



جابتن قزانچق باندران ديسا

DEPARTMENT OF TOWN AND COUNTRY PLANNING

SUPPLEMENTARY GUIDELINE FOR GREEN BUILDING PLANNING INCENTIVES



SUPPLEMENTARY GUIDELINE FOR GREEN BUILDING PLANNING INCENTIVES

**Department of Town and Country Planning
Ministry of Development
Brunei Darussalam
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FOREWORD

This Supplementary Guideline is part of the Department of Town and Country Planning's (TCP) initiative, supported by the Ministry of Development (MOD), to encourage Green Building development in Brunei Darussalam towards achieving sustainable urban growth.

To encourage developers, architects and the general public to implement Green Building initiatives, respective planning incentives are offered in order to achieve better energy efficiency within development and promote a sustainable built environment. This Supplementary Guideline details the standard operating procedures for applying Green Building Planning Incentives, including eligibility criteria, types of incentives, and application procedures.

It is hoped that this new Supplementary Guideline will be used as guidance and reference to assist government agencies, private practitioners, professionals and land owners who are interested in undertaking green building-certified developments.

I would like to take this opportunity to express my appreciation to the Ministry of Development, government agencies and private parties involved in the process, including officers and technical staff of the Department of Town and Country Planning for their invaluable contributions.

DR. MARSITA OMAR, MRTPI
Commissioner for Town and Country Planning

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1. INTRODUCTION

- 1.1 The objective of this Supplementary Guideline is to assist the Qualified Person (QP), developers and land owners to better understand the process for obtaining Green Building Planning Incentives. It also aims to increase awareness and interest among Qualified Persons, developers and the general public in implementing green building developments towards achieving sustainable development.
- 1.2 The scope of this Supplementary Guideline is limited to Green Building Planning Incentives that fall under the jurisdiction of the Department of Town and Country Planning (TCP). This Supplementary Guideline does not cover the definition of Green Building, Green Building assessment criteria, certification procedures or monitoring, as these matters fall under the jurisdiction of the Authority for Building and Construction Industry (ABCI). Further clarification on Green Building requirements, assessments and certification can be obtained from the Authority for Building and Construction Industry (ABCI).
- 1.3 This Supplementary Guideline may be reviewed from time to time, as deemed necessary by the relevant authorities.

2. CONDITIONS FOR INCENTIVES

- 2.1 Green Building Planning Incentives are applicable to new non-residential developments, such as commercial, hotel, industrial, office, government and educational developments, that intend to obtain or have obtained BAGUS Green Building Certification.
- 2.2 Green Building Planning Incentives are only eligible for BAGUS Green Building Certification.
- 2.3 Any development granted this incentive should also ensure it complies with other planning parameter requirements (such as parking provisions for non-incentive floor area, building line, plot ratio, and plot coverage) as stated in the Planning Standards and Guidelines.
- 2.4 Applicants may apply for multiple incentives where applicable to their development. However, this may be subject to assessment by the Planning Authority.
- 2.5 If the proposed development is eligible for multiple incentives, for example incentives provided under green building development and strata development, only one type of incentive may be claimed and is subject to the discretion of the Planning Authority. The entitlement of the respective incentive will be based on the merit of the development.

- 2.6 These planning incentives are subject to certain criteria within the discretion of the Planning Authority and may be subject to change from time to time.

3. TYPES OF INCENTIVES

- 3.1 The Green Building Planning Incentives offered are as follows:

3.1.1 Additional Plot Ratio

- a) Additional Plot Ratio refers to an increase in the total permissible floor area of a building relative to the total land area, thereby allowing additional developable floor space.
- b) The potential additional plot ratio is as shown in **Table 1**.

Rating of Green Building Certification	Additional Plot Ratio
Platinum	Up to an additional 20% (subject to cap of 2,500sqm)
Gold	Up to an additional 15% (subject to cap of 2,000sqm)
Silver	Up to an additional 10% (subject to cap of 1,500sqm)
Certified	Up to an additional 5% (subject to cap of 1,000sqm)

Table 1: Additional Plot Ratio

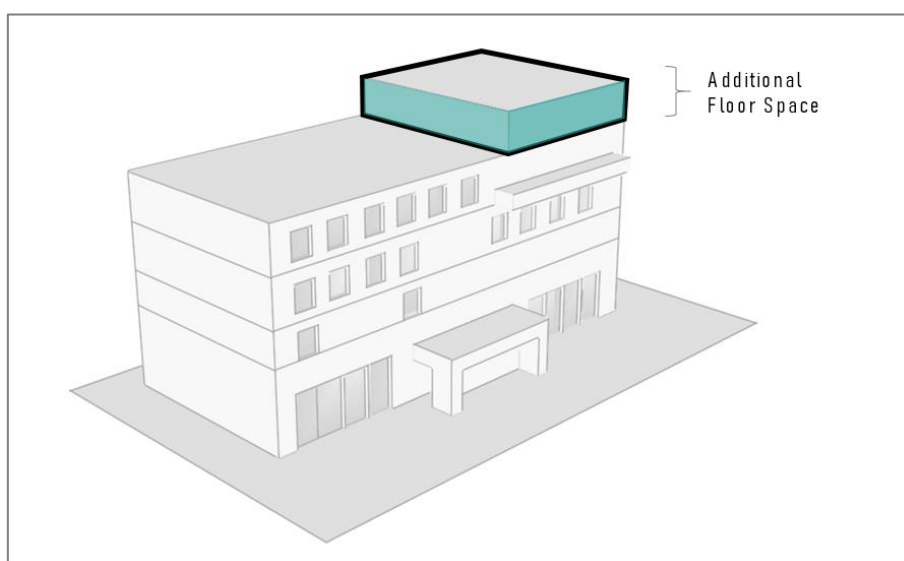


Figure 1: Illustration on Additional Plot Ratio

- c) An example of Additional Plot Ratio calculation is shown in **Figure 2**.

Type of Development: Commercial
Land Size: 1 Acre (4046.86 sqm)
Existing Plot Ratio Limit: 1:2 (200%) – Outside Municipal Boundary

Maximum Allowable Total Permissible Floor Area – 8,093.72 sqm

Expected Green Building Certification Rating: Platinum
Additional Plot Ratio: 20% (incentive % approved by TCP)
Total Plot Ratio: 1:2.2 (220%)

Total Permissible Floor Area with Incentives – 8,903.09 sqm
Incentives: 8,903.09 – 8,093.72 = 809.372 sqm

Figure 2: Example Calculation of Additional Plot Ratio

- d) Rating of Green Building Certification is referring to the expected Rating of Green Building Certification by the applicant, in which the first rating (Platinum) represents the highest tier of certification, followed by the other tiers in descending order.
- e) Any Green Building Certification rating lower than Certified shall not be eligible for Green Building Planning Incentives.
- f) Certain areas subject to height restrictions as stipulated in the Planning Guidelines and Standards, and by the Department of Civil Aviation, Ministry of Transport and Infocommunications, shall not be eligible for additional plot ratio incentives beyond the permitted height limit.

3.1.2 Additional Commercial and Hotel Component Allowed in Development

- a) Additional Commercial and Hotel Component Allowed in Development refers to an increase in the allowed floor space for commercial and hotel use in development according to special land title condition.
- b) This incentive shall only apply to developments within the Central Business District and Town Centre in accordance with the Urban Structure Model, except for additional commercial components allowed in apartment developments. (Refer to Maps 1-4.)

- c) The range of increase in commercial and hotel components is shown in **Table 2**.

Special Land Title Condition	Additional Percentage of Use Ratio
Residential and Commercial (50:50)	- Up to 70% for commercial component* - Up to 30% of commercial component for hotel*
Commercial	Up to 50% for hotel component*
Commercial and Hotel (50:50)	Up to 70% for either commercial or hotel component*
Hotel	Up to 30% for commercial component*

Table 2: Additional Percentage of Use Ratio Allowed in Development

**Only applicable to developments within the Central Business District, Town Centre, Potential Business District and Potential Town Centre, in accordance with the Urban Structure Model.*

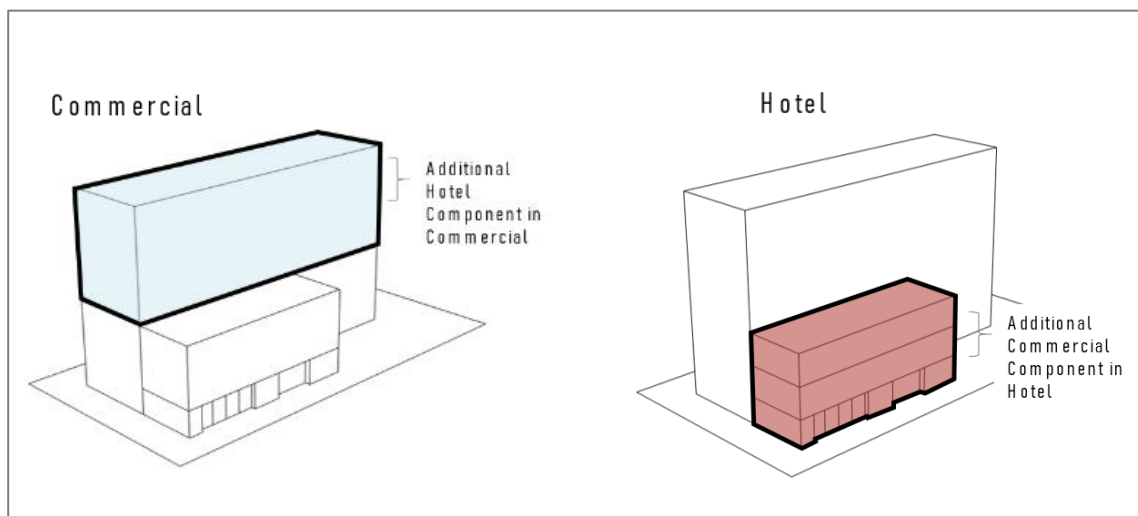


Figure 3: Additional Percentage of Use Ratio Allowed in Development

- d) Choice of component shall be determined by the Planning Authority.
- e) This incentive applies to all BAGUS Green Building Certification ratings.

4. APPLICATION PROCEDURES

4.1 The application procedure for Green Building Planning Incentives is shown in **Figure 4**.

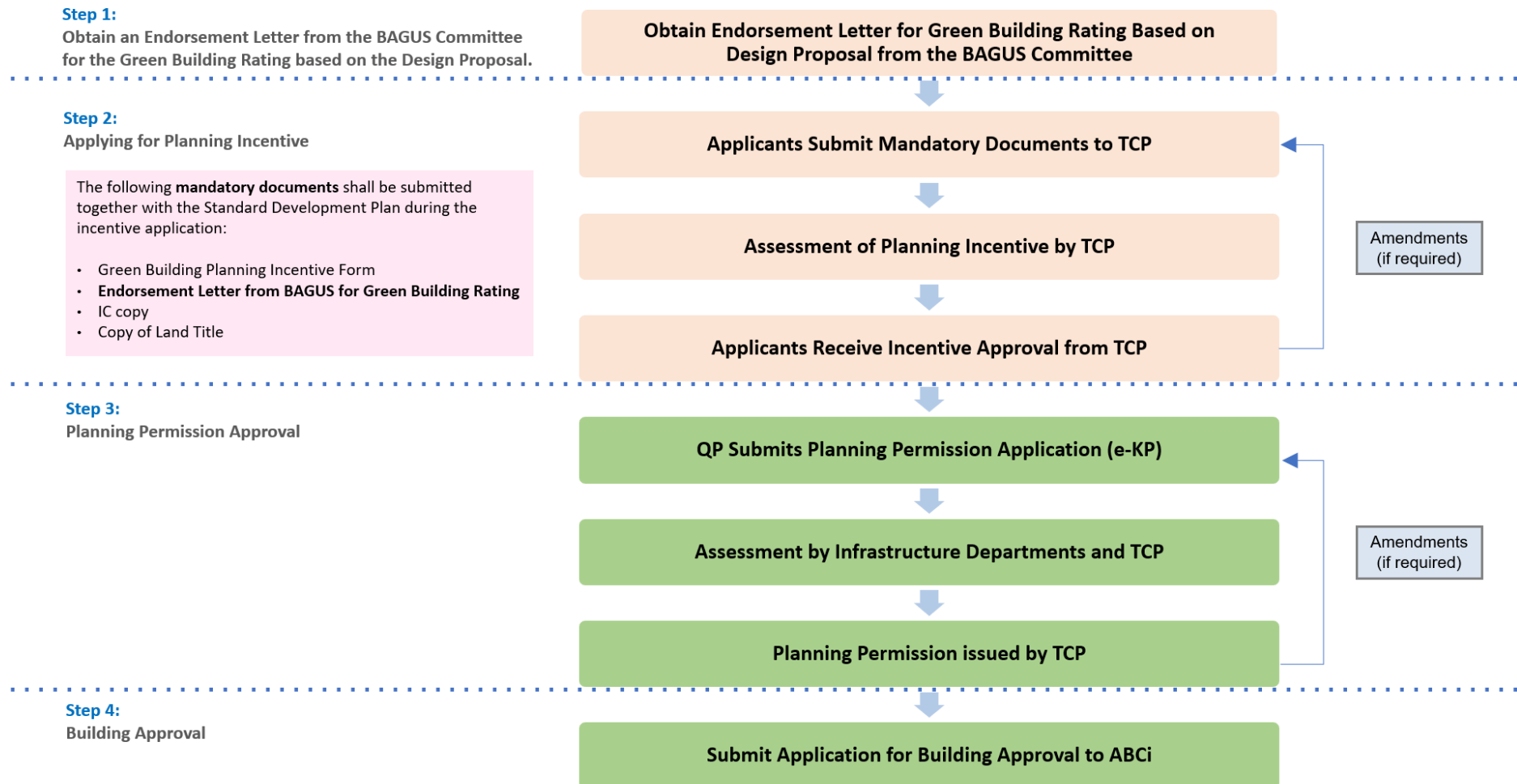


Figure 4: Application Procedures

- 4.2 The following mandatory documents shall be submitted together with the incentive application:
- a) Standard Development Plan (including a table showing the Total Permissible Floor Area according to the proposed use, Plot Coverage, Plot Ratio, Parking Provision and Landscape)
 - b) Green Building Planning Incentive Form
 - c) BAGUS Endorsement Letter for Green Building Rating
 - d) Copy of Identification Card (IC)
 - e) Copy of Land Title
- 4.3 Green Building Planning Incentive applications shall be submitted at the TCP counter.

5. OTHER RELATED MATTERS

5.1 Failure to Achieve Expected Preliminary Green Building Certification and/or Failure to Inform TCP of the Final Green Building Certification

5.1.1 Developments that have been granted Green Building Planning Incentives but fail to obtain the Final Green Building Certification, or fail to inform TCP of the Final Green Building Certification, may be subject to enforcement action in accordance with the Town and Country Planning Act (Chapter 248).

Where an Enforcement Notice is served requiring compliance and there is a failure to comply with any requirement of the Enforcement Notice in relation to the land, the person served with the Enforcement Notice is guilty of an offence.

A person guilty of an offence under this section is liable on conviction—

(a) to a fine not exceeding \$200,000, imprisonment for a term not exceeding one year, or both; and

(b) in the case of a continuing offence, to a further fine not exceeding \$10,000 for every day or part thereof during which the offence continues after conviction.

5.1.2 In addition, the applicant shall be disqualified from applying for any planning incentives for a period of at least three (3) years.

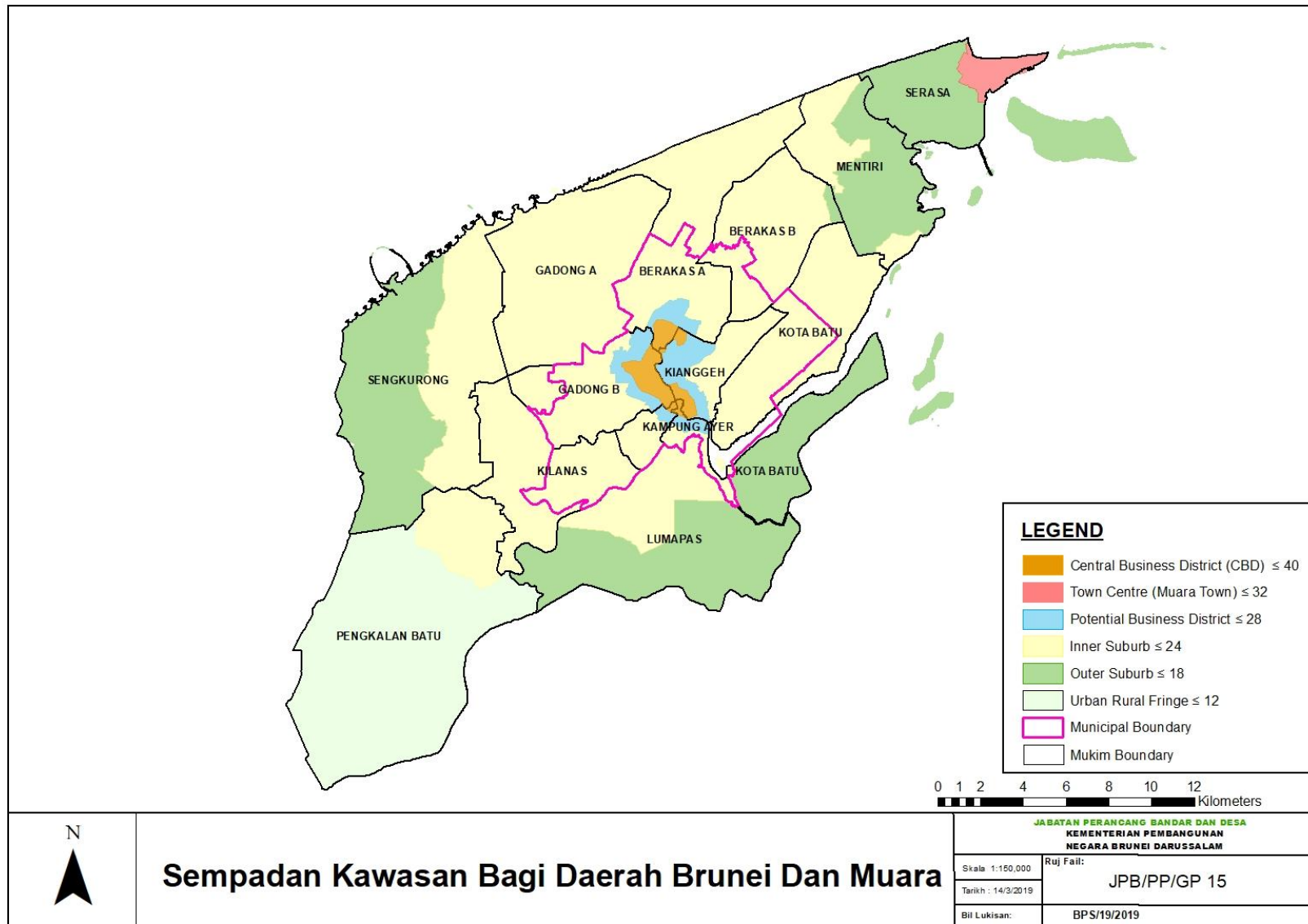
5.2 Achieving Higher Than Expected Preliminary Certification Tier

Where the Final Certification Rating is higher than the Preliminary Certification Rating on which the incentive approval was based, applicants may submit a new application for additional incentives, subject to assessment by TCP.

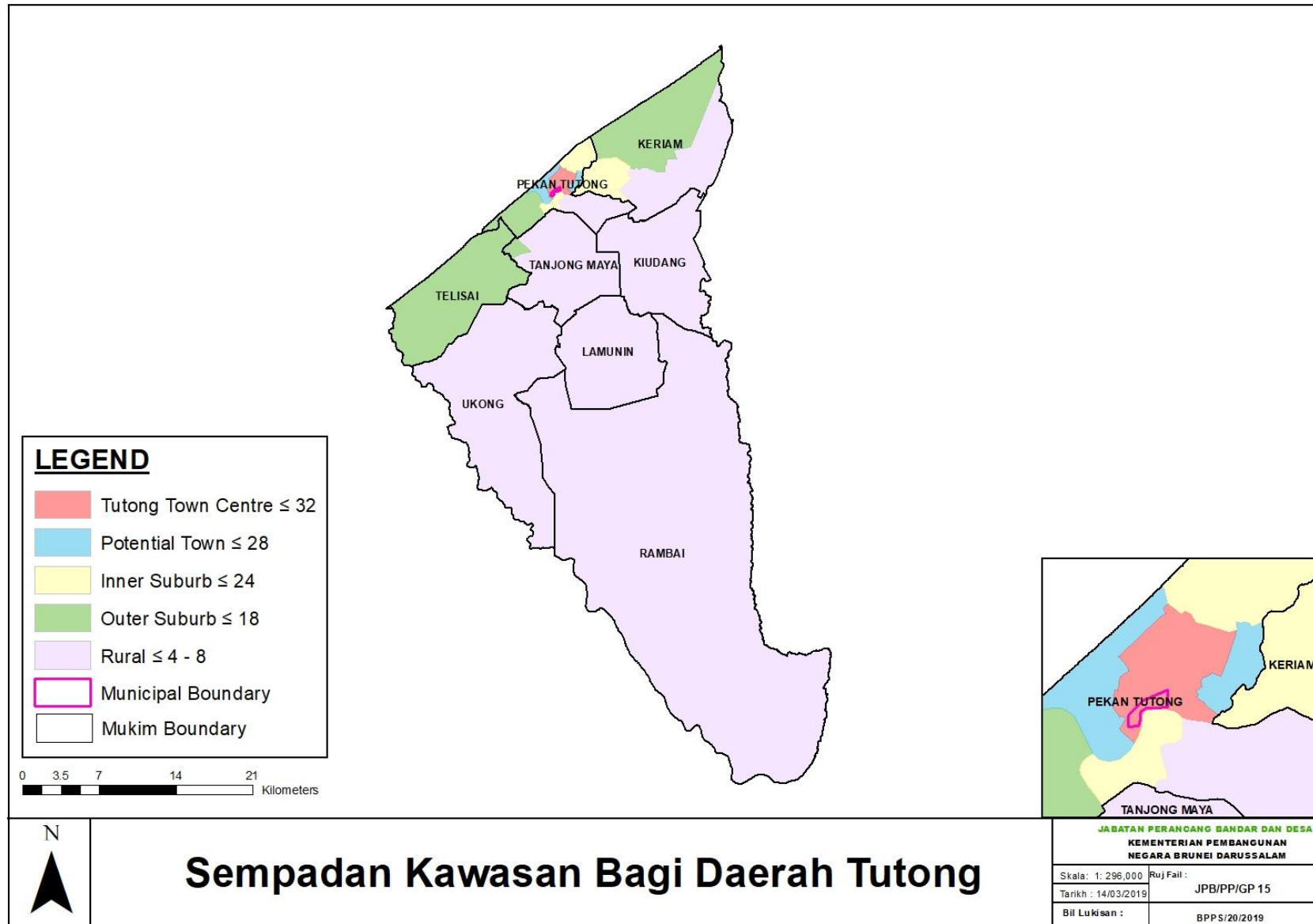
5.3 Deviation from Approved Development Plans

Any deviation from the approved development plans shall be re-submitted to TCP for approval in accordance with the Planning Permission Procedures outlined in Section 4 of this Guideline

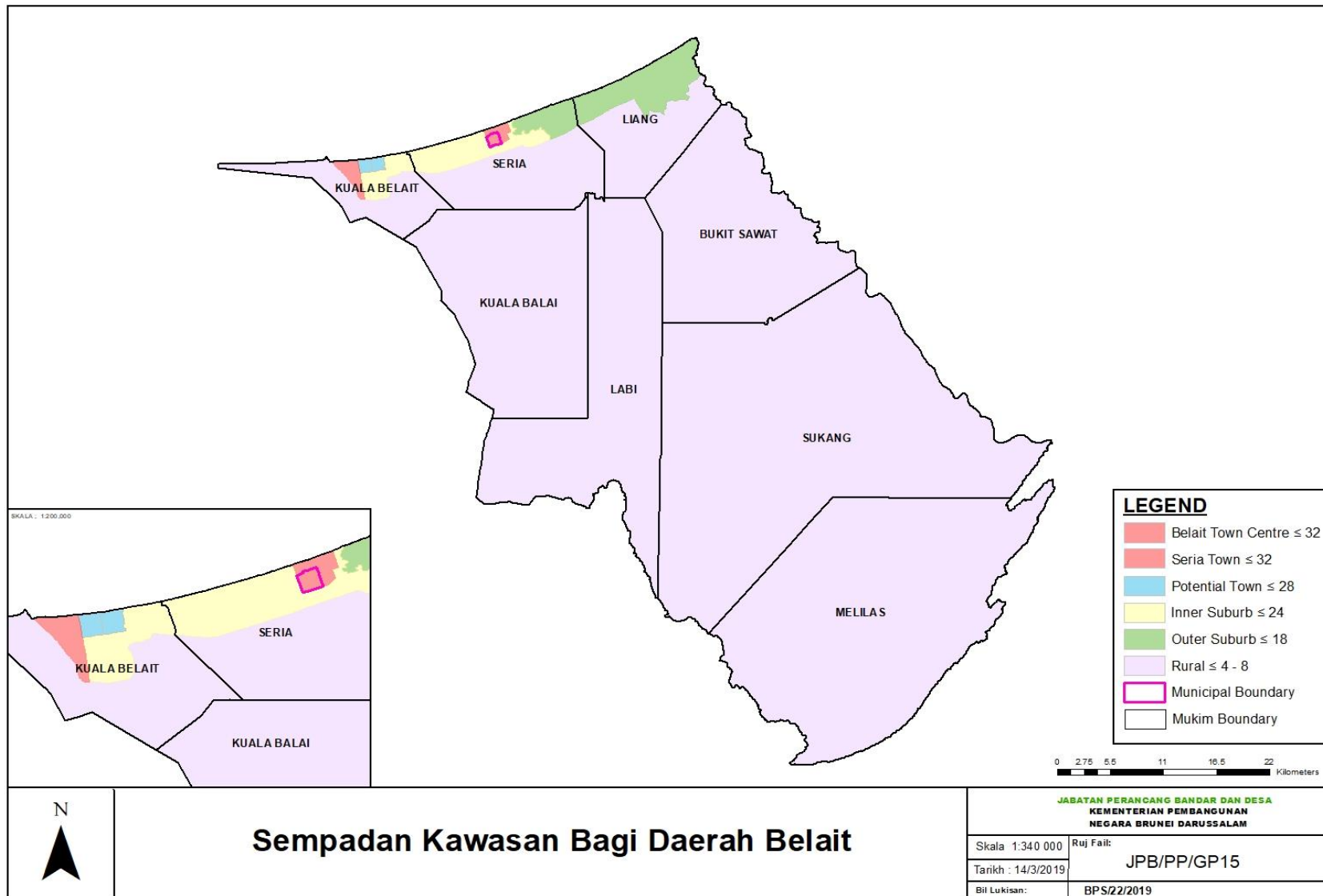
Map 1: Urban Structure Model (Brunei-Muara District)



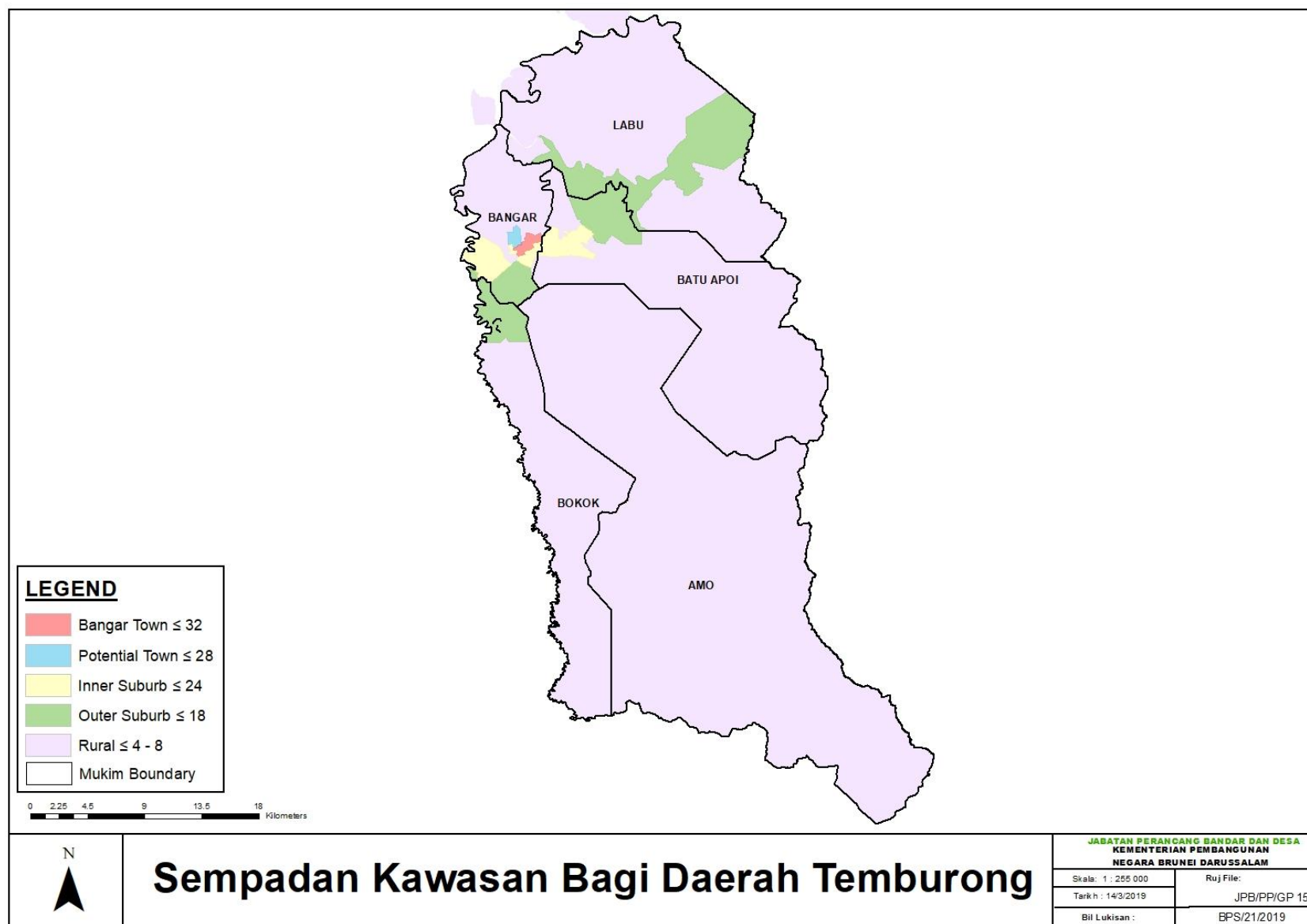
Map 2: Urban Structure Model (Tutong District)



Map 3: Urban Structure Model (Belait District)



Map 4: Urban Structure Model (Temburong District)



Urban Structure Model (Geoportal)

To access the planning map database relevant to this guideline, please use the link below:

 Geoportal

<https://geoportal.survey.gov.bn/start-gp>

Note: The Urban Structure Model maps contained in this guideline are provided for reference only. Users are advised to consult the latest available Urban Structure Model data through the Geoportal and verify any updates with the relevant authority.

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- Assistant Commissioner for Town and Country Planning
- Head, Officers, and Staff of the District Development Section, TCP
- Head, Officers, and Staff of the Development Planning Section, TCP
- Head, Officers, and Staff of the Act Enforcement Section, TCP
- Head, Officers, and Staff of the Strategic Planning Section, TCP

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