Ref. 2023/ITN/03

Nota Teknikal Industri (ITN)

PERKARA	KETERANGAN BAGI KEPERLUAN LAPORAN TAPAK DAN LAPORAN SEBELUM KERJA-KERJA PEMBINAAN DIMULAKAN		
DIKELUARKAN OLEH	KEMAJUAN BANGUNAN		
TARIKH DIKELUARKAN	18 SEPTEMBER 2023	**TARIKH MANSUH**	-
NO. PINDAAN	01		

TUJUAN:

Pihak Autoriti Kawalan Bangunan dan Industri Pembinaan (ABCi) ingin menjelaskan kepada pihak berkepentingan mengenai perbezaan Laporan Tapak yang perlu dihadapkan semasa permohonan Kebenaran Kemajuan dan Laporan Sebelum Kerja-Kerja Pembinaan Dimulakan yang perlu dihadapkan semasa permohonan Borang C - Permit Memulakan Kemajuan yang sepatutnya **TIDAK SAMA**.

Seperti yang telah dimaklumkan kepada *Qualified Person* dan *Registered Building Draughtsman* sebelum ini melalui emel pada Oktober 2021, Nota Teknikal Industri ini ingin memperingatkan lagi mengenai isi kandungan laporan-laporan yang dimaksudkan.

Laporan Tapak yang perlu dihadapkan semasa permohonan Kebenaran Kemajuan adalah sesuatu keperluan *Qualified Person* (QP) atau *Registered Building Draughtsman* (RBD) dalam menyediakan rekabentuk dan pelan yang bersesuaian bagi tapak berkenaan. Laporan tersebut hendaklah disediakan oleh *Qualified Person* (QP) atau *Registered Building Draughtsman* (RBD) yang telah dilantik untuk memastikan perkara-perkara seperti berikut adalah diambilkira semasa mencadangkan rekabentuk:-

- Keadaan tapak (keadaan tanah dan seterusnya)
- Keadaan sekeliling tapak
- Infrastruktur yang sedia ada (jalan, air, elektrik, saliran, pembetungan dan seterusnya)

Laporan Sebelum Kerja-Kerja Pembinaan Dimulakan yang perlu dihadapkan semasa permohonan Borang C - Permit Memulakan Kemajuan adalah sesuatu keperluan Pembina jika terdapat sebarang aduan mengenai kerosakan harta benda Kerajaan / persendirian. Laporan Sebelum Kerja-Kerja Pembinaan Dimulakan hendaklah disediakan oleh pihak Pembina yang telah dilantik untuk menunjukkan perkara-perkara seperti berikut:-

- Keadaan sedia ada yang terkini bagi struktur/bangunan/aset yang berdekatan dari tapak (seperti kerosakan jalan yang sedia ada, bangunan-bangunan bersebelahan dan seterusnya)

Pihak ABCi boleh menerima laporan yang sama tertakluk kepada keterangan yang dihadapkan semasa Laporan Tapak dan tempoh masa antara permohonan dan kelulusan Kebenaran Kemajuan dan permohonan Borang C - Permit Memulakan Kemajuan.

Bagi keterangan lanjut, sila hubungi:

Emel: **ukk.abci@mod.gov.bn**
Whatsapp Hotline ABCi: **+673 814 0365**

- TAMAT -

Industry Technical Note (ITN)

TOPIC	CLARIFICATION ON SITE REPORT AND PRE-CONSTRUCTION SURVEY REQUIREMENTS		
ISSUED BY	BUILDING DEVELOPMENT		
ISSUE DATE	18 SEPTEMBER 2023	**EXPIRY DATE**	-
REVISION NO.	01		

PURPOSE:

The Authority on Building Control and Construction Industry (ABCi) would like to clarify to all relevant stakeholders the difference between the Site Report that is required to be submitted during the Building Approval application and the Pre-Construction Survey that is required to be submitted during the Form C – Permit to Carry Out Building Works application in which should **NOT** be the same.

As previously informed to all Qualified Person and Registered Building Draughtsman via email in October 2021, this Industry Technical Note serves as a reminder to what the content of each report should consist of.

The Site Report that is required to be submitted during the Building Approval application is a requirement for the Qualified Person / Registered Building Draughtsman when preparing an appropriate design and plan for the site. The report should be prepared by the appointed Qualified Person / Registered Building Draughtsman to ensure the following points are considered:-

- Condition of the land (condition of soil etc)
- Site surroundings
- Existing infrastructure (road, water, electricity, drainage, sewerage etc)

The Pre-Construction Survey that is required to be submitted during the Form C – Permit to Carry Out Building Works application is a requirement for the Builder in the event of a complaint involving damage to public or private property. The report should be prepared by the appointed Builder to show the following:-

- Existing and up-to-date conditions of nearby structures / buildings / assets such as existing road damages, existing damage to nearby buildings etc)

ABCi may accept the same report for both applications subject to the details included in the Site Report and length of time between the application for Building Approval and application for Form C – Permit to Carry Out Building Works.

For further inquiries, please contact:

Email: **ukk.abci@mod.gov.bn**
Whatsapp Hotline ABCi: **+673 814 0365**

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