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BEAUTIFUL WALLS, YOUR WAY

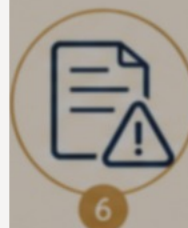
Renovation & House Construction Permit Guide

PBT Malaysia – Residential Extension & New House

Panduan praktikal pemilik rumah di Malaysia

Fahami jenis permit, dokumen, proses penghantaran, tempoh, yuran dan risiko sebelum kerja dimulakan.

EDISI E-BOOK • PBT MALAYSIA • HOMEOWNER GUIDE



6
Penalties /
Compounds

Sebelum Anda Mula

1 Cara guna e-book ini

Baca mengikut turutan: kenal pasti skop kerja, semak permit, sediakan dokumen, fahami proses, anggarkan tempoh dan kos, kemudian elakkan kerja tanpa kelulusan.

2 Siapa yang patut membaca

Pemilik rumah, bakal pembina rumah, pelabur hartanah, kontraktor kecil dan sesiapa yang mahu memahami proses kelulusan sebelum membuat keputusan.

3 Peringatan penting

Panduan ini bersifat umum. Keperluan sebenar berbeza mengikut PBT, jenis hartanah, lokasi, syarat tanah, skop struktur dan polisi semasa pihak berkuasa.

4 Hak cipta & penggunaan

Untuk pembelajaran peribadi. Tidak menggantikan nasihat profesional daripada arkitek, pelukis pelan, jurutera, perancang bandar atau PBT yang berkaitan.

Kandungan

01

Ringkasan Panduan

Gambaran keseluruhan topik permit

02

Jenis Permit

Extension / renovation vs rumah baharu

03

Dokumen & Lukisan

Senarai dokumen lazim untuk submission

04

Prosedur Submission

Langkah daripada consultant hingga kelulusan

05

Timeline & Fee

Faktor tempoh proses dan jenis bayaran

06

Penalti & Peringatan

Risiko kerja tanpa kelulusan

07

Cantikwall Academy

Tip: klik tajuk untuk terus ke bab
PDF interaktif dengan pautan dalaman

Renovation & House Construction Permit Guide



PBT Malaysia – Residential Extension & New House

A simple guide to permits, documents, submission steps, timeline, fees, and penalties before starting renovation or house construction works.



1

Permit Types



2

Documents &
Drawings



3

Submission
Procedure



4

Processing
Timeline



5

Fees



6

Penalties /
Compounds



1. What Permit Is Involved?

Residential extension vs new house construction under PBT Malaysia



House Extension / Renovation



Building Plan Approval
(Pelan Bangunan)



Planning Permission may be required,
depending on setback, floor addition,
footprint or PBT rules



Structural / engineering submission
if columns, beams, slabs, retaining wall,
drainage or other structural works are
involved



Small-work / renovation permit may
apply for certain minor works,
depending on PBT



Amendments must follow the
approved drawings



New House Construction



Planning Permission
(Kebenaran Merancang)



Building Plan Approval
(Pelan Bangunan)



Structural and engineering plans



Earthwork / road / drainage /
sewerage / utility related approvals
where applicable



Approval must be obtained
before construction starts



Key idea: bigger scope = more approvals.
Requirements vary by local authority (PBT).



Usually submitted by a
registered consultant through
OSC / PBT system.



2. Documents & Drawings Needed

Generic documents commonly prepared for permit submission



For House Extension



- Owner & land documents (IC / title / assessment / quit rent or similar)



- Existing house photos and site information



- Location plan and site plan



- Existing vs proposed floor plan



- Elevation, section, roof plan



- Structural details / calculations if structure is affected



- Consultant forms, signatures, and owner consent where required



For New House Construction



- Owner & land documents



- Survey / lot information and site plan



- Full architectural drawings: floor plan, elevations, sections, roof plan



- Structural drawings and calculations



- Civil / drainage / road / earthwork drawings where applicable



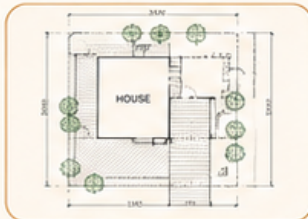
- Utility / sewerage related supporting documents where required



- Consultant forms, reports, and submission checklist



Location Plan



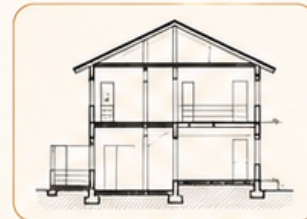
Site Plan



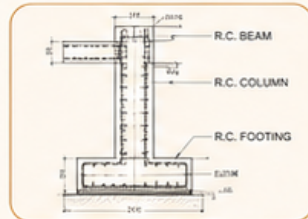
Floor Plan



Elevation



Section

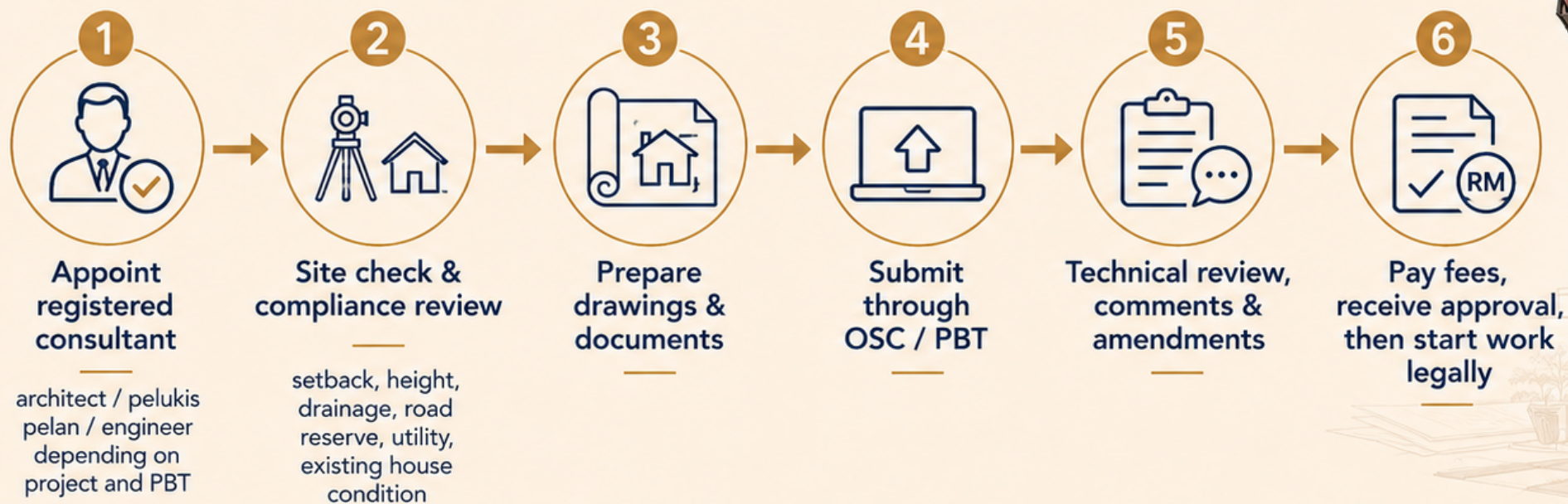


Structural Detail



3. Submission Procedure

Typical process before approval is issued



After approval:



display approval on site



build according to plan



allow inspections



complete final certification / compliance steps



Do not start work before written approval.



4. Timeline & Fee Types

What usually affects processing time and payment

Typical Timeline

- 1  Pre-check / design preparation | usually 1–3 weeks
- 2  Submission and completeness check | usually 3–7 working days
- 3  PBT / OSC review | commonly around 14–37 working days depending on PBT and meeting cycle
- 4  Amendments, payment, and final approval | may add 1–6 weeks



Simple extension:
often around
1–3 months total



New house construction:
often around
3–6+ months total

i Actual timing depends on document quality, technical comments, and local authority requirements.

Common Fee Types

- | | |
|---|---|
|  Processing / submission fee |  Building plan scrutiny fee |
|  Planning related fee (if applicable) |  Permit / hoarding / site-related fee (if applicable) |
|  Deposit / refundable deposit (where required) |  Infrastructure / development related contribution (if applicable) |
|  Consultant professional fee |  Utility / sewerage / technical agency related fees where applicable |



Good drawings and a complete submission help shorten the timeline.

5. Penalties, Compounds & Important Reminders

What may happen if works start without approval or deviate from the approved plan



1. Possible Actions by PBT



Stop-work notice



Compound / fine under Akta 133 and local by-laws



Order to amend, remove, or demolish non-compliant works



Need to submit fresh plans or amendment plans



Delay to utility applications, inspections, or final certification/compliance



Problems during future sale, loan, insurance, or property transfer



2. Important Reminders Before You Start



Appoint the right registered consultant



Confirm setback and design limits first



Prepare budget for fees, consultant cost, and possible deposits



Do not rely on verbal advice only — wait for written approval



Build exactly according to approved drawings



If design changes, submit amendment before continuing work

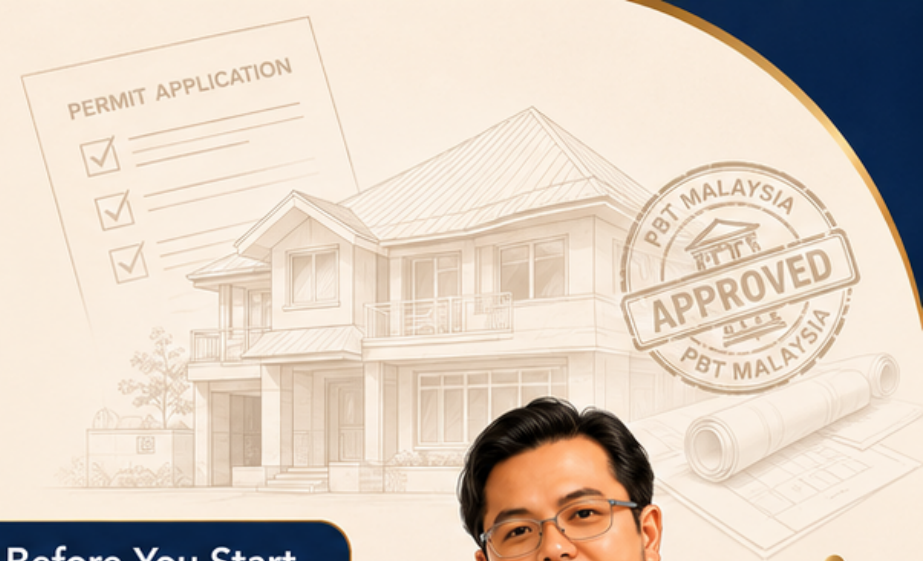


Keep approval documents available on site



Best practice: check first, submit properly, wait for approval, then build.

 This guide is generic. Specific requirements differ by each local authority (PBT).



Belajar Renovation Dengan Lebih Yakin

Cantikwall Academy

Platform pembelajaran online yang berkongsi pengalaman sebenar daripada projek interior design, renovation dan construction. Topik yang kompleks dipermudahkan supaya homeowner dapat belajar dan membuat keputusan dengan lebih yakin.

Ilmu Praktikal

Konsep dunia sebenar yang boleh terus digunakan dalam perancangan renovation.

Mudah Diikuti

Pembelajaran santai, tersusun dan sesuai untuk orang bukan teknikal.

Bila-bila Masa

Belajar mengikut masa sendiri melalui akses online yang fleksibel.

Pengasas & Lead Instructor: Ahmad Fitri A'zali

20+ tahun pengalaman dalam engineering, project management dan renovation; Design & Build specialist; Managing Director Cantikwall; 500+ projek disiapkan.



Daripada Keliru Kepada Keputusan Yang Bijak

1 Fahami sebelum bayar

Kenal pasti keperluan, skop dan risiko sebelum melantik kontraktor atau consultant.

2 Tanya soalan yang betul

Gunakan ilmu untuk menilai cadangan, quotation dan perubahan reka bentuk.

3 Kurangkan kesilapan mahal

Elakkan keputusan tergesa-gesa, kerja tanpa permit atau perubahan tanpa dokumentasi.

4 Rancang dengan lebih yakin

Susun keutamaan, bajet, timeline dan expectation sebelum projek bermula.

Mulakan Pembelajaran

Practical renovation knowledge



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academy.cantikwall.com



CANTIKWALL
BEAUTIFUL WALLS, YOUR WAY

Rancang Dahulu. Submit Dengan Betul. Bina Dengan Yakin.

Ilmu yang betul membantu anda melindungi masa, bajet dan rumah anda.

Teruskan pembelajaran melalui kursus, panduan dan bahan praktikal Cantikwall Academy.

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