

How to obtain a Building and Land Use Permit (BLUP) in less time

Previously, it was mandatory to obtain a clearance from the CEB, CWA and WMA which had to be attached to the BLUP application form by the applicant.

This procedure has changed since December 2018. While these clearances are still needed, they are now sought by the concerned municipality or district council from the public utilities instead of the applicants themselves.

Despite aiming at making the application process easier, this measure has had mixed success up to now. On a few of our projects, obtaining clearance took more time than usual mainly due to incomplete information/documentation supplied to the public utilities. Such issues were resolved quicker when the applicant dealt directly with the public utilities.

Learning from these past experiences, we recommend the following when submitting a BLUP application:

- Preparation of separate attachments for each clearance clearly labelled as 'CEB Clearance Documents', 'CWA Clearance Documents' and 'WMA Clearance Documents'. These separate attachments should be annexed by the applicant to the BLUP application form to ensure the correct documents are submitted by the municipality/district council.
- These attachments must contain all the information required by the public utilities to deliver their clearance and these are:
 - Site plan, location plan, floor plans, sections and elevations
 - CEB: forecasted load demand and proposed transformer rating
 - CWA: daily water demand and total water storage tank capacity
 - WMA: daily wastewater outflow, proposed wastewater treatment. In the case of STP a full design report and calculations are required. These are generally obtained from STP suppliers. If a septic tank and absorption pit is proposed, calculations for the absorption pit size must also be submitted based on soil percolation test results.

These attachments simplify the communication process between the local authorities and the public utilities and saves time for Planning officers who only have to submit each set of documents respectively, avoiding confusion and missing documents. Since the pack will include all the required documents, the approval time will also be reduced.

BIM IN REVIEW

Collaboration has always been critical in the construction sector. Working in disparate solutions, AEC teams and eventually owners often lose valuable time for critical decision making.

Embracing connected BIM is vital in this context. The era of connected BIM, with an emphasis on the "information" element, is characterized by a holistic project-centric process.

At Prodesign, we are moving towards a more integrated approach to design and construction, prioritizing the development of collaborative processes with external parties using BIM 360. This cloud technology allows the design team to collaborate in real time and help minimise design downtime and repeating work.

We are committed to fully embrace BIM to collaborate, simulate, visualize and optimize project outcomes.

