



کمنترین فمباڠونن
Kementerian
Pembangunan



REGISTERING PROPERTY

Last year Brunei Darussalam was ranked 148th out of 189 economies with 7 procedures, 298 days and scored 14.5 out of 30 points in Quality of Land Administration index

Brunei Darussalam's Registering Property DTF Score Doing Business 2016: 48.57 (no change from DB2015)

DB Year	Procedures (number)	Time (days)	Cost (% of property value)	Quality of Land Administration index
2016	7	298	0.6	14.5
2017 (projected)	4	< 100	0.6	Anticipated improvement in index

Source: Doing Business Database

Brunei Darussalam has made registering property easier through streamlining of process and introduction of LARIS, an online application system




Reforms Undertaken under Registering Property

Process	<ul style="list-style-type: none">✓ Reduction of procedures from 7 to 4 steps✓ Criteria-based assessment of applications and internal submission of applications in batches
System	<ul style="list-style-type: none">✓ Implementation of online LARIS system









Since February 2016, LARIS has been made accessible to the public for online submission and tracking of land applications

Link: www.laris.gov.bn

Bahasa Melayu | English Sign In | Register

 **LARIS**

Home About Applications

Transfer of Ownership 	Change of Land Special Conditions 	Renewal of Expired Lease Land 	Land Charge 
Land Lease 	FAQ 	Feedback 	Contact Us 

LARIS is **integrated with citizen portal** (e-Darussalam) which allow applicant to be auto-notified via account inbox and Short Text Message (SMS) once application has been approved

Online Payment in LARIS allows land owners and applicants to pay land related matters online using credit card, apart from the existing payment methods using cash and cheque.

With the introduction of LARIS, land records are fully digitalized and accessible online



Sub-index	DB 2016	DB 2017
Reliability of infrastructure index		
In what format are the majority of title or deed records kept in the largest business city—in a paper format or in a computerized format (scanned or fully digital)?	Paper	Fully Digital in LARIS
Is there an electronic database for checking for encumbrances (liens, mortgages, restrictions and the like)?	No	Yes, electronic database for checking for encumbrances is incorporated in LARIS

Information such as fees schedule and service standards are made transparent and can be accessed online



Sub-index	DB2016	DB 2017
Transparency of information index		
Is the applicable fee schedule for any property transaction at the agency in charge of immovable property registration in the largest business city made publicly available—and if so, how?	Yes, in person	Publicly available on LARIS website
Does the agency in charge of immovable property registration commit to delivering a legally binding document that proves property ownership within a specific time frame—and if so, how does it communicate the service standard?	No	Made available on Lands Department website.
Link for online access:		http://tanah.gov.bn/SitePages/Application%20and%20Duration%20of%20Process%20By%20Land%20Department.aspx
Is there a specific and separate mechanism for filing complaints about a problem that occurred at the agency in charge of immovable property registration?	No	Yes, feedback feature is available on LARIS website
Contact information:		https://laris.gov.bn/en-us/apps/pages/feedback.aspx

Services and information related to mapping of land plots can be accessed through GeoPortal, a computerized system owned by the Survey Department

Sub-index	DB2016	DB2017
Transparency of information index		
Are there publicly available official statistics tracking the number of transactions at the immovable property registration agency?	No	Yes, available in Lands Department website
Who is able to consult maps of land plots in the largest business city?	Anyone who pays the official fee	Anyone – available on GeoPortal at Survey Department
Does the cadastral or mapping agency commit to delivering an updated map within a specific time frame—and if so, how does it communicate the service standard?	Yes, in person	Yes, available in Survey Department website.
Link for online access:		http://survey.gov.bn/web/survey_department/client-chutter
Is there a specific and separate mechanism for filing complaints about a problem that occurred at the cadastral or mapping agency?	No	Yes, through email and phone number – information available in Survey Department website.
Contact information:		Email: info@survey.gov.bn Tel: +673 2382171

All privately held land plots in Brunei Darussalam are formally registered and mapped



Sub-index	DB2016	DB 2017
Geographic coverage index (0–8)		
Are all privately held land plots in the economy formally registered at the immovable property registry?	No	Yes, as private lots
Are all privately held land plots in the economy mapped?	No	Yes

These reforms have been well socialised to the public



- ✓ Soft Launching for LARIS on **16/2/2016**
- ✓ Press Release to media on **16/2/2016**
- ✓ Roadshows to all 4 districts: Brunei Muara (**18/2/2016**), Tutong (**20/2/2016**), Belait (**22/2/2016**) and Temburong (**24/2/2016**)
- ✓ Briefing to stakeholders (Lawyers and Banks) – **27/2/2016**
- ✓ Interview with media (**24/2/2016**)
- ✓ Advertisements in TV, radio, newspapers, Social Media (Instagram, Facebook, MOD Website, Land Department Website)
- ✓ Distribution of posters and leaflet to other government agencies and stakeholders





Thank You