 SERTA GARISPANDU YANG BERJALAN PADA MASA INI

**QUALIFIED PERSON (QP)
ARKITEK**

Qualified Person Arkitek menghadapi permohonan OP kepada pihak ABCi melalui sistem Onebiz

Borang E, Borang JPKE
BCC, CCC, Laporan Kesiapan yang lengkap
Salinan bil air sementara (tiada tunggakan), Penomboran rumah dari Jabatan Ukur
Dokumen-dokumen yang berkenaan (Kebenaran, SD, Surat Rayuan seterusnya jika berkenaan)

TUKANG PELAN (TP)

Tukang Pelan menghadapi permohonan OP kepada pihak ABCi melalui sistem Onebiz

Borang E, Borang JPKE
BCC, CCC, Laporan Kesiapan yang lengkap
Salinan bil air sementara (tiada tunggakan), Penomboran rumah dari Jabatan Ukur
Dokumen-dokumen yang berkenaan (Kebenaran, SD, Surat Rayuan seterusnya jika berkenaan)

PROSES PERMOHONAN BAGI TUKANG PELAN

Mulai **01 OGOS 2019**, proses tersebut akan dikuatkuasakan bagi **SEMUA** permohonan termasuk projek-projek Tukang Pelan yang *ongoing* maka Tukang Pelan adalah tidak dibenarkan untuk menghadapkan permohonan Borang C.

Dipohonkan Tukang Pelan untuk menghadapkan senarai projek-projek yang masih *ongoing* tidak lewat **31 Julai 2019** kepada pihak ABCi melalui emel **ukk.abci@mod.gov.bn**

PENYELARASAN PROSES KEMAJUAN – ONEBIZ

- Sebagai peringatan, adalah dimaklumkan untuk **tidak** memberi *username* dan *password* QP/TP kepada sesiapa memandangkan QP/TP adalah bertanggungjawab **sepenuhnya** di atas semua dokumen-dokumen (termasuk pelan-pelan, rekod-rekod, pengakuan-pengakuan, laporan-laporan, notis-notis dan seterusnya) yang dihadapkan kepada pihak ABCi melalui sistem Onebiz seperti yang diakui di dalam Borang A, Borang C, Borang Perubahan Pelan dan Borang E.
- Adalah diperingatkan juga tanggungjawab QP/TP untuk mematuhi *Architects, Professional Engineers and Quantity Surveyors (Professional Conduct and Ethics), Rules, 2018*

Authorisation of giving permit, licence or approval of any building authority

3. (1) An architect shall not, for the purpose of obtaining any permit, licence or approval of the building authority, sign any drawings, plans or specifications which are not prepared by him or any member of the staff under his supervision, unless he has personally scrutinised and checked those drawings, plans or specifications.

(2) A professional engineer shall not, for the purpose of obtaining any permit, licence or approval of any building authority, sign any plans or calculations which neither he nor any member of his staff under his supervision verified, checked or prepared.

PENYELARASAN PROSES KEMAJUAN – KEBENARAN KEMAJUAN (*BUILDING APPROVAL - BA*)

- Tatacara mengisi ruang-ruang di dalam sistem Onebiz bagi permohonan Onebiz - BA
 - *Planning Permission*
 - *Application Details*
 - *Landlord Details*
 - *Building Details*
 - *Land Area Details and Land Special Condition*
 - *Floor Area Particulars*
 - *Plot Ratio*
 - *Earthwork Requirement*
 - *External Building Particulars*
 - *Building Door Particulars*
 - *Roof Particulars*
 - *Car Park Particulars*
 - *Existing Basic Development/Facilities*
 - *Authorised Person Particulars/Qualified Person*

Page 1 Page 2

Application For New Building / Renovation / Earthworks Approval (Page 1 out of 2)

Planning Permission

eKP ID No. : **Retrieve**

Title :

Planning Permission No. :

Approval Date :

Licensing Authority

* Licensing Authority : Authority for Building Control and Construction

* Pre-submission Done? (if applicable) No Yes

Application Details

Application Type : New Building/Renovation/Earthworks

Others :

Building Type: eg. Mall, Terrace :

Building Use: eg. Workshop, Cinema :

Kampong :

Mukim :

Daerah :

Lot No :

LTS No or Plot No :

EDR No :

Address :

For **Kebenaran Perancang** dated 2019 onwards (if applicable), please ensure that the **eKP ID No.** is added and click "**Retrieve**". Data will be pulled and details of the application will be automatic (applicant to check the details retrieved are correct). If the application does not require planning approval (i.e earthworks, certain shop units), this part may be left blank. However, *Title* should be filled out for **ALL** applications.

If the "*Planning Permission*" section above has been left blank, please ensure that this part is filled manually for **ALL** application types. If the data has been retrieved from the eKP ID No., please check to ensure the details are correct.



Ramadhan 1440

4 Jun 2019

Yang Mulia

Negara Brunei Darussalam



KEBENARAN PERANCANGAN
CADANGAN

BILANGAN PENDAFTARAN : [REDACTED]
NO LOT / LTS / PLOT : [REDACTED]
KAMPUNG : [REDACTED]
MUKIM : [REDACTED]
DAERAH : [REDACTED]

[REDACTED] hormat merujuk permohonan Tuan bertarikh 15 Mei 2019 melalui sistem ID bilangan [REDACTED] untuk mendapatkan Kebenaran Perancangan bagi [REDACTED]

Syarat Am:

- 1. Bilangan Pendaftaran**
Kemajuan ini dibenarkan seperti pelan yang telah disemak oleh Jabatan ini di bawah bilangan pendaftaran [REDACTED]
- 2. Tempoh Kebenaran Perancangan**
Satu tahun dari tarikh surat Kebenaran Perancangan ini dikeluarkan.
- 3. Perubahan Pelan**
Sebarang perubahan kepada pelan yang telah diluluskan hendaklah dipohonkan kebenaran dari Jabatan Perancang Bandar dan Desa.
- 4. Zon Perancangan**
Zon perancangan bagi Lot ini adalah [REDACTED]

Syarat Khusus:

1. Parameter Perancangan

- a. Jenis bangunan yang dibenarkan ialah [REDACTED]

- BERTARIKH 2019
- SISTEM ID BILANGAN XXXX

Landlord Details

Name :

NRIC :

Address :

Home Tel No :

Mobile No :

Name of another landowner :

Next

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Landlord details refer to the **LAND OWNER** in the *Land Title*. This may not necessarily be the *Developer* of the project.

Building Details

* Number of Building(s) : Please fill N/A for Earthworks requirement

* Number of Floor(s) : Please fill N/A for Earthworks requirement

Floor area to be measured from outside of walls.

Land Area Details and Land Special Condition

Acre :

Hectare :

Land Condition :

Floor Area Particulars

Floor Area ✕

* Unit No :

* Block : Example: Block A, Block B, etc

* Floor : Example: Ground, B1, 1st, 2nd, etc

* Floor Area : square meter

Add More Floor

Estimated Project Cost : BND

Total Floor Area : 0.00 square meter

EKP approved total floor area :

Land Area details and Land Special Condition :

For earthworks applications please fill **N/A** as it is not applicable.

Where data is not retrieved from the eKP system, please fill this part out manually (if applicable to the type of application).

Ensure that **Floor Area Particulars** is filled out completely. *Estimated Project Cost* would typically reflect the client's budget. *Total Floor Area* is to be filled out manually. *Floor Area* will reflect the floor area based on each floor. The *Total Floor Area* should typically be the same as *EKP approved total floor area* unless the application is an extension OR deviation (it may vary).

Plot Ratio	
Allowed Plot Ratio :	<input type="text"/>
Total of Plot Ratio :	<input type="text"/>
Earthwork Requirement	
Land Development Approval :	<input type="text"/>
Registration Bill :	<input type="text"/>
Registration Date :	<input type="text"/>
Approval Status (OP) :	<input type="text"/>
Completion Date (OP) :	<input type="text"/>
Is it Required to Apply for Earthworks :	<input type="text"/>
Provide Reason if Earthwork Does Not Need to be Applied :	<input type="text"/>

Where data is not retrieved from the eKP system, please fill this part out manually (if applicable to the type of application).

Please ensure *Earthwork Requirement* is filled out correctly. Please indicate YES / NO for *Land Development Approval*. *Registration Bill* will reflect the **reference no.** (i.e N-201X-00XXXX) of the *Building Approval* issued. *Registration Date* will reflect the **DATE** of the *Building Approval* issued. Please indicate the *Approval Status (OP)* by stating the **reference no.** (i.e N-201X-00XXXX) of OP application. *Completion Date (OP)* will be the **DATE** *Occupation Permit* for the Earthworks was issued. If no earthworks is required, please ensure the reason is indicated (i.e flat land, shop unit, etc).

The image shows a screenshot of a web form with five main sections, each with a dark blue header and a light grey body. Red arrows point from the text on the right to specific fields in the form.

- External Building Wall Particulars:** Header "External Building Wall Particulars". Body contains "External Building Wall" with a close icon (X). Below are "Material:" and "Colour:" input fields, and a blue button "Add More Wall Material".
- Building Door Particulars:** Header "Building Door Particulars". Body contains "Building Door" with a close icon (X). Below are "Material:" and "Colour:" input fields, and a blue button "Add More Door Material".
- Roof Particulars:** Header "Roof Particulars". Body contains "Roof" with a close icon (X). Below are "Material:" and "Colour:" input fields, and a blue button "Add More Roof Material".
- Car Park Particulars:** Header "Car Park Particulars". Body contains "Car Park". Below are "Total Parking Lots:" and "Total Loading / Off-loading Lots:" input fields.
- Existing Basic Development Facilities:** Header "Existing Basic Development Facilities". Body contains a list of utility services, each with a red asterisk icon, an input field, and a "Please click for options" link:
 - Electricity Supply: [input field]
 - Amount of Capacity applied: [input field]
 - Water Supply: [input field]
 - Other water supply: [input field]
 - Drainage: [input field]
 - Type of drainage: [input field]
 - Sewage: [input field]
 - Other Sewage: [input field]

Details of *External Building Wall Particulars*, *Building Door Particulars*, *Roof Particulars* and *Car Park Particulars* should be filled out if applicable to the application (i.e new developments commercial, industrial AND residential).

Under *Existing Basic/Development Facilities*, kindly ensure the **amount of kV** is indicated if applicable to the application. You may fill out **N/A** for applications such as earthworks, shop unit renovations, house extensions etc. *Amount of Capacity* applied will be **N/A** for applications such as earthworks, shop units renovations, house extensions etc. You should indicate **AVAILABLE / NOT AVAILABLE** for *Water Supply* for **all** types of applications. This reflects whether main water supply is readily available. *Other Water Supply* reflects the types of other water supply available (i.e use of water tanks). You should indicate **AVAILABLE / NOT AVAILABLE** for *Drainage* if roadside drain is readily available. *Type of Drainage* shall indicate whether it is earth drain, concrete etc. You should indicate **AVAILABLE / NOT AVAILABLE** for *Sewage* if Government Sewerline is readily available. If not available, kindly indicate **type of sewage** being used (i.e Septic Tank) under *Other Sewage*. The above information should be **completely filled** if applicable for the type of application submitted.

Authorized Person Particulars/ Qualified Person

* Name of first Qualified Person :

* Name of second Qualified Person :

* Company Name :

* Company Address :

Qualified Person Registration No :

Expiry Date For Qualified Person Registration :

Office Tel No :

Mobile No :

Previous

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*Name of First Qualified Person is the name of the Qualified Person who has obtained the Kebenaran Perancang. Name of Second Qualified Person will be the Qualified Person submitting the application for Building Approval. **The two QP's will only vary IF there has been a change of QP.** The following details such as *Company Name, Company Address, Qualified Person Registration No., Expiry Date for Qualified Person Registration, Office Tel No. and Mobile No.* shall be that of the **second** Qualified Person.*

LAPORAN TAPAK – KEBENARAN KEMAJUAN (*BUILDING APPROVAL - BA*)

- Sila pastikan gambar / laporan yang dihadapkan adalah jelas, lengkap dan gambar-gambar tersebut diberi nota (*annotations*).
- Diperingatkan kepentingan laporan tapak yang berkualiti untuk memastikan keadaan tapak yang betul.
- Laporan tapak adalah sebahagian tanggungjawab QP/TP untuk menyediakan *Feasibility Study*.

LAPORAN TAPAK – KEBENARAN KEMAJUAN (*BUILDING APPROVAL - BA*)

Contoh laporan tapak yang tidak lengkap dan tidak jelas:



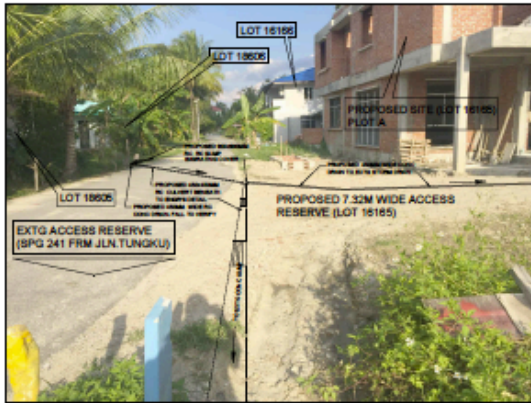
LAPORAN TAPAK – KEBENARAN KEMAJUAN (*BUILDING APPROVAL - BA*)

Contoh laporan tapak yang tidak lengkap dan tidak jelas:



LAPORAN TAPAK – KEBENARAN KEMAJUAN (*BUILDING APPROVAL - BA*)

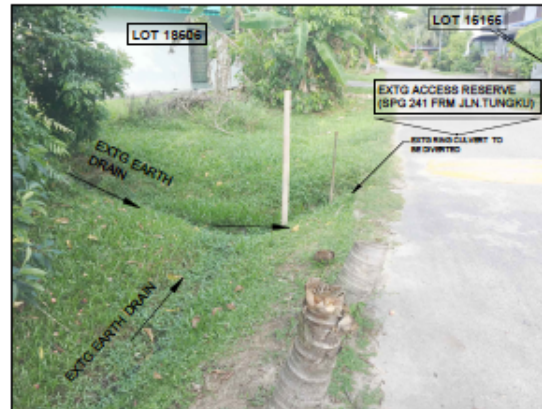
Contoh laporan
tapak yang jelas:



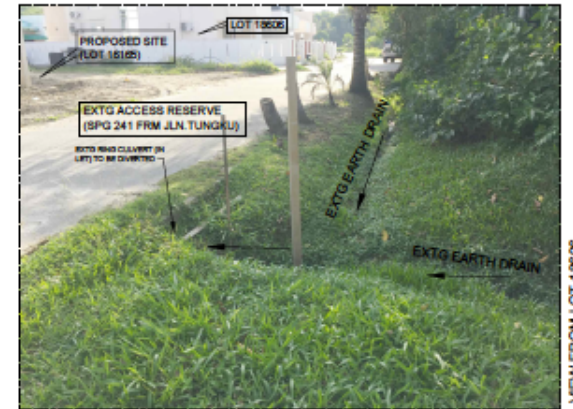
VIEW FROM EXTG CONC SUMP
(PROPOSED ALIGNMENT OF NEW CONC DRAIN)



VIEW FROM LOT 18164
(EXTG CONC SUMP AND ROAD SIDE CONC DRAIN)



VIEW FROM LOT 18605
(EXTG EARTH DRAIN)



VIEW FROM LOT 18606
(EXTG EARTH DRAIN)

LAPORAN TAPAK – KEBENARAN KEMAJUAN (*BUILDING APPROVAL - BA*)

Contoh laporan tapak yang jelas:

Site Access Way



Existing Access road from Spg 52, Jalan Mata-mata from Spg 52-19



Existing Access Road for Simpang 52-19, of Jln Mata-mata facing from Spg 52



Existing Access Road for Simpang 52-19, of Jln Mata-mata facing towards Lot 21952 and 21951.

Site Current Condition



View 1 - Current Site Condition of Lot 21951, Kg Mata-mata Showing of Existing Abandoned House to be demolished facing from front side from Simpang 52-19, Jln Mata-mata



View 2 - Current Site Condition of Lot 21951, Kg Mata-mata Showing of Existing Abandoned House to be demolished facing from front side from Simpang 52-19, Jln Mata-mata



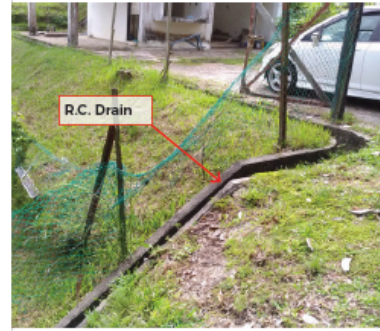
View 3 - Current Site Condition of Lot 21951, Kg Mata-mata Showing of the existing accessway and services from Lot 21951.



View 4 - Current Site Condition of Lot 21951, Kg Mata-mata Showing of the existing abandoned house of Lot 21951 and neighbouring abandoned house Lot 21952.



View 5 - Current Site Condition of Lot 21951, 21952 and 21953 showing the existing abandoned house to be demolished.



View 6 - Existing R.C. Drainage from Lot 21951




View 7 - Existing R.C. Drainage from Lot 21951



View 8 - View of Existing Access road of Simpang 52-19, facing towards Lot 21951.

BORANG C – Kebenaran Memulakan Kemajuan FORM C – Permit to Carry Out Building Works



**AUTORITI KAWALAN BANGUNAN DAN INDUSTRI
PEMBINAAN (ABC), KEMENTERIAN PEMBANGUNAN,
NEGARA BRUNEI DARUSSALAM**
AUTHORITY FOR BUILDING CONTROL AND CONSTRUCTION INDUSTRY (ABC)
MINISTRY OF DEVELOPMENT, BRUNEI DARUSSALAM

C1

**PERMOHONAN KEBENARAN MEMULAKAN KEMAJUAN
PERINTAH KAWALAN BANGUNAN 2014, BAB 8**
Permit to Carry Out Building Works
Building Control Order 2014, Section 8

Keterangan Projek
Project Details

Tajuk Projek
Project Title

Keterangan Projek Project Details	No. LOT/LTS/PLOT/UNIT or/LOT/PLAT/UNIT No.	Kampung Village	Daerah Distrik
		<input type="checkbox"/> Mulum <input type="checkbox"/> Malim	<input type="checkbox"/> Belait <input type="checkbox"/> Temburong <input type="checkbox"/> Tutong <input type="checkbox"/> Brunei Muara

Keterangan Pemohon
Applicant Details

Jenis Pemohon
Type of Applicant

<input type="checkbox"/> Peribadi Individual	<input type="checkbox"/> Perniagaan Business	<input type="checkbox"/> Perseorangan Individual	<input type="checkbox"/> Perseorangan Individual
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Nama & No. KP
Name & NRIC No.

Tandatangan Signature	Tandatangan Signature	Tarikh Date	Tarikh Date
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Saya yang bertandatangan di atas mengaki bahawa semua perincian saya sebagai Pemohon di bawah Bab 12(1) Perintah Kawalan Bangunan, 2014 adalah dipertanggungjawabkan. Saya bertandatangan telah dilantik untuk menjalankan projek (bagi kerja-kerja bangunan dan jika berkenaan, kerja-kerja bangunan di bawah tanah). Orang bertandatangan telah dilantik untuk memulakan projek (bagi kerja-kerja bangunan dan jika berkenaan, kerja-kerja bangunan di bawah tanah). Saya mengaki bahawa semua maklumat (termasuk pelan-pelan, pengiraan-pengiraan, sifir-sifir, laporan-laporan, rekod-rekod, nota-notis atau dokumen-dokumen yang lain) yang diberi atau dihidangkan adalah betul dan benar.

I the undersigned above, hereby confirm my appointment by the Developer under Section 12(1) of the Building Control Order, 2014 as the Qualified Person for the above said building works. I hereby declare that the above said building works will be carried out in accordance to the Building Control Order, 2014. The relevant plans approved by the Authority and supplied by a Qualified Person, as well as, the terms and conditions of the Building Approval, I shall be responsible for the overall development for the above said works and hereby declare of information (plans, declarations, certificates, reports, records, notices or any other documents) given or submitted is correct and true.

Keterangan Pembaikan
Improvement Details

Syarikat Pembaikan Alter Company	Nama Pemilik Syarikat & No. KP Builder Company Owner's Name & NRIC No.	Tandatangan Pembaikan & Cop Rasmi Syarikat Builder's Signature and Official Company Stamp	Tarikh Date
Syarikat Pembaikan Alter Company	Name of Builder Company Owner's Name & NRIC No.	Builder's Signature and Official Company Stamp	Date


Jika kerja pembaikan berkaitan sistem bekalan air sementara TIDAK diperlukan, sila nyatakan dalam mengempanya (Contoh: Ubahsuai unit badai, tambahan rumah):
(If temporary Water Supply Connection is not required, please state reason (Example: Only Unit Renovation, House Extension))

Syarikat Pembaikan Alter Company	Nama Pemilik Syarikat & No. KP Builder Company Owner's Name & NRIC No.	Tandatangan Pembaikan & Cop Rasmi Syarikat Builder's Signature and Official Company Stamp	Tarikh Date
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Jika kerja pembaikan berkaitan sistem bekalan air sementara TIDAK diperlukan, sila nyatakan dalam mengempanya (Contoh: Ubahsuai unit badai, dalam pembaikan bangunan sebelum ada):
(If temporary Water Supply Connection is not required, please state reason (Example: Only Unit Renovation, Start Renovation not available))

Saya yang bertandatangan di atas mengaki bahawa saya sebagai Pemohon (yang memulakan Lesen Pembaikan yang sah) telah dilantik oleh Pemohon (terbabit di bawah Bab 12(1) Perintah Kawalan Bangunan, 2014). Saya mengaki bahawa perincian kerja-kerja bangunan akan mematuhi Perintah Kawalan Bangunan, 2014, Peraturan-Peraturan Kawalan Bangunan, 2014, pelan-pelan yang telah disediakan oleh Orang Bertandatangan dan dibekalkan oleh Pihak Berkuasa serta syarat-syarat Kebenaran Kemajuan dan mematuhi Akta Bekalan Air. Saya akan bertanggungjawab ke atasnya terhadap kerajaan terbabit di atas. Saya mengaki bahawa semua maklumat (termasuk pelan-pelan, pengiraan-pengiraan, sifir-sifir, laporan-laporan, rekod-rekod, nota-notis atau dokumen-dokumen yang lain) yang diberi atau dihidangkan adalah betul dan benar.

I the undersigned above, hereby confirm my appointment by the Developer under Section 12(1) of the Building Control Order, 2014 as the Qualified Person for the above said building works. I hereby declare that the above said building works will be carried out in accordance to the Building Control Order, 2014, Building Control Regulations, 2014, the relevant plans approved by the Authority and supplied by a Qualified Person, as well as, the terms and conditions of the Building Approval and Water Supply Act. I shall be responsible for the overall development for the above said works and hereby declare of information (plans, declarations, certificates, reports, records, notices or any other documents) given or submitted is correct and true.



**AUTORITI KAWALAN BANGUNAN DAN INDUSTRI
PEMBINAAN (ABC), KEMENTERIAN PEMBANGUNAN,
NEGARA BRUNEI DARUSSALAM**
AUTHORITY FOR BUILDING CONTROL AND CONSTRUCTION INDUSTRY (ABC)
MINISTRY OF DEVELOPMENT, BRUNEI DARUSSALAM

C2

**PERMOHONAN KEBENARAN MEMULAKAN KEMAJUAN
PERINTAH KAWALAN BANGUNAN 2014, BAB 8**
Permit to Carry Out Building Works
Building Control Order 2014, Section 8

Keterangan Projek
Project Details

Tajuk Projek Project Title	No. LOT/LTS/PLOT/UNIT or/LOT/PLAT/UNIT No.	Kampung Village	Daerah Distrik
		<input type="checkbox"/> Mulum <input type="checkbox"/> Malim	<input type="checkbox"/> Belait <input type="checkbox"/> Temburong <input type="checkbox"/> Tutong <input type="checkbox"/> Brunei Muara

Keterangan Pemohon
Applicant Details

Tandatangan Signature	Tandatangan Signature	Tarikh Date	Tarikh Date
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Pengisytiharan
Declaration

Saya yang bertandatangan di bawah mengaki bahawa saya sebagai Orang Bertandatangan telah dilantik oleh Pemohon (terbabit di bawah Bab 12(1) Perintah Kawalan Bangunan, 2014) bagi kerja-kerja bangunan tersebut. Saya mengaki bahawa kerja-kerja bangunan tersebut akan dilaksanakan. Saya mengaki bahawa semua maklumat (termasuk pelan-pelan, pengiraan-pengiraan, sifir-sifir, laporan-laporan, rekod-rekod, nota-notis atau dokumen-dokumen yang lain) yang diberi atau dihidangkan adalah betul dan benar.

I the undersigned below, hereby confirm my appointment by the Developer under Section 12(1) of the Building Control Order, 2014 as the Qualified Person for the above said building works. I hereby declare that the above said building works will be carried out in accordance to the Building Control Order, 2014, Building Control Regulations, 2014, the relevant plans approved by the Authority and supplied by a Qualified Person, as well as, the terms and conditions of the Building Approval. I shall be responsible for the overall development for the above said works and hereby declare of information (plans, declarations, certificates, reports, records, notices or any other documents) given or submitted is correct and true.

Syarikat Arkitek (jika berkenaan) Architect Company (if applicable)	Nama Name	Tandatangan Signature	Tarikh Date
Syarikat Jurutera Profesional CBS (jika berkenaan) CBS Professional Engineer Company (if applicable)	Name	Signature	Date
Syarikat Jurutera Profesional Mekanikal (jika berkenaan) Mechanical Professional Engineer Company (if applicable)	Name	Signature	Date
Syarikat Jurutera Profesional Elektrikal (jika berkenaan) Electrical Professional Engineer Company (if applicable)	Name	Signature	Date
Syarikat Tukang Pelan (jika berkenaan) Registered Building Draughtsman Company (if applicable)	Name	Signature	Date
Nama Accredited Checker (jika berkenaan) Name of Accredited Checker (if applicable)	Name Syarikat Company Name	Signature	Date

- Akan dikuatkuasakan mulai **01 OGOS 2019** walaubagaimanapun, akan diberi grace period selama 1 bulan.
- Jika masih terdapat permohonan Borang C selepas **01 SEPTEMBER 2019** yang menghadapkan borang lama, permohonan tersebut akan ditolak.

PEMERIKSAAN JENIS-JENIS UJIAN YANG DIPERLUKAN

Ujian-ujian Air (Jabatan Perkhidmatan Air, Jabatan Kerja Raya)

- 3 unit rumah ke atas
- Bangunan Perumahan (termasuk *walk up flat, apartment*)
- Bangunan Komersial
- Bangunan Perindustrian

Ujian Bomba (Jabatan Bomba dan Penyelamat)

- 4 unit rumah ke atas
- Bangunan Perumahan (termasuk *walk up flat, apartment*)
- Bangunan Komersial
- Bangunan Perindustrian
- Unit Kedai

Ujian Pembetulan (Jabatan Saliran dan Pembetulan, Jabatan Kerja Raya)

- Jika terdapat penyambungan kepada Sistem Pembetulan Kerajaan bagi apa jua pembinaan



UJIAN PEMBETUNGAN (JABATAN SALIRAN DAN PEMBETUNGAN, JABATAN KERJA RAYA)

Bagi penyambungan kepada Sistem Pembetulan Kerajaan bagi apa jua pembinaan.

DDS akan mengeluarkan borang DDS-DCU 04.

Dipohonkan QP/TP untuk menghadapkan salinan borang tersebut semasa permohonan OP (jika diperlukan).

DDS-DCU 04

 **JABATAN KERJA RAYA**
JABATAN SALIRAN DAN PEMBETUNGAN
Unit Kawalan Kemajuan (Pembetulan) 

DDS-DCU04-_____

SENARAI SEMAK PEMERIKSAAN SEBELUM PENEBUKKAN DINDING LURANG / MEMBINA LURANG BARU DI ATAS SALURAN PAIP PEMBETUNGAN KERAJAAN
(Untuk kegunaan Pejabat Sahaja)

TARIK : _____

LOT/LTS/PLOT : _____

ARKITEK/KONSULTAN/PEMABU/
PEMILIK TANAH : _____

KONTRACTOR : _____

A. SEBELUM PEMERIKSAAN KETAPAK

1. Laporan 'Water Tightness and Light Test'.	-	Ada	<input type="checkbox"/>	Tiada	<input type="checkbox"/>
2. Kaputusan ujian.	-	Lulus	<input type="checkbox"/>	Gagal	<input type="checkbox"/>

B. PEMERIKSAAN KETAPAK SEBELUM PENEBUKKAN DINDING LURANG / MEMBINA LURANG BARU DI ATAS SALURAN PAIP PEMBETUNGAN KERAJAAN

Tarikh pemeriksaan: _____ Tarikh pemeriksaan terdahulu: _____

1. Kerja-kerja sistem pembetulan di dalam kawasan Lot dilaksanakan.	-	Stop	<input type="checkbox"/>	Belum	<input type="checkbox"/>
2. Ketersihan lurang dan paip pembetulan baru.	-	Diberahikan	<input type="checkbox"/>	Belum diberahikan	<input type="checkbox"/>
3. Lurang baru terakhir diambatkan (jika) sebelum penebukkan lurang / membina lurang baru di atas saluran paip pembetulan Kerajaan dibuat.	-	Sudah	<input type="checkbox"/>	Belum	<input type="checkbox"/>

SOKONGAN

1. Belum dilaksanakan sepenuhnya dan perlu pemeriksaan semula. <small>Perhatian : Pemeriksaan semula akan dilaksanakan dalam tempoh</small>	-		<input type="checkbox"/>		
TIGA (3) HARI BEKERJA.					
2. KEBENARAN DIBERIKAN untuk membuat kerja-kerja penebukkan dinding lurang / membina lurang baru di atas saluran paip pembetulan Kerajaan.	-		<input type="checkbox"/>		

Diperiksa oleh: _____ (Nama Pemeriksa) _____ (T/Tangan & Tarikh)

Diaahkan oleh: _____ (Nama Bahagian / Unit) _____ (T/Tangan & Tarikh)

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PENJELASAN MENGENAI *TERMS* YANG DIGUNAPAKAI DI BAWAH BCO, 2014

- *Developer, in relation to any building works, means the person for whom or on whose behalf the building works are carried out.*
- *Building means any permanent or temporary building or structure*
 - *(a), (b), (c), (d), (e), (f), (g), (h)*
- *Building works means*
 - *(a) the erection, extension or demolition of a building;*
 - *(b) the alteration, addition or repair of a building;*
 - *(c) the provision, extension or alteration of any air-conditioning service or ventilating system in or in connection with a building;*
 - *(d) site formation works (which includes earthworks such as any act of excavation, levelling, cutting and filling with any material, piling the construction of foundations, or site clearance, on any land, or any other act of dealing with or disturbing any land) which may or may not be connected with or carried out for the purpose of paragraph (a), (b) or (c); and*
 - *(e) structural works.*

PROSES BAGI KERJA-KERJA MEROBOH

- Merujuk Regulation 23(3), BCR, 2014
- Hendaklah menghadapkan dokumen-dokumen seperti berikut:-
 - *Demolition Methodology*
 - *Impact Assessment Report*
 - Keterangan kerja-kerja meroboh
- Hendaklah disahkan oleh *Qualified Person* Jurutera Profesional.
- Dokumen-dokumen tersebut hendaklah dihadapkan kepada ABCi melalui surat sahaja.
- Pembina bagi kerja-kerja meroboh hendaklah berdaftar di bawah Kementerian Pembangunan.

PROSES BAGI PENUKARAN QP

- Merujuk Section 13(5): Duties of Qualified Persons
 - *If any qualified person who is appointed under section 12(1) –*
 - *(a) to prepare the plans of any building works; or*
 - *(b) to supervise the carrying out of any building works, or the geotechnical aspects of any underground building works,*
 - *becomes unwilling or unable, whether by reason of the termination of his appointment or for any other reason, to carry out his duties under this Order, the qualified person shall, **within 14 days** of his ceasing to carry out his duties, notify the Authority and the builder of those building works of that fact.*
- QP yang baru hendaklah menghadapkan dokumen-dokumen seperti:-
 - Perjanjian antara QP bersama pemaju (MOA)
 - Laporan bagi kerja-kerja yang sudah dilaksanakan (*progress of project*)

PROSES BAGI PENUKARAN PEMBINA

- Merujuk Section 15(3): Duties of builders
 - *If any builder appointed under this section or section 12(1) in respect of building works becomes unwilling to act or unable, whether by reason of the termination of his appointment or for any other reason, to carry out his duties under subsection (1), the builder, shall, within 14 days of his ceasing to carry out his duties, notify the Authority of that fact.*
- Merujuk Regulation 29: Change of Builder
 - *If any builder is unwilling or unable to carry out his duties, his notification given under section 15(3) to the Authority shall be accompanied by a summary report describing the building works completed by him and his occupation permit in such form as the Authority may require.*
- QP yang baru hendaklah menghadapkan dokumen-dokumen seperti:-
 - Surat perjanjian antara pemaju dan pembina
 - Senarai kerja-kerja yang telah dilaksanakan oleh pembina lama
 - Senarai kerja-kerja yang akan dilaksanakan oleh pembina baru

MAKLUMAT DATA EEC

- Seperti yang telah dimaklumkan pada **QP Dialogue 2019/01** yang telah diadakan pada **19 Januari 2019**, bagi bangunan komersial dan bangunan perindustrian yang baru, QP dikehendaki menghadapkan maklumat mengenai ***Energy Efficiency Conservation (EEC)***.
- Jika maklumat tersebut TIDAK dihadapkan dalam permohonan Kebenaran Kemajuan (BA), ianya akan ditolak.
- Tujuan maklumat ini adalah bagi pengumpulan data (*data collection*) sahaja bagi pada masa ini.
- Jika terdapat sebarang pertanyaan mengenai borang EEC, QP boleh berhubung terus kepada **Jabatan Mekanikal dan Elektrikal, Jabatan Kerja Raya** untuk keterangan lanjut.

PEMBAYARAN YURAN BOMBA

- Seperti yang telah dimaklumkan oleh pihak Jabatan Bomba dan Penyelamat, tunggakan yuran bomba hendaklah dijelaskan sebelum **31 Julai 2019** di kaunter khas di Ibu Pejabat Jabatan Bomba dan Penyelamat.
- Jika tunggakan yuran bomba belum dijelaskan, semua permohonan yang dihadapkan oleh QP/TP mulai **01 Ogos 2019** tidak akan diproses oleh Jabatan Bomba dan Penyelamat.

Q & A

Terima kasih

Thank you

