



LAND ADMINISTRATION SYSTEM IN BRUNEI DARUSSALAM

Presenter:
Maslina Abu Bakar
Brunei Darussalam



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1. Introduction

- Land Code introduced in 1907.
- Land Registration based on Torrens System.
 - *Land Registration; It is a form of record of ownership that is usually guaranteed by the state by way of statute.*
 - *Land Information System.*

2. Land Administration in Brunei Darussalam

Under several government agencies jurisdiction –often overlapping roles.

1. Ministry of Development

- Land Use, Housing & Environment Division, Ministry of Development.
 - As policy formulator and implementer on overall land administration and management.
- Land Department, Ministry of Development.
 - As policy implementer and formulator on matters pertaining to land registration (Land Offices at all 4 districts).

2. District Municipalities, Ministry of Home Affairs.

- Bandar Seri Begawan, Belait & Seria, Tutong Districts.

2. Land Administration System (continuation)

Other Related Agencies.

1. Housing Development Department, Ministry of Development.
2. Department of Environment, Parks and Recreation, Ministry of Development.
3. Brunei Economic Board (BEDB), Prime Minister Office.
4. Brunei Industrial Development Authority (BINA), Ministry of Industry and Primary Resources.
5. Agriculture Department, Ministry of Industry and Primary Resources.
6. Forestry Department, Ministry of Industry and Primary Resources.
7. Fisheries Department, Ministry of Industry and Primary Resources.

3. Relevant Laws on Land Administration

1. Land Code, Cap 40, Brunei Law.
2. Land Acquisition Act, Cap 41, Brunei Law.
3. Land Code (Strata) Act, Cap 189, Brunei Law.
4. Others- Forest Act, Mining Act, Antiquities & Treasure Trove Act, Town & Country Planning (Development Control) Act, Description of Land (Survey Plans) Act, Water Supply Act.
5. Supported by various policies pertaining to land administration.

4. Land Alienation

- Subject to S.3 of Land Code.
 - His Majesty in Council may alienate Government Land (State Land) for such interest and in such manner as is authorized by this code.
- Applications submitted to Commissioner of Land (Land Department, Ministry of Development).

All land alienation, transfer, charge, lease or sub-lease is subject to the approval of His Majesty in Council (S.23, Land Code, Brunei Law).

5. Development / Building Approval Authorities

- Authority for Building Construction Industry (ABCi), Ministry of Development.
- District Municipalities, Ministry of Home Affairs.

6. Planning Authorities

1. Town and Country Planning Department, Ministry of Development.
2. District Municipalities, Ministry of Home Affairs.

7. Cadastral Maps

Survey Department, Ministry of Development.

- Survey Maps, GIS, Spatial Maps
 - Maps, plans, aerial photographs, digital plots and photomaps.

8. Land / Property Values

Land Department, Ministry of Development.

- Stamp Duty on Land transactions.
- Stamp Duty on Probate.
- Land Acquisition.

- District Municipalities, Ministry of Home Affairs.
 - Property Rates.

9. Land Administration

The interrelated functions include;

- Land Tenure.
- Land Value.
- Land Use.
- Land Development.

Land Administration (Stig Enemark, 2004, FIG,pg 6)

‘For proper management of rights, restrictions, responsibilities and risks in relation to land, property and natural resources’

FIG –International Federation of Surveyors.



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Thank You