



Registration of BAGUS Facilitators

Date : Tuesday, 25th March 2025

Venue : Dewan Indera Pahlawan, Authority on Building Control and Construction Industry (ABCi)

Presented by : Industry Development Section, ABCi

HOW CAN YOU ACHIEVE BAGUS?

BAGUS FACILITATORS

WHO?

BAGUS FACILITATORS

WHAT?

Demonstrates knowledge of
the BAGUS green building
rating criteria

BAGUS FACILITATOR



BAGUS FACILITATOR

To provide guidance to
Client or Developer in meeting
the desired green building
requirements towards
obtaining a BAGUS
Certification



HOW DO YOU BECOME A BAGUS FACILITATOR?

BECOMING A BAGUS FACILITATOR

1

PROFESSIONAL

REGISTERED MEMBER UNDER THE BOARD OF ARCHITECTS,
PROFESSIONAL ENGINEERS AND QUANTITY SURVEYORS (BAPEQS)

BECOMING A BAGUS FACILITATOR

1

HIGHEST QUALIFICATION

BACHELOR'S DEGREE OR EQUIVALENT IN THE FIELD OF ARCHITECTURE /
ENGINEERING / QUANTITY SURVEYING OR ANY RELATED FIELD IN THE
BUILT ENVIRONMENT

BECOMING A BAGUS FACILITATOR

1

HIGHEST QUALIFICATION

HIGHER NATIONAL DIPLOMA (HND) OR EQUIVALENT IN THE FIELD OF
ARCHITECTURE / ENGINEERING / QUANTITY SURVEYING OR ANY
RELATED FIELD IN THE BUILT ENVIRONMENT

BECOMING A BAGUS FACILITATOR

2

GREEN BUILDING COURSE CERTIFICATION



UNDERGONE A GREEN COURSE
RECOGNISED BY THE WORLD GREEN BUILDING COUNCIL

GREEN BUILDING COURSE CERTIFICATION*

Green Building Council	Name of Course
Green Building Council Australia	Green Star Accredited Professional
Green Building Council Indonesia	GREENSHIP Associate (GA) Training GREENSHIP Professional (GP) Training EDGE Expert EDGE Auditor
Malaysia Green Building Council	Green Building Index Facilitator
Singapore Green Building Council	Green Mark Associate (GMA) Green Mark Accredited Professional (GMAP) Green Mark Advanced Accredited Professional (GMAAP)
Vietnam Green Building Council	LOTUS AP Training Course LOTUS Accredited Professional Exam
U.S. Green Building Council	LEED Green Associate LEED AP with Specialty

**Note: Examples only. Not limited to.*

BECOMING A BAGUS FACILITATOR

1

**PROFESSIONAL
OR HIGHEST
QUALIFICATION**

2

**GREEN BUILDING
COURSE
CERTIFICATION**

SUPPORTING DOCUMENTS

- ① BAGUS Facilitator Application Form
- ② Identification Card (IC) or Passport
- ③ Green Building Course Certification
- ④ Highest Qualification
- ⑤ *Certificate of Incorporation of Private Company or 16/17
- ⑥ *Proof of Employment

REGISTRATION PROCESS



**DOWNLOAD
FORM**

**FILL IN
FORM**

**SUBMIT
VIA EMAIL**

**ABCI
PROCESS**

**PAYMENT
VIA EMAIL**

CERTIFICATE

ABCi Website

ids.abci@mod.
gov.bn

FEES

Type of Application	Fee (B\$)
New Application	B\$50.00
Renewal Application	B\$50.00
Issuance of Certificate	B\$25.00
Change of Information on Certificate	B\$25.00

2 YEAR VALIDITY

THANK YOU



Working Hours

Monday – Thursday & Saturday
7.45 to 12.15 & 13.30 to 16.30

Website

www.abci.gov.bn

Instagram

[abcibrunei](https://www.instagram.com/abcibrunei)

Email

ids.abci@mod.gov.bn

Address

Pusat Latihan dan Kemahiran Kerja,
Kementerian Pembangunan,
Jalan Pembangunan,
Bandar Seri Begawan BB3510
Negara Brunei Darussalam



BAGUS CERTIFICATION GUIDELINES AND PROCESS

Dewan Indera Pahlawan, ABCi, Kementerian Pembangunan
25 Mac 2025



AGENDA

1. INTRODUCTION TO BAGUS
2. BAGUS GUIDELINES
 - i. BAGUS SCORING/RATINGS AND FEES
 - ii. BAGUS CRITERIA
3. BAGUS SUBMISSION PROCESS
 - i. APPLICATION FORMS & FEES



1. INTRODUCTION TO BAGUS

BAGUS stands for **B**runei **A**ccredited **G**reen **U**nified **S**eal

A rating tool and certification scheme in Brunei Darussalam for green rated buildings.

ENERGY
EFFICIENCY &
CONSERVATION

WATER
EFFICIENCY &
CONSERVATION

INDOOR
ENVIRONMENTAL
QUALITY

ENVIRONMENTAL
PROTECTION

OTHER GREEN
FEATURES

LOCAL

POTENTIAL
COST-
SAVINGS

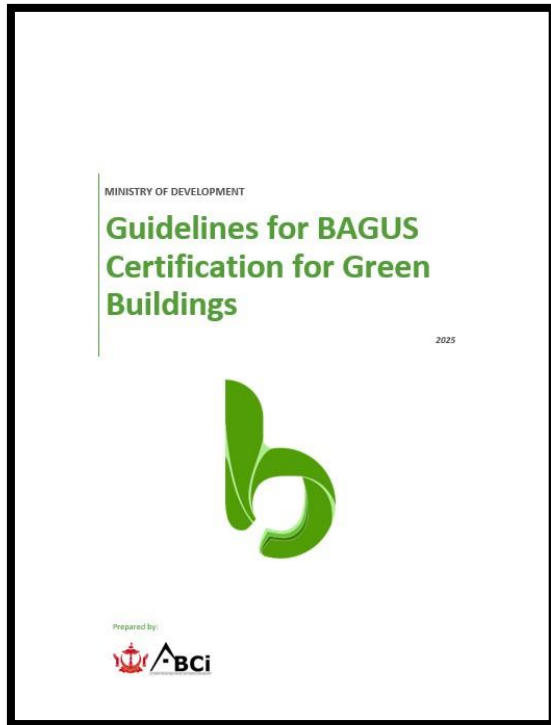
INCENTIVES



2. BAGUS GUIDELINES



GUIDELINES FOR BAGUS CERTIFICATION FOR GREEN BUILDINGS



AVAILABLE TO DOWNLOAD FROM ABCi WEBSITE

<https://abci.gov.bn> > PERKHIDMATAN > Brunei Accredited Green Unified Seal BAGUS > PENGGREDAN BANGUNAN

1.0. BAGUS Introduction

- 1.1 What is BAGUS?
- 1.2 Who can use BAGUS?
- 1.3 Why should you use BAGUS?
- 1.4 When to use BAGUS?
- 1.5 Where to use BAGUS?
- 1.6 How to obtain BAGUS?
 - 1.6.1 Submission Flowchart

2.0. New (Non-Residential Building) Criteria & Mandatory Minimum Requirements

- Part 1: Energy Efficiency and Conservation
- Part 2: Water Efficiency and Conservation
- Part 3: Site Environmental Protection and Management
- Part 4: Indoor Environmental Quality
- Part 5: Other Green Features

New (Non-Residential Building) – Scoring
New (Non-Residential Building) – Rating



BAGUS CRITERIA

PART 1



Energy Efficiency and Conservation

- Building Envelope – OTTV
- AC System
- Building Envelope – Design/Thermal Parameters
- Ventilation (exclude car parks)
- Artificial Lighting
- Ventilation in car parks
- Ventilation in common areas
- Lifts and escalator areas
- Energy efficient practices & features
- Renewable energy

105 POINTS

PART 2



Water Efficiency and Conservation

- Water efficient fittings
- Water usage and leak detection
- Rainwater harvesting or alternative water sources from potable water

21 POINTS

PART 3



Environmental Protection

- Sustainable construction
- Greenery
- Environmental Management Practice
- Transportation
- Refrigerants

57 POINTS

PART 4



Indoor Environmental Quality

- Thermal Comfort
- Lighting, visual and acoustic comfort
- Indoor air quality

12 POINTS

PART 5



Other Green Features

- Green features and innovation

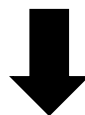
5 POINTS

!!! NOTE: CURRENTLY only for New Non-Residential Buildings (e.g. Commercial including offices and retails, industrial and educational facilities).



TO ACHIEVE BAGUS CERTIFICATION AWARD

MEET MANDATORY MINIMUM REQUIREMENTS



ENERGY RELATED CRITERIA REQUIREMENT (MINIMUM 30 PTS)

OTHER GREEN CRITERIA REQUIREMENT (MINIMUM 20 PTS)

(A) = AC Areas
(B) = Non-AC Areas
(C) = All Areas

Optional Criteria

(Combination must total up to meet 30 points)

	Criteria	Points
(A)	1.1 Building Envelope – OTTV	15
	1.2 Air-Conditioning System	28
(B)	1.3 Building Design and Thermal Parameters	28
	1.4 Natural Ventilation / Mechanical Ventilation	32
(C)	1.5 Artificial Lighting	12
	1.6 Natural Ventilation in Carpark	5
	1.7 Ventilation in Common Areas	5
	1.8 Lifts and Escalators	3
	1.9 Energy Efficient Practices	5
	1.10 Renewable Energy	5
Max Points		105



Optional Criteria

(Combination must total up to meet 20 points)

	Criteria	Points
2.1	Water Efficient Fittings	12
	Water Usage and Leak Detections	2
	Rainwater Harvesting / Alternative water sources from potable water	7
3.1	Sustainable Construction	26
	Greenery	16
	Environmental Management Practices	8
3.2	Transportation	5
	Refrigerants	2
	Thermal Comfort	2
4.1	Lighting, Visual and Acoustic Comfort	5
	Indoor Air Quality	5
	Green Features and Innovation	5
Max Points		95

Score Computation of Part 1:

$$\frac{\text{Sub-Total (A)} \times \text{AC Floor Area}}{\text{Total Floor Area}} + \frac{\text{Sub-Total (B)} \times \text{Non AC Floor Area}}{\text{Total Floor Area}} + \text{Sub-Total (C)}$$

If either Section (A) /(B) is not applicable, no prorating of areas is required for score computation.

Overall BAGUS Points (Max)

: 200 points



PART 1 : ENERGY EFFICIENCY & CONSERVATION

PART 1 - ENERGY EFFICIENCY AND CONSERVATION		105
1.1	Building Envelope - OTTV	15
1.2	Air-Conditioning System	28
1.3	Building Envelope - Design/Thermal Parameters	28
1.4	Ventilation (exclude car parks)	32
1.5	Artificial Lighting	10
1.6	Ventilation in Car Parks	3
1.7	Ventilation in Common Areas	5
1.8	Lifts and Escalators Areas	3
1.9	Energy Efficient Practices & Features	14
1.10	Renewable Energy	10

1.8	Lifts and Escalators	
	Encourage the use of efficient lifts and escalators.	
a)	Lifts with the following energy efficient features: (i) Variable Voltage Variable Frequency (VVVF) Alternating Current (AC) motor drive or equivalent. (ii) Sleep mode features or equivalent.	Extent of Coverage: All lifts and escalators 1 point 1 point
b)	Escalators with energy efficient features such as motion sensors.	1 point



PART 2 : WATER EFFICIENCY & CONSERVATION

PART 2 - WATER EFFICIENCY AND CONSERVATION		21.0
2.1	Water Efficiency Fittings	12.0
2.2	Water Usage and Leak Detection	2.0
2.3	Rainwater Harvesting or alternative water sources	7.0

2.1 Water Efficient Fittings

Encourage the use of water efficient fittings that are certified under the Brunei Water Efficient Products Labelling Scheme (BWELS)

Points scored based on the number and water efficiency rating of the fitting type used.

WATER FITTING	GOOD	VERY GOOD	EXCELLENT
BASIN TAPS	1	2	3
Sink Taps	1	2	3
Bib Taps	1	2	3
Water Closet (Flushing Cistern)	1	2	3

Points scored are based on the type of water fitting used. If there is more than one model of a type of water fitting, an average rating should be used.

(Up to 12 points)



PART 3 : ENVIRONMENTAL PROTECTION AND MANAGEMENT

PART 3 - ENVIRONMENTAL PROTECTION AND MANAGEMENT		57
3.1	Sustainable Construction	26
3.2	Greenery	16
3.3	Environmental Management Practice	8
3.4	Transportation	5
3.5	Refrigerants	2



3.4	Transportation	
	Encourage to improve transportation with use of green vehicles and discourage overprovision of car parking capacity.	
a)	Transportation Impact Analysis.	1 point
b)	Provision of preferred parking for Electric Vehicles (Low Emitting & Fuel Efficient) charging stations within the development.	1 point
c)	Provision parking for Preferred Parking or carpools lots.	1 point
d)	Provision of covered pedestrian connectivity to surrounding developments or public transport.	1 point
e)	Provision of other modes of transportation such as bicycle lane or parking, shuttle bus, park and ride facilities and etc.	1 point
Note: Preferred Parking refers to the parking spots closest to the main entrance of the project (exclusive of spaces designated for handicapped or parking passes provided at a discounted price).		



PART 4 : INDOOR ENVIRONMENTAL QUALITY

PART 4 - INDOOR ENVIRONMENTAL QUALITY		12.0
4.1	Thermal Comfort	2.0
4.2	Lighting, Visual and Acoustic Comfort	5.0
4.3	Indoor Air Quality	5.0



4.2	Lighting, Visual and Acoustic Comfort	
	Improve noise levels of occupied spaces.	
a)	Occupied spaces in buildings are designed with good ambient sound levels as recommended in Singapore Standard SS CP 13 (SS CP 13).	Sound Level Measurements Verification: 1 point (Up to 2 points)
b)	Improve workplace lighting quality by avoiding low frequency flicker associated with fluorescent lighting with use of high frequency ballasts in the fluorescent luminaries. Applicable to offices, classrooms and similar room areas must meet requirements as stated in "PBD 12 EEC: 2015"	Lighting Lux Measurements Verification: 1 point (Up to 2 points)
c)	Use of quality views to promote well-being through use of nature and greenery.	1 point



PART 5 : OTHER GREEN FEATURES

PART 5 - OTHER GREEN FEATURES		5
5.1	Green Features and Innovation	5

5.1	Green Features and Innovations	
	Encourage the use of other green features which are innovative and have a positive environmental impact.	
a)	<p>Examples (Reference from GreenMark and GBI):</p> <ul style="list-style-type: none">▪ Central pneumatic waste collection system;▪ Dual chute system;▪ Self-cleaning façade system;▪ Solar water heating technologies;▪ Infiltration trenches;▪ Integrated storm water retention/treatment into landscaping;▪ Condensate water recovery (accounting for at least 50% of total AHUs/FCUs) for use as cooling tower make-up water etc;▪ Co-generation / Tri-generation system▪ Thermal / PCM / Thermal Mass storage system (accounting for at least 25% of total required capacity);▪ Solar thermal technology / Solar Air conditioners (generating at least 10% of total required capacity);▪ Heat recovery system (contributing to at least 10% of total required capacity);▪ Light pipes;▪ Auto-condenser tube cleaning system (fitted to plant equipment serving at least 50% of total capacity);▪ Non-chemical water treatment system (serving at least 50% of total capacity);▪ Mixed mode / low energy ventilation system;▪ Advanced air filtration technology (serving at least 50% of the NLA);▪ Central vacuum system (serving at least 50% of NLA);▪ Electrochromic glazed façade;▪ Refrigerant leakage detection and recycling facilities;▪ Recycling of all fire system water during regular testing	<p>2 points for high impact item 1 point for medium impact item 0.5 point for low impact item (Up to 5 points)</p>
	The BAGUS Facilitator is required to submit the details showing the positive environmental impacts, possible savings and benefits of the proposed features for assessment.	



RATING & SCORING

Criteria	BAGUS Points (Max)
Part 1: Energy Efficiency and Conservation	105
Part 2: Water Efficiency and Conservation	21
Part 3: Environmental Protection and Management	57
Part 4: Indoor Environmental Quality	12
Part 5: Other Green Features & Innovation	5
Overall BAGUS Points (Max)	200 points

BAGUS SCORE	BAGUS RATING
100 and above	BAGUS PLATINUM
85 to <100	BAGUS GOLD
70 to <85	BAGUS SILVER
50 to <70	BAGUS CERTIFIED



3. BAGUS SUBMISSION PROCESS



The appointed 'BAGUS Facilitator' will submit an application for BAGUS Certification registration along with their intended target rating. There are 3 main stages in obtaining BAGUS certification as follows:-



On top of **\$50.00 Processing Fee**, there is also a **Registration Fee** that must be paid upon submission of the application.

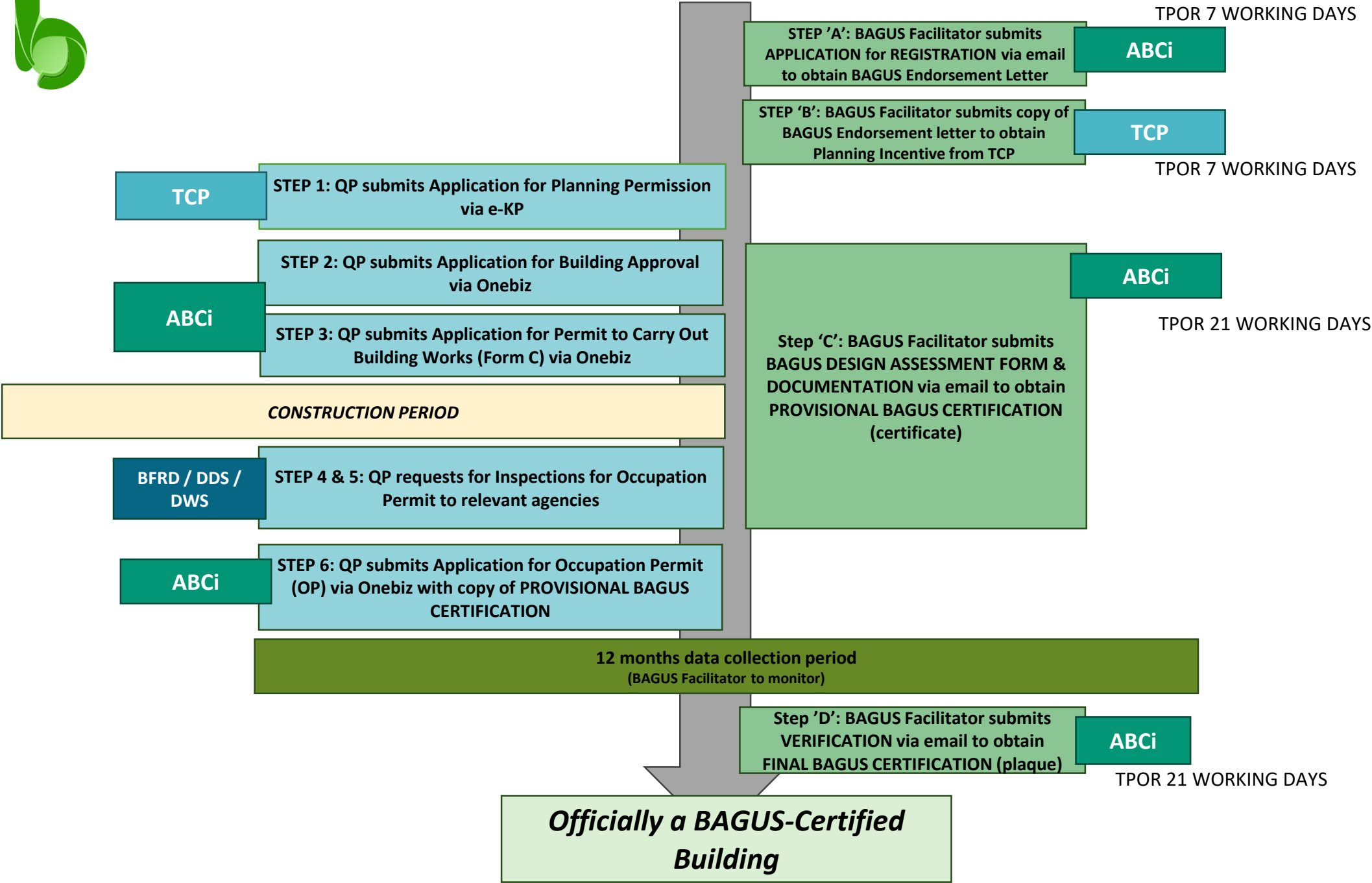
BAGUS Registration of Certification Fees (valid for 3 years) upon issuance of Provisional/Final Certification

GFA (m2)	Assessment Fee (\$)
<4,000	\$2,500.00
4,000 – 10,000	\$3,250.00
10,000 – 30,000	\$6,450.00
30,000 – 50,000	\$10,350.00
50,000 – 100,000	\$14,500.00
>100,000	<i>to be assessed case by case basis</i>



DEVELOPMENT PROCESS

BAGUS CERTIFICATION





**STEP 'A': BAGUS Facilitator submits
APPLICATION for REGISTRATION via email to
obtain BAGUS Endorsement Letter**

EMAIL : BAGUS.ABCI@MOD.GOV.BN
PROCESSING FEE : \$50.00

SUPPORTING DOCUMENTS

- Summary of “green features” of the building project and design brief
- Estimated annual savings (\$) for energy and water consumption as a result of the proposed green features and practices for the building.
- List of the appointed QP / consultants including the BAGUS Facilitator.



No. Rujukan / Ref. No :

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

**BORANG PERMOHONAN PENDAFTARAN BAGUS (BRUNEI ACCREDITED GREEN UNIFIED SEAL) CERTIFICATION
BAGI NEW NON-RESIDENTIAL BUILDINGS**
APPLICATION FOR REGISTRATION OF BAGUS (BRUNEI ACCREDITED GREEN UNIFIED SEAL) CERTIFICATION
FOR NEW NON-RESIDENTIAL BUILDINGS

1. PERHATIAN [NOTE] :

Borang permohonan hendaklah diisi dengan lengkap dan dihadapkan beserta dokumen-dokumen yang diperlukan seperti yang dinyatakan di bawah.
Kindly ensure application form is complete and submitted with required documents.

2. DOKUMEN-DOKUMEN YANG DIPERLUKAN [SUPPORTING DOCUMENTS] : Sila ☒ Petak [Please ☒ Box]

Keterangan Projek [Project Details]

☒ Ringkasan 'green features' untuk projek pembinaan termasuk:-

Summary of the green features of the building project and design brief including:-

- Pengiraan tenaga dalam kWh/m²/yr / Calculation of energy efficiency in kWh/m²/yr
- Jenis sistem fasad / Types of façade system
- Sistem penjimatan tenaga (pasif dan aktif) / Energy conservation systems (passive and active)
- Taman lanskap dan bumbung / Landscaping and rooftop gardens
- Program penyelenggaraan dan pengurusan / Maintenance and management programs
- Beban pencahayaan / Lighting load
- Pengaturan suhu dan kelembapan relatif / Temperature and relative humidity setting
- Lain-lain green features (jika berkenaan) / Other green features (if applicable)

☒ Anggaran penjimatan tahunan (\$) dalam penggunaan tenaga dan air sebagai hasil daripada green features yang dicadangkan bagi bangunan tersebut.

Estimated annual savings (\$) for energy and water consumption as a result of the proposed green features and practices for the building.

☒ Senarai QP / konsultan serta BAGUS Facilitator bagi Penilaian BAGUS Assessment.

List of the appointed QP / consultants including the BAGUS Facilitator.



STEP 'B': BAGUS Facilitator submits copy of BAGUS Endorsement letter to obtain Planning Incentive from TCP

Hardcopy submission through TCP Counter

Telephone : 2380429 (Tollan Am)
: 2380427 (Fax)
www.abci.gov.bn



كنتين قباغون
KEMENTERIAN PEMBANGUNAN
BANDAR SERI BEGAWAN BE3510
NEGARA BRUNEI DARUSSALAM

Ramadan 1446H
Mac 2025M

Rujukan Kami: KPN/ABCI/XXXX/BM
Our Reference:
Rujukan Kamu:
Your Reference:

Yang Mulia,
XXXXXX
Negara Brunei Darussalam

Awang,

PER: PERMOHONAN GREEN BUILDING INITIATIVE 'BAGUS' CERTIFICATION BAGI PROJEK (NAMA PROJEK) DI ATAS
LOT :
KAMPONG :
MUKIM :
DAERAH :

Dengan hormat sukacita merujuk permohonan pihak syarikat yang bertarikh (XX/XX/XXXX) mengenai dengan perkara di atas.

2. Sukacita dimaklumkan bahawa permohonan tersebut telahpun dipertimbangkan dan 'Green Assessors' di bawah Kementerian Pembangunan menawarkan pendaftaran seperti berikut:-

Keterangan	Jumlah (B\$)
Yuran Pendaftaran bagi tempoh tiga (3) tahun	\$XXXXXX
Jumlah Yuran yang perlu dijelaskan	\$XXXXXX
<i>*Jumlah berdasarkan dari Gross Floor Area (GFA) yang disediakan dalam Lampiran A</i>	

3. Bersama ini, disertakan dokumen-dokumen untuk peneliotian pihak Awang selanjutnya:-

- Lampiran A- Salinan Permohonan Pendaftaran Bagus Certification yang telah dihadapkan
- Lampiran B - Syarat-syarat yang berkaitan dengan permohonan BAGUS Certification
- Lampiran C - Syarat-syarat khas tambahan

4. Jika tawaran yang dimaklumkan dalam surat ini adalah dipersetujui, pihak Awang adalah diberi tempoh selama 30 hari dari Tarikh surat ini untuk mengisi bahagian 'Acceptance of Terms' di bawah dan menghadapkan salinannya kepada Autoriti ini.

SUPPORTING DOCUMENTS

- BAGUS Endorsement letter
- Green Building Planning Incentive Form
- IC Copy
- Copy of Land title



**Step 'C': BAGUS Facilitator submits
BAGUS DESIGN ASSESSMENT FORM &
DOCUMENTATION via email to obtain
PROVISIONAL BAGUS CERTIFICATION
(certificate)**

EMAIL : BAGUS.ABCI@MOD.GOV.BN

BAGUS ASSESSMENT FORM - OVERALL SCORING

*QP TO INPUT THE TARGETED SCORING UNDER EACH SECTION

		Max Points	Target Points	REMARKS
PART 1 - ENERGY EFFICIENCY AND CONSERVATION		105		
Building Envelope - OTTV	A (AC Areas)	15		
Air-Conditioning System		28		
Building Envelope - Design/Thermal Parameters		28		
Ventilation (exclude car parks)	B (Non-AC Areas)	32		
Artificial Lighting		12		
Ventilation in Car Parks		5		
Ventilation in Common Areas	C (All Areas)	5		
Lifts and Escalators areas		3		
Energy Efficient Practices & Features		15		
Renewable Energy		5		
Prorate (A) + Prorate (B) + Prorate (C)				
PART 2 - WATER EFFICIENCY AND CONSERVATION		21		
Water Efficient Fittings		12		
Water Usage and Leak Detection		2		
Rainwater Harvesting or alternative water sources from potable water		7		
PART 3 - ENVIRONMENTAL PROTECTION AND MANAGEMENT		57		
Sustainable Construction		26		
Greenery		16		
Environmental Management Practice		8		
Transportation		5		
Refrigerants		2		
PART 4 - INDOOR ENVIRONMENTAL QUALITY		12		
Thermal Comfort		2		
Lighting, Visual and Acoustic Comfort		5		
Indoor Air Quality		5		
PART 5 - OTHER GREEN FEATURES		5		
Green Features and Innovation		5		
TOTAL		200		

SUPPORTING DOCUMENTS

- BAGUS Design Assessment Form (Target Rating)
- Annotated Design Drawings
- Highlighted Specifications
- Relevant Calculations



EMAIL : BAGUS.ABCI@MOD.GOV.BN

SUPPORTING DOCUMENTS

- BAGUS Design Assessment Form (Actual Scoring – Bagus Facilitators to highlight any deviations from design assessment submission)
- Verification for each criteria
 - i. As-built drawings
 - ii. Calculations
 - iii. Purchase/Delivery orders



THANK YOU

Working Hours

Monday – Thursday & Saturday
7.45-12.15 & 13.30-16.30

Hotline

8140365 (Whatsapp), 2380438

Address

Pusat Latihan dan Kemahiran Kerja,
Kementerian Pembangunan,
Jalan Pembangunan,
Bandar Seri Begawan BB3510
Negara Brunei Darussalam