

Procedures/approvals Relating to Building Project

Case: Jakarta

高新技术产业园区南区文体中心



Family Tree of BUILDING REGULATION

BUILDING LAW

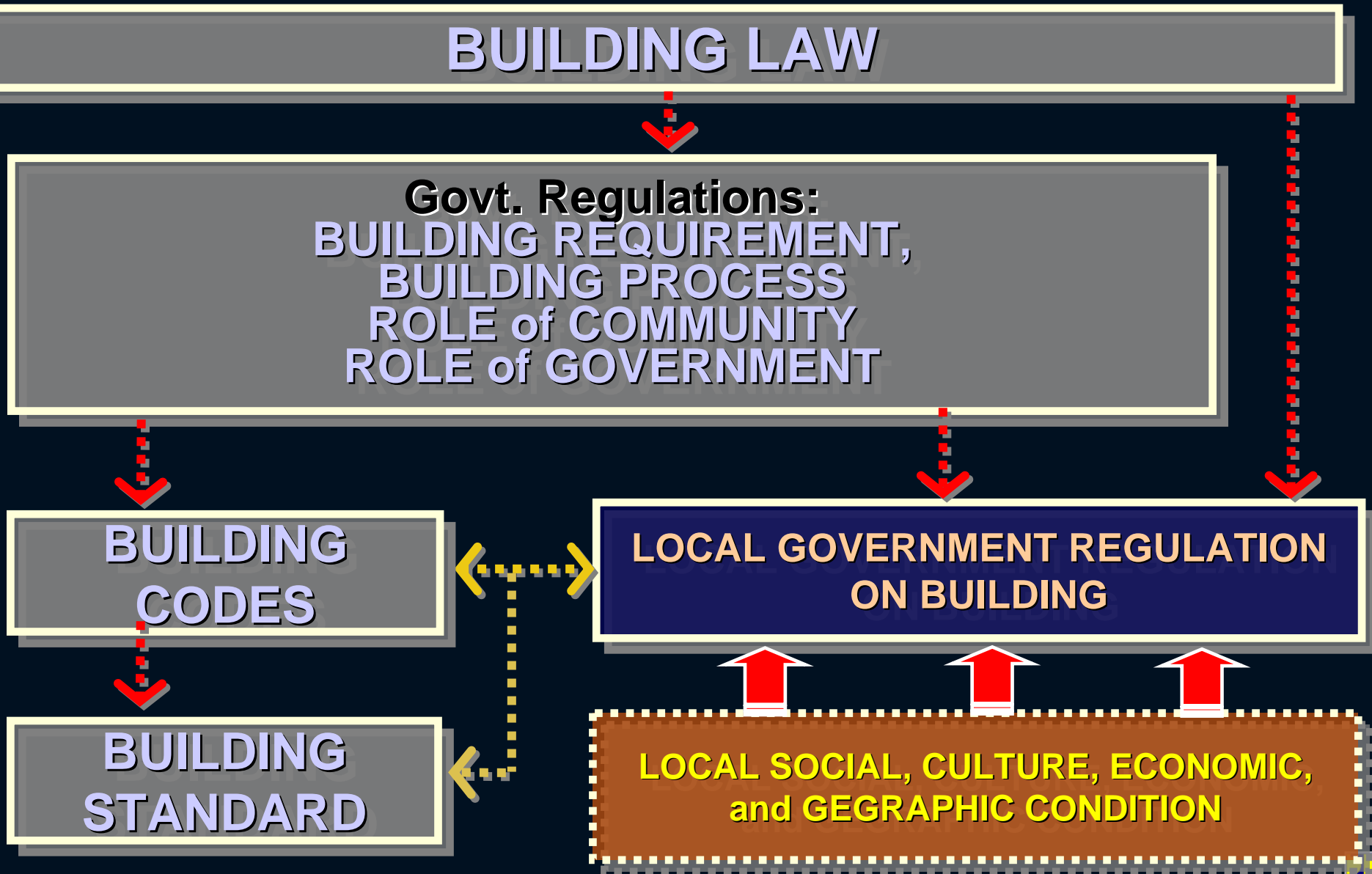
Govt. Regulations:
BUILDING REQUIREMENT,
BUILDING PROCESS
ROLE of COMMUNITY
ROLE of GOVERNMENT

BUILDING
CODES

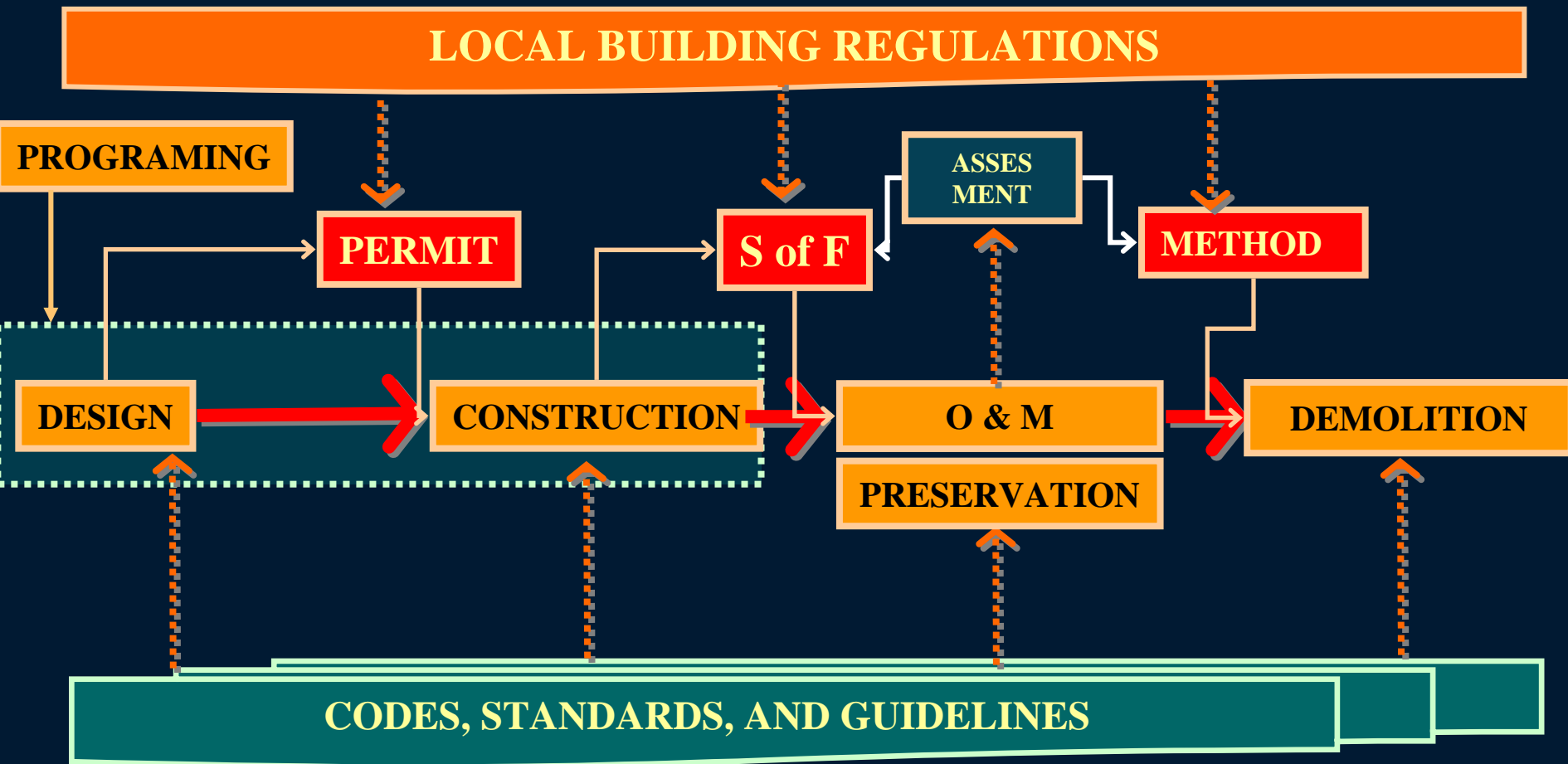
LOCAL GOVERNMENT REGULATION
ON BUILDING

BUILDING
STANDARD

LOCAL SOCIAL, CULTURE, ECONOMIC,
and GEGRAPHIC CONDITION



BUILDINGS DEVELOPMENT PROCESS



LOCAL GOVERNMENT

1. GENERAL

- Assistance/counseling/guidance on building construction activities;
- Provide building permits information;
- Establishment of Local Building Regulation

2. DESIGN PHASE:

- Determine building function;
- Determine administrative & technical requirement for traditional, semi permanent, temporary building, and building construction on disastrous location
- Carry out data on building
- Determine Urb. Design & Devt. Guidelines
- Provide requirement for usage and density

LOCAL GOVERNMENT

1. CONSTRUCTION PHASE

- Issuing Building Permit;
 - Assessing and approving design document;
 - Approving design design document after having technical opinion of an expert team

2. O & M PHASE:

- Issuing Certificate of Fitness/ Building Usage License, (every 5-10 years);
- Determine Listed Building (Conservation/ Preservation)



LOCAL GOVERNMENT

3. DEMOLITION PHASE:

- Carry out technical analysis of the building (ordinary building/housing)
- Determine building to be demolished;
- Approve on Technical Plan for Building Demolition
- Execute building demolition;



JAKARTA



ORGANIZATION

- **BUILDING PERMIT AND CONTROL DEPARTMENT (Due to Loc. Regulation)**
 - **MAIN DUTIES:**
 - **SERVICING**
 - **DIRECTING**
 - **SUPERVISING**
 - **CONTROLLING**
- OF THE BUILDING DEVELOPMENT
PROCESS IN EVERY STAGE**



ORGANIZATION

- **TECHNICAL ADVISORY FOR URBAN and DEVELOPMENT BOARD**

- **The BOARD CONSIST OF:**

- **Architecture Team**
- **Civil Eng/Constructor Team**
- **Mechanical/ Electrical Team**

- **Main Duties:**

Support and Assistance

The Building Permit and Control

Department



BUILDING PERMIT

Preliminary Permit :

- Preliminary Permit (Preparation work);
- Partial Prel. Permit (I.e. foundation)
- Entirely Prel. Permit (Consistent with design document)

Building Permit

- Final Permit, issued on behalf of governor;



BUILDING PERMIT

under governor degree no. 76 year 2000



Design Stage

BP



Constr Stage

CoF



O & M Stage

CoF

VALIDITY OF CERTIFICATE OF FITNESS

CoF

CoF

CoF

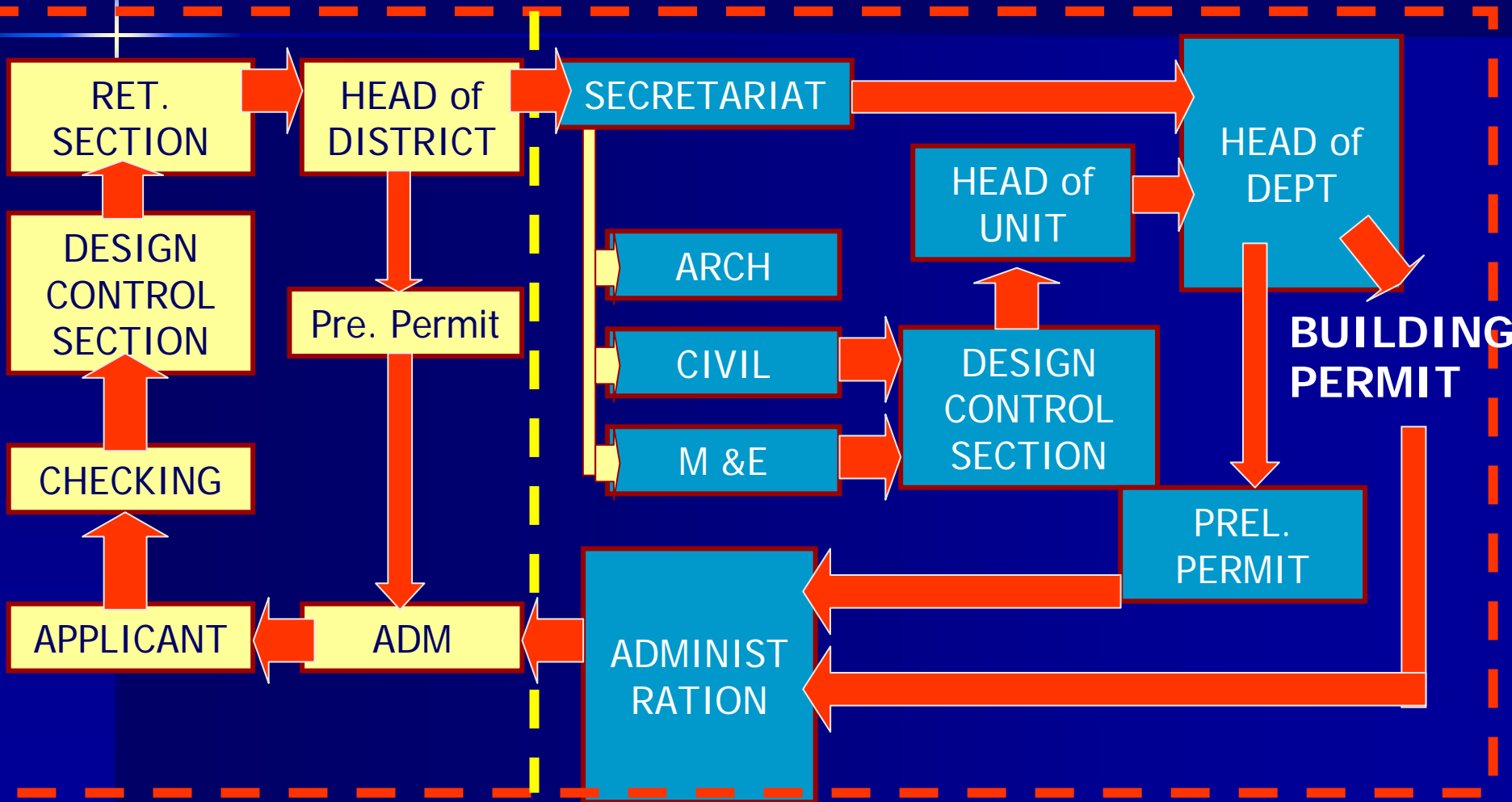
CoF

Valid a.l.a. consistent
with design document

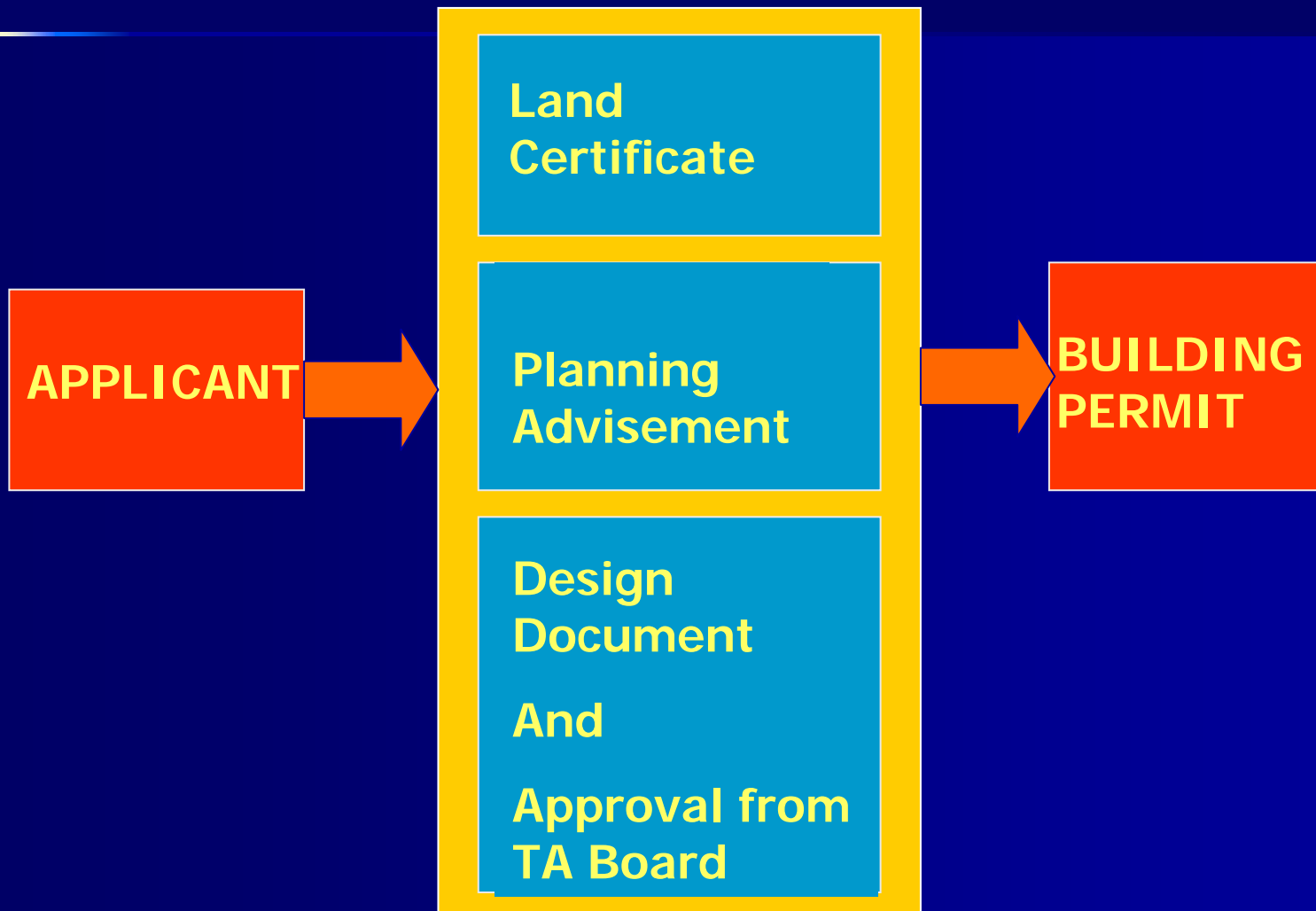
Valid a.l.a consistent
with building permit

5-10 years (periodically)
a.l.a. consistent with
building permit and CoF.

BUILDING PERMIT PROCEDURE

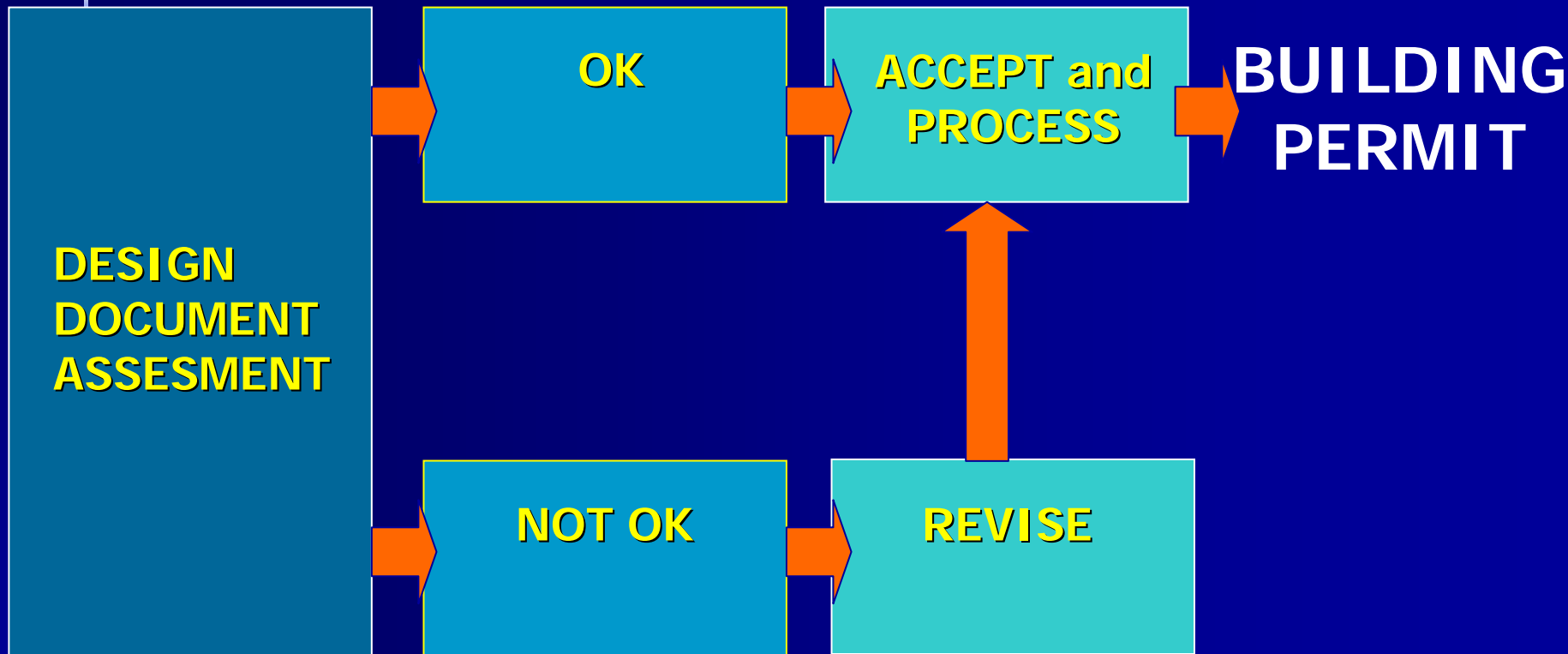


REQUIREMENTS



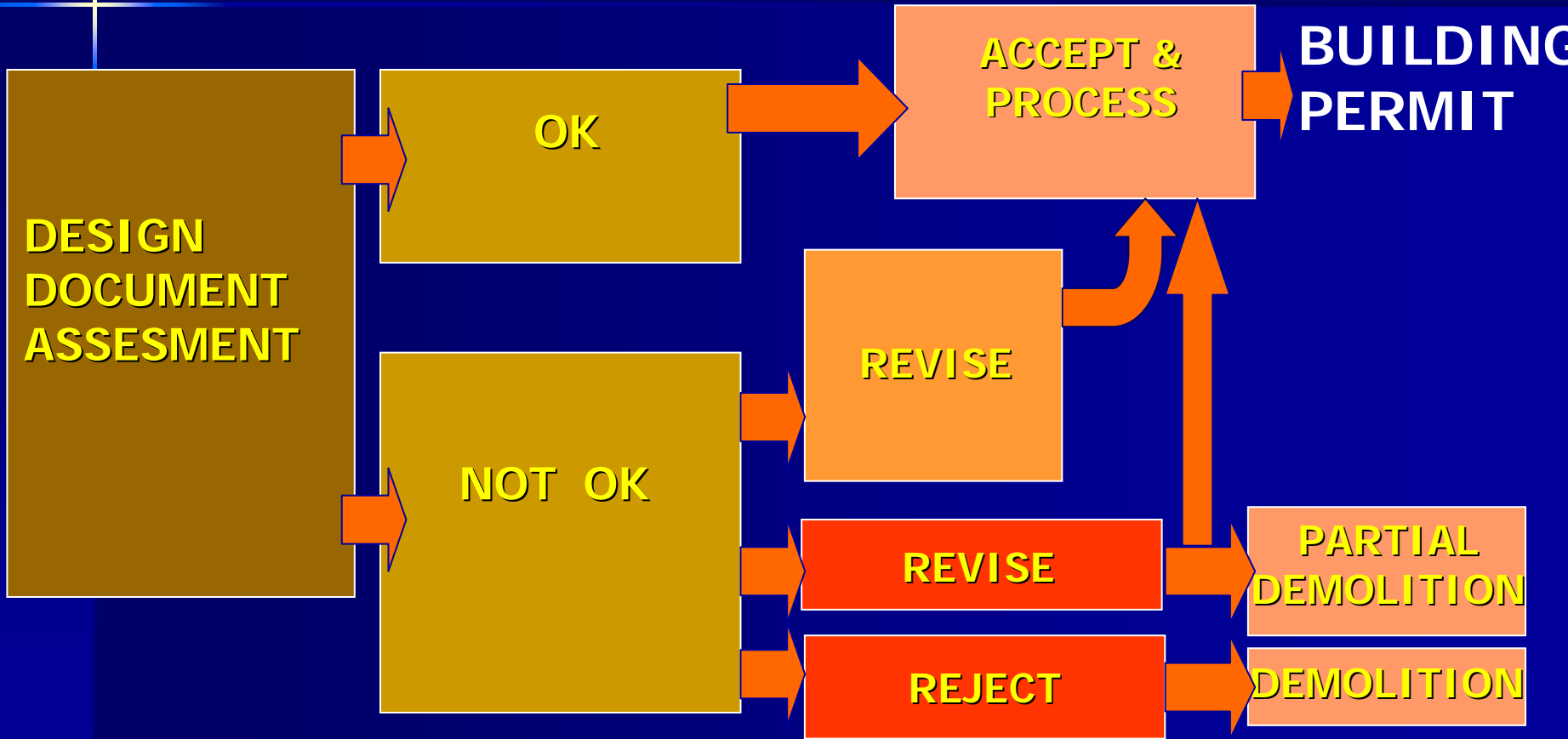
BUILDING PERMIT ASSESMENT

(NEW BUILDING)

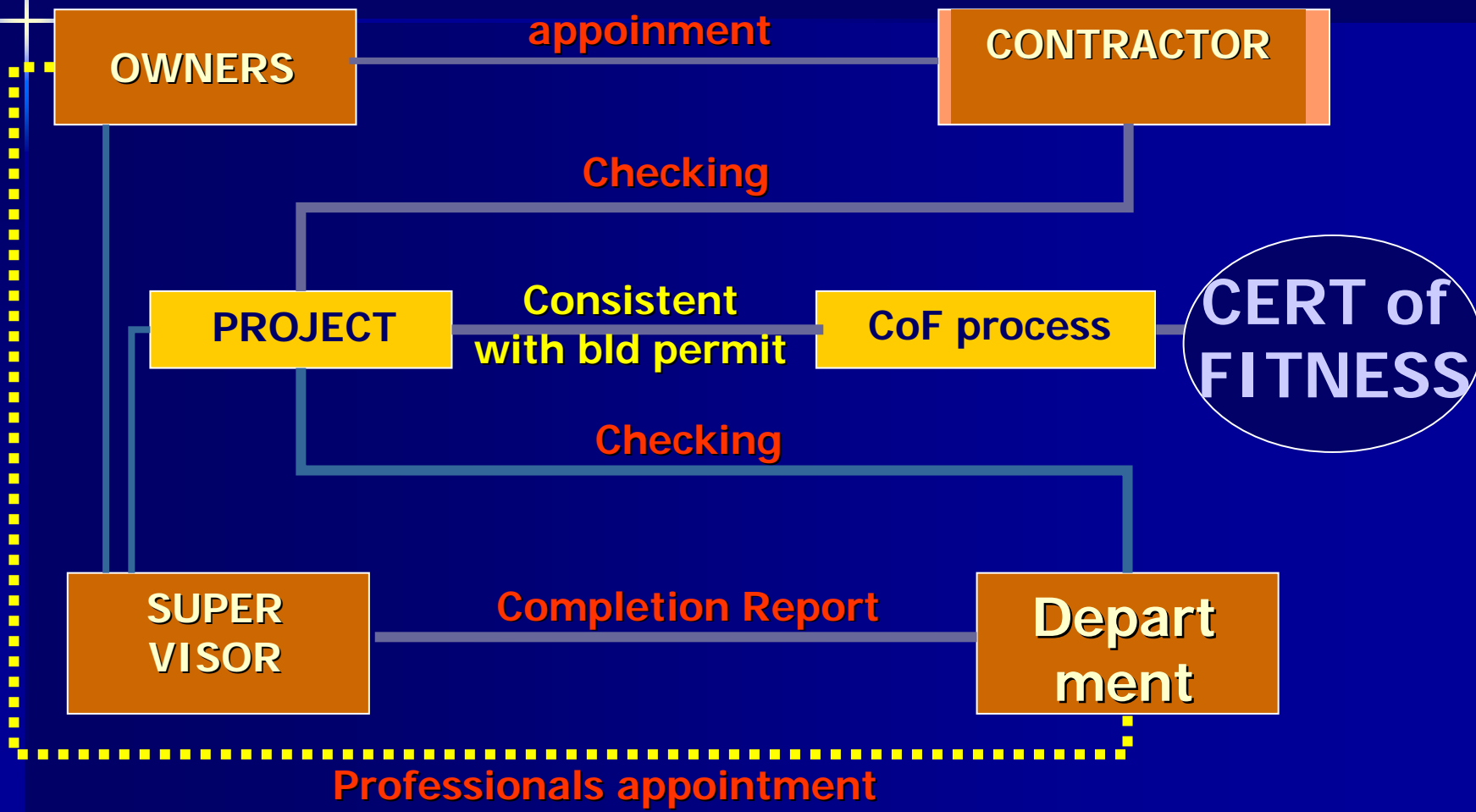


BUILDING PERMIT ASSESMENT

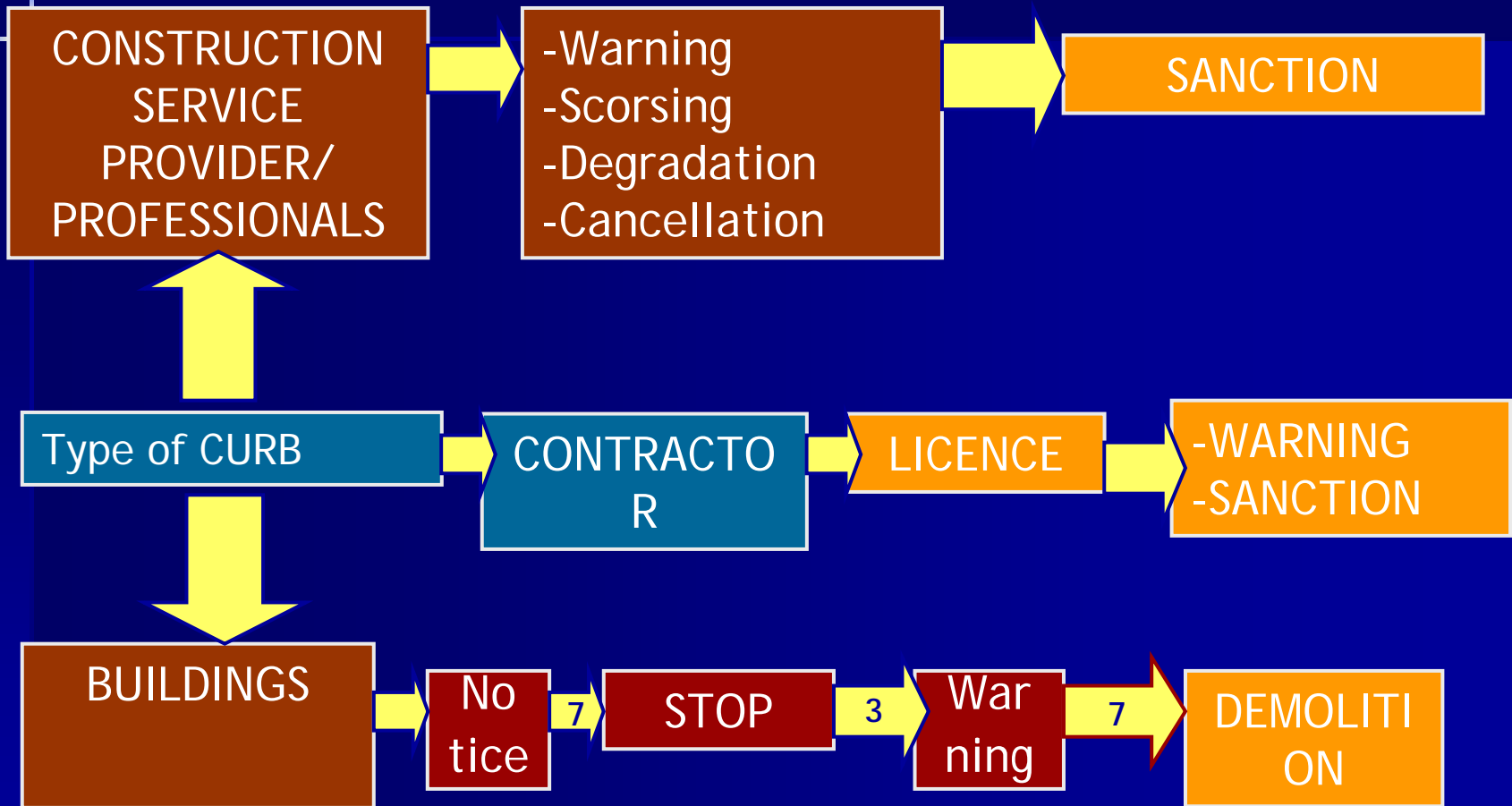
(UNDER CONSTRUCTION)



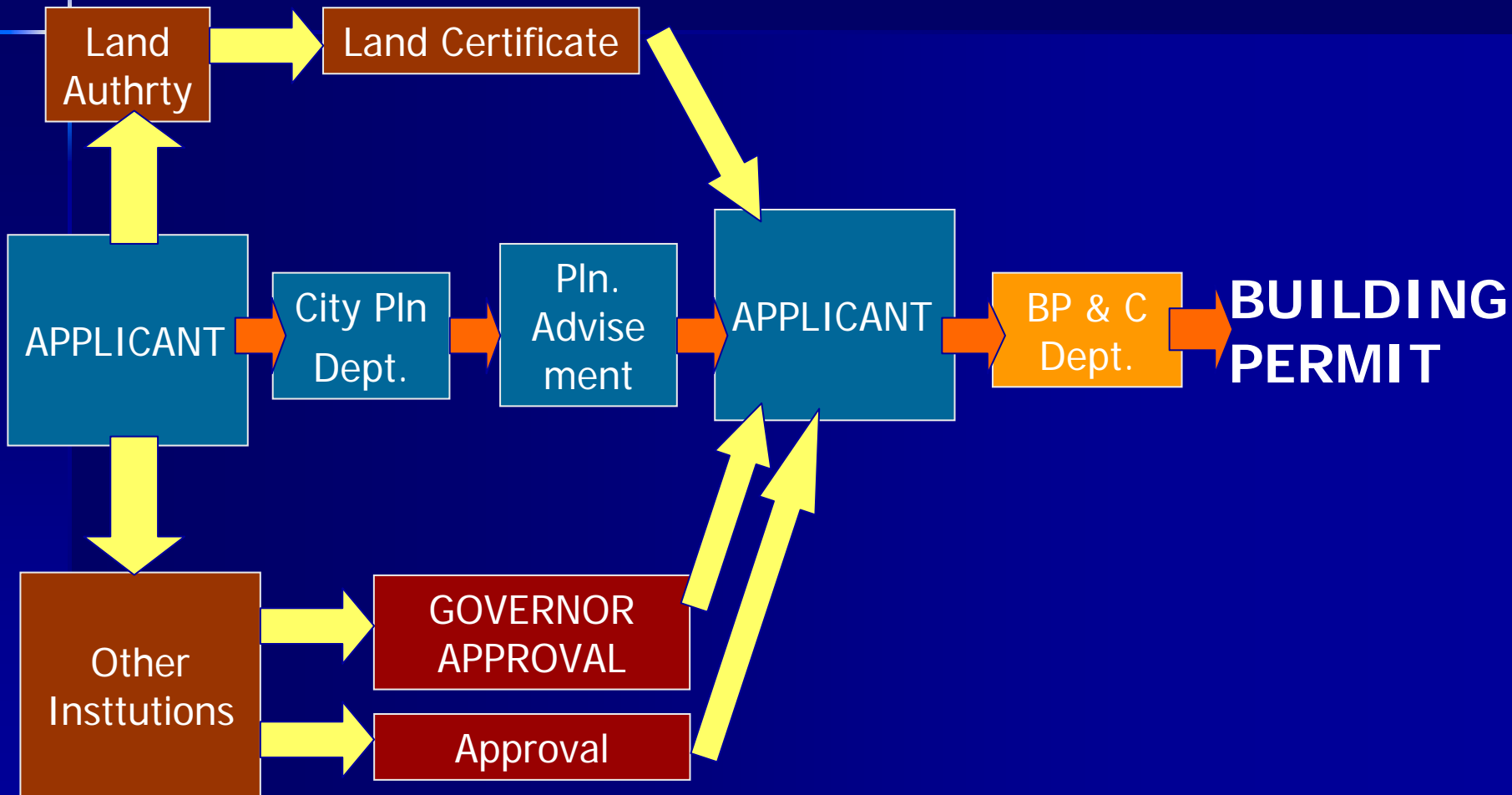
Certificate of fitness PROCESS



CURBING/RESTRICTION

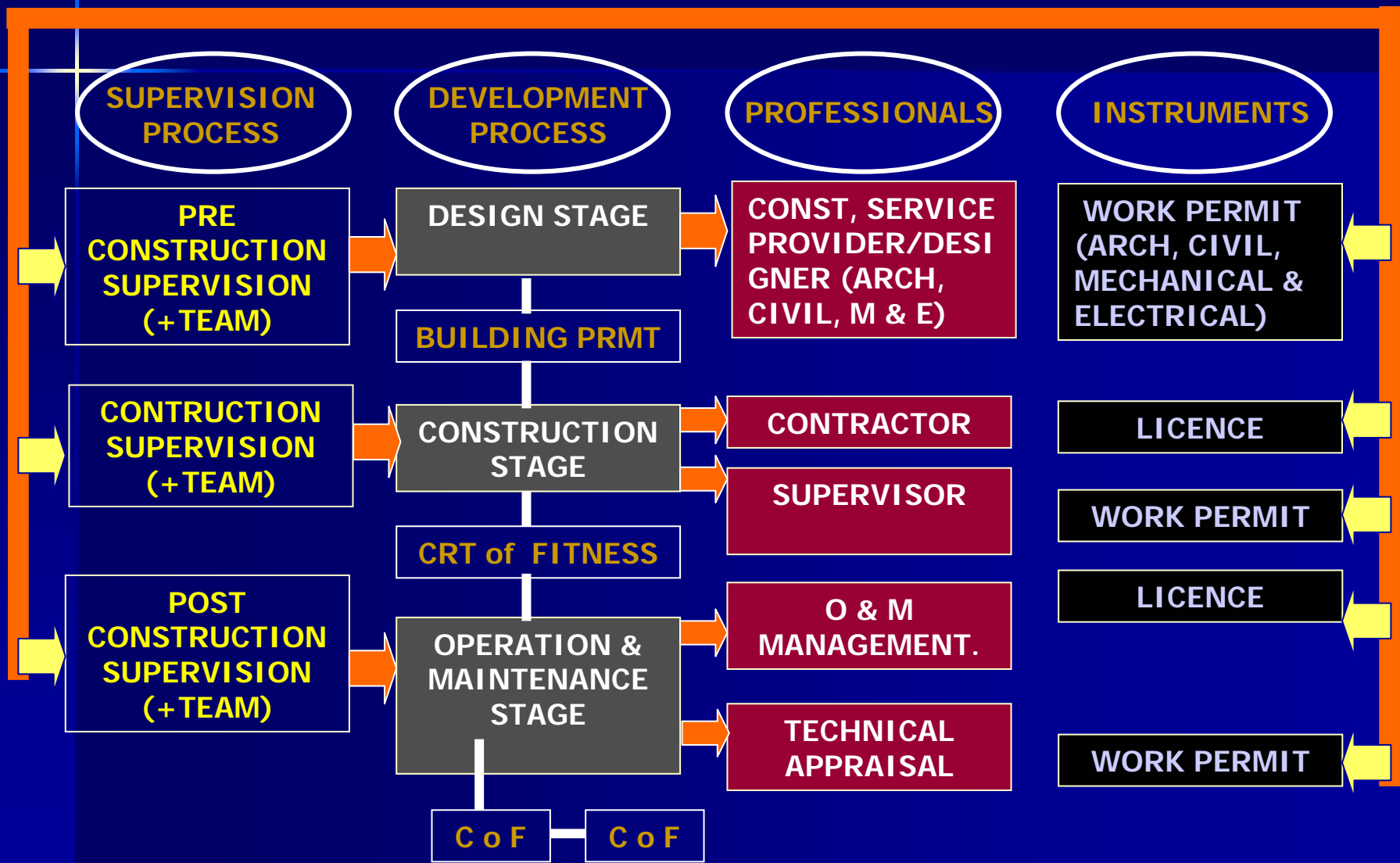


Building permit and other institutions Relationship



SUPERVISION PATTERN

(BUIDING PERMIT AND CONTROL DEPARTMENT)





THANK YOU

