



اوتوري تي كاو لن باغونن دان ايندوستري قمييناءن
AUTHORITY ON BUILDING CONTROL AND CONSTRUCTION INDUSTRY
KEMENTERIAN PEMBANGUNAN

COMPLIANCE TO DEVELOPMENT SUBMISSION

25 Syawal 1447
14 APRIL 2026





AGENDA

- Akta Kawalan Bangunan, Penggal 256
- Jenis-jenis Aduan Yang Diterima
- Kerja-kerja Pembinaan Tidak Mengikut Pelan Yang Dibenarkan
- Permohonan semasa borang A – *false declaration*
- Kerja Pengubahsuaian Tanpa Kebenaran
- Kerja Tanah Tidak Dipohonkan
- Kerja Tanah Yang Melimpasi Batu Sempadan / Melibatkan Tanah Kerajaan
- Building Offences

AKTA KAWALAN BANGUNAN, PENGGAL 256

Application for approval of plans of building works

5. (1) An application for approval of the plans of any building works shall be made to the Authority by the qualified person appointed by the developer of those building works.

Permit to carry out building works

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

Occupation of buildings

16. (1) (a) Except as otherwise provided in this Act, no person shall occupy, permit or cause to be occupied, any building or any part thereof where any building works have been carried out unless the Authority has issued an occupation permit in respect of that building or that part of the building.

(b) Subject to paragraph (a), an occupation permit shall only be granted if the building has satisfied the necessary conditions set out in the building regulations.

JENIS-JENIS ADUAN YANG DITERIMA

ISU ALIRAN
LONGKANG

ISU KEBERSIHAN

JALAN RAYA ROSAK

KERJA-KERJA
PEMBINAAN TIDAK
MENGIKUT PELAN
YANG DIBENARKAN.

KEMAJUAN TANPA
KEBENARAN

KERJA-KERJA PEMBINAAN TIDAK MENGIKUT PELAN YANG DIBENARKAN.



DIDAPATI SAIZ BEAM DALAM PELAN TIDAK SAMA SEPERTI YANG DIBINA DI TAPAK

PERMOHONAN SEMASA BORANG A – FALSE DECLARATION

Hasil penelitian selepas aduan diterima, pihak ABCi telah mendapati beberapa laporan tapak tidak menunjukkan keadaan sebenar:

- Tidak lengkap
- Tidak menunjukkan keadaan sekeliling
- Tiada keterangan (description)

LAPORAN TAPAK HENDAKLAH:

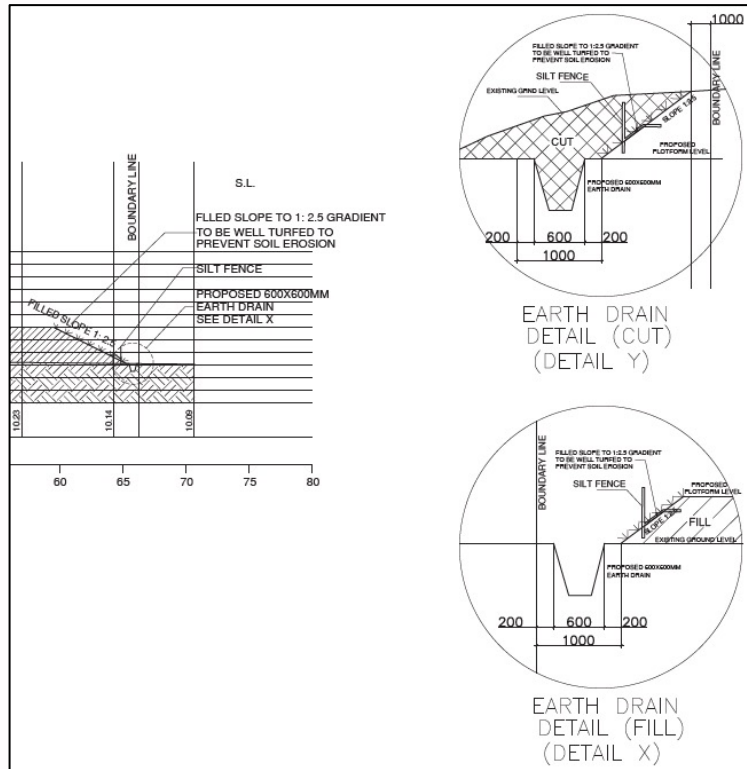
GAMBAR
KELILING TAPAK
DARI SETIAP
SUDUT

MENUNJUKKAN
ASSET-ASSET
KERAJAAN
BERHAMPIRAN

MENUNJUKKAN
KEADAAN TAPAK
YANG TERKINI

MEMPUNYAI
KETERANGAN
TERPERINCI

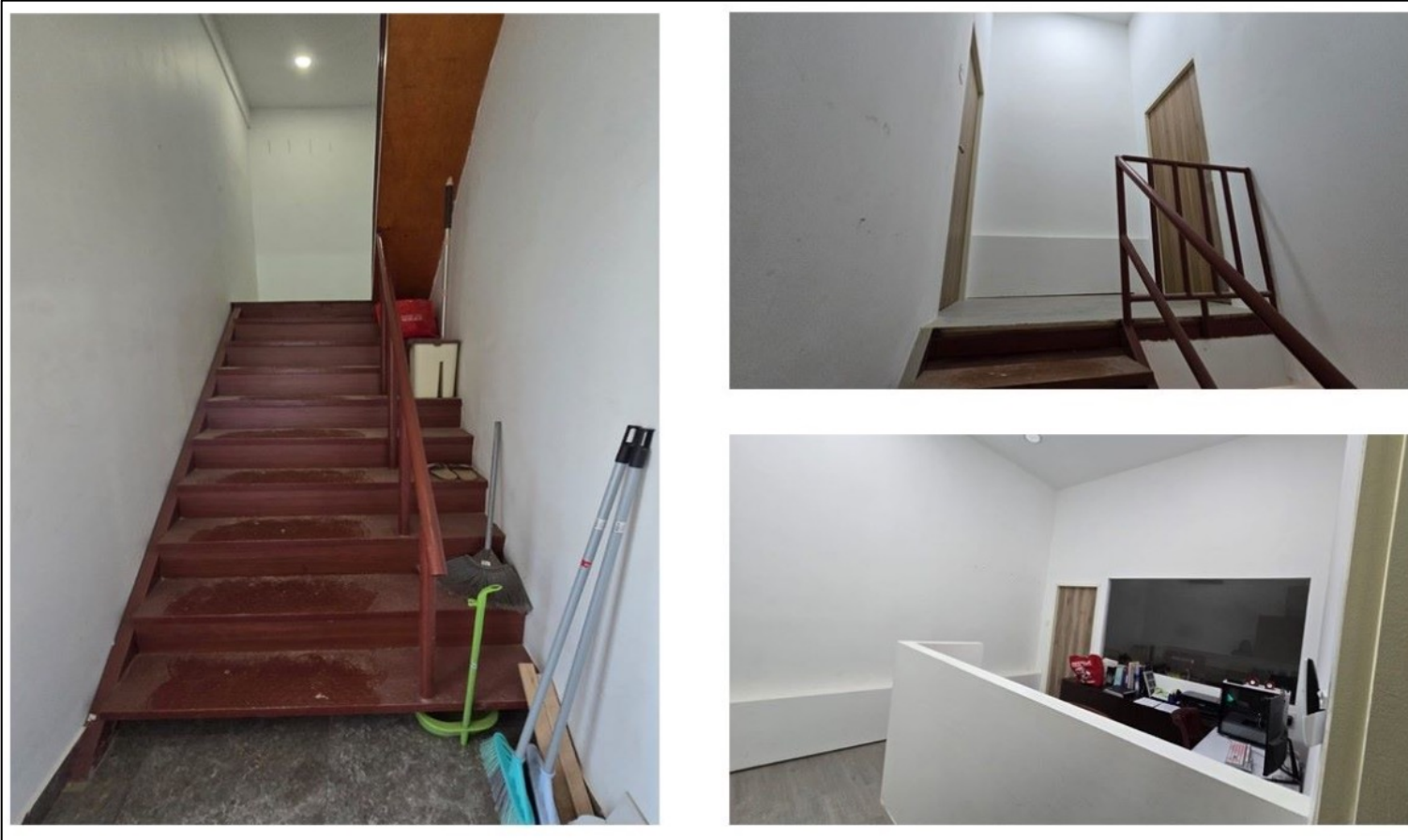
KERJA-KERJA PEMBINAAN TIDAK MENGIKUT PELAN YANG DIBENARKAN.



Tiada pemasangan Silt Fence dan Turfing

DALAM PELAN MENUNJUKKAN KEPERLUAN SILT FENCE DAN TURFING TETAPI SEMASA PERMOHONAN-PERMOHONAN OCCUPATION PERMIT TIADA PEMASANGAN TERSEBUT.

KERJA PENGUBAHSUAIAN TANPA KEBENARAN



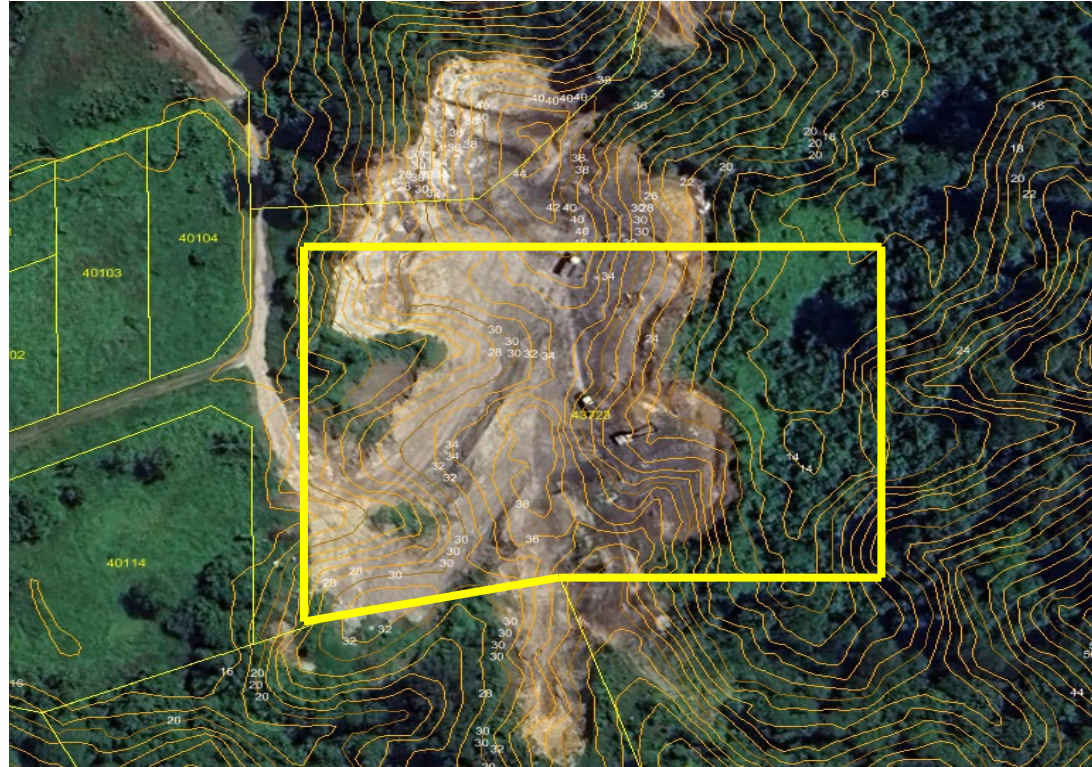
CONTOH KERJA-KERJA PENGUBAHSUAIAN TANPA KEBENARAN
(MEZZANINE)

KERJA TANAH TIDAK DIPOHONKAN



CONTOH KERJA-KERJA TANAH TANPA KEBENARAN

KERJA TANAH YANG MELIMPASI SEMPADAN / MELIBATKAN TANAH KERAJAAN



GAMBAR MENUNJUKKAN KERJA-KERJA TANAH YANG DILAKSANAKAN MELIMPASI SEMPADAN

BUILDING OFFENCES

24. (1) Any person who commences or carries out, or permits or authorises the commencement or carrying out of —

(a) any building works (including underground building works) the plans of which have not been approved by the Authority under section 5 or 6; or

(b) any building works (including underground building works) for which there is no permit under section 8 in force,

is guilty of an offence and liable on conviction — (i) to a fine not exceeding \$200,000, imprisonment for a term not exceeding 2 years or both; and (ii) in respect of a continuing contravention, to an additional fine not exceeding \$1,000 for each day or part thereof the contravention continues,

BUILDING OFFENCES

24 (4) Any person who, being required by or by virtue of this Act or the building regulations to make or produce to the Authority any plan, declaration, certificate, report, record, notice or other document, or who, for the purpose of obtaining any licence, permit, waiver or approval from the Authority under this Act or the building regulations or for the purpose of establishing any fact relevant to the administration of this Act or the building regulations —

(a) makes or produces any plan, declaration, certificate, report, record, notice or other document which is false in a material particular; and

(b) produces any plan, declaration, certificate, report, record, notice or other document which is false in a material particular, or has not been made by the person by whom it purports to have been made, or has been in any way altered or tampered with,

is guilty of an offence and liable on conviction to a fine not exceeding \$20,000, imprisonment for a term not exceeding one year or both.



~ TAMAT ~