



# Brunei Darussalam Country Report 2022

## 24th AVA CONGRESS

Presented by: Nurul Hafizah binti Haji Matzini



**Penduduk**  
*Population*

**440,715** Orang  
*Persons*

**Jantina**  
*Sex*



Lelaki  
*Male*

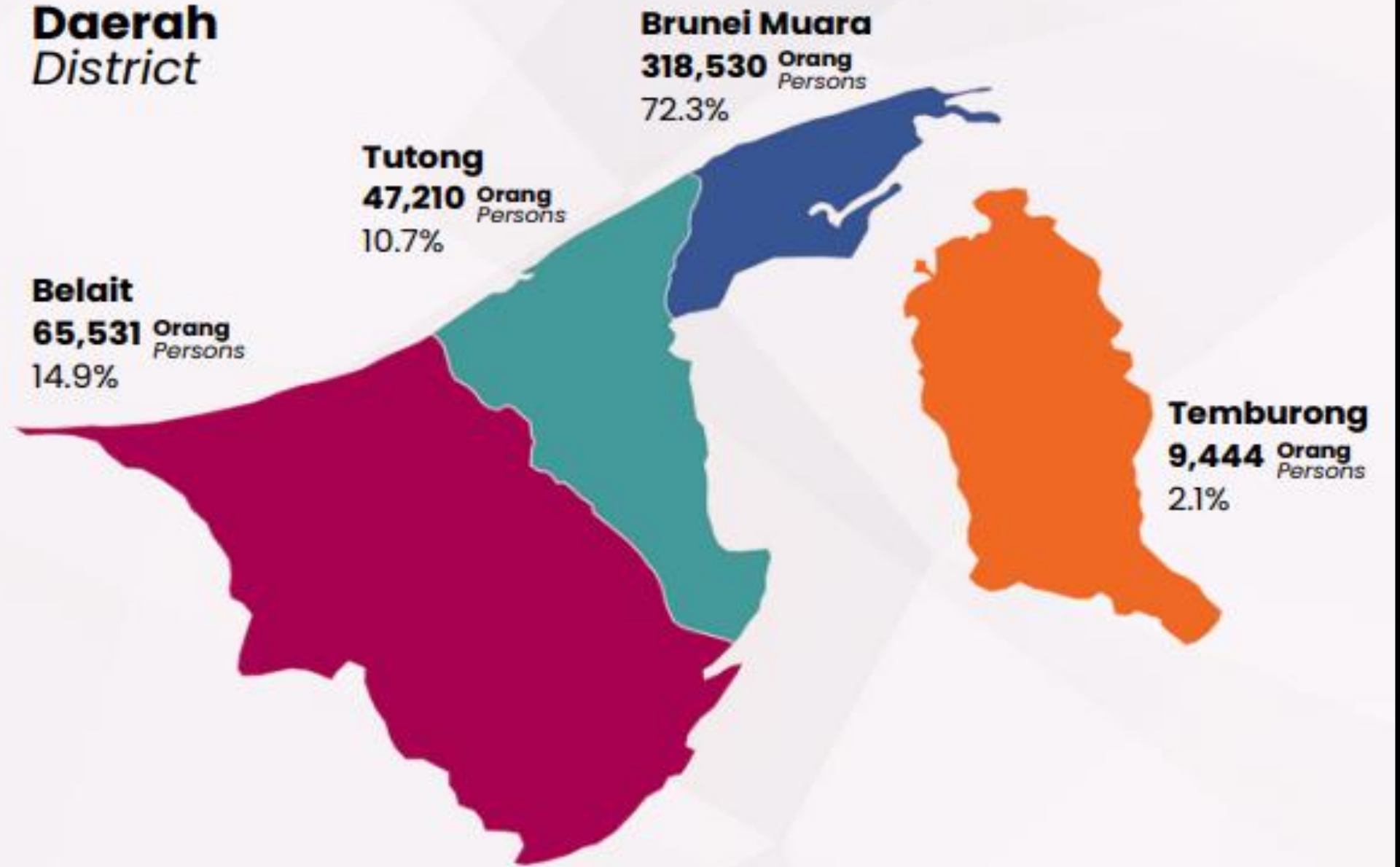
**232,194** Orang  
*Persons*  
(52.7%)



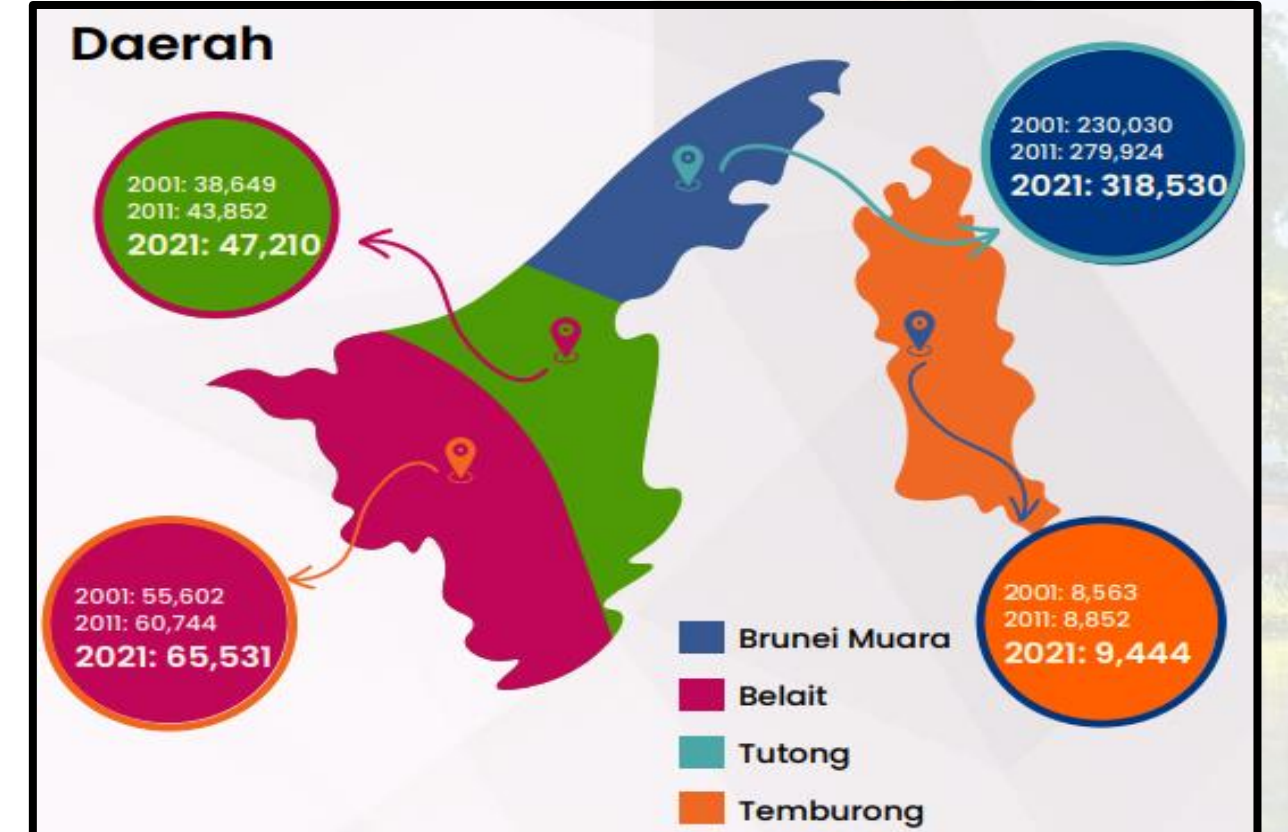
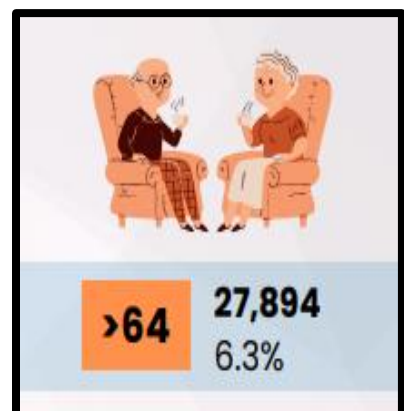
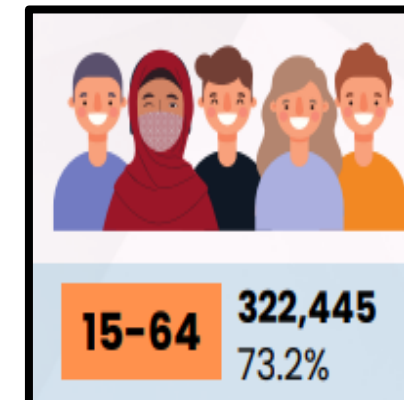
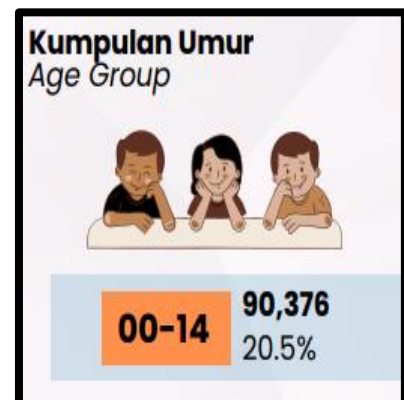
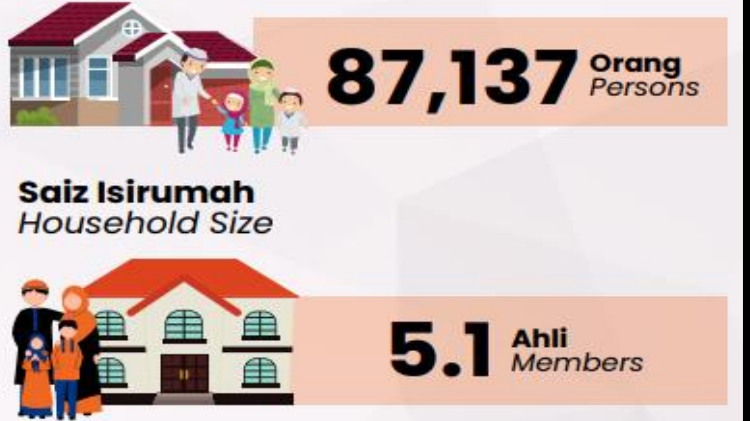
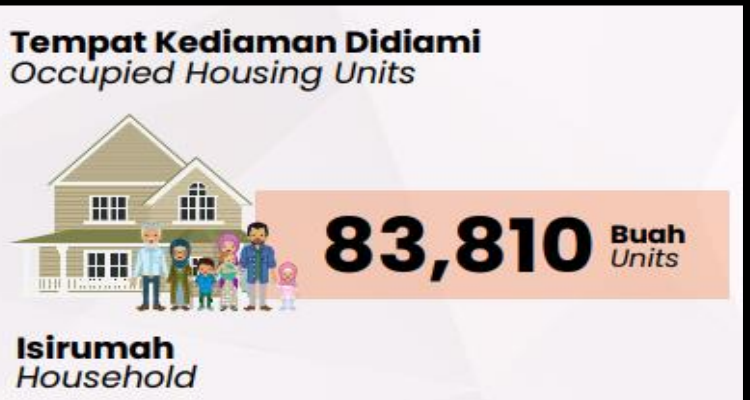
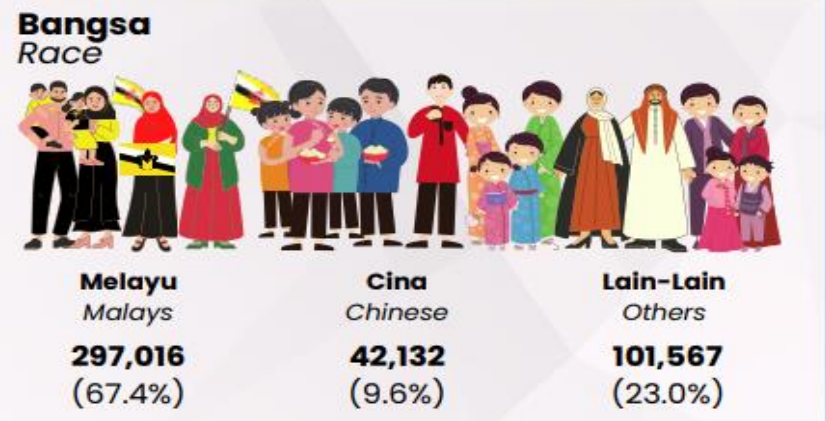
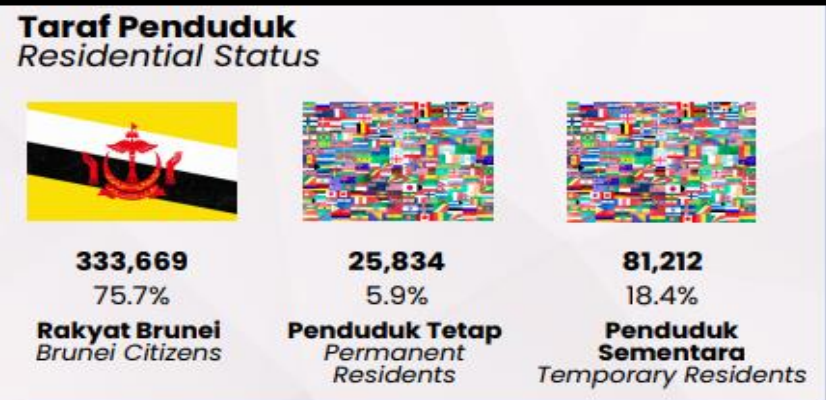
Perempuan  
*Female*

**208,521** Orang  
*Persons*  
(47.3%)

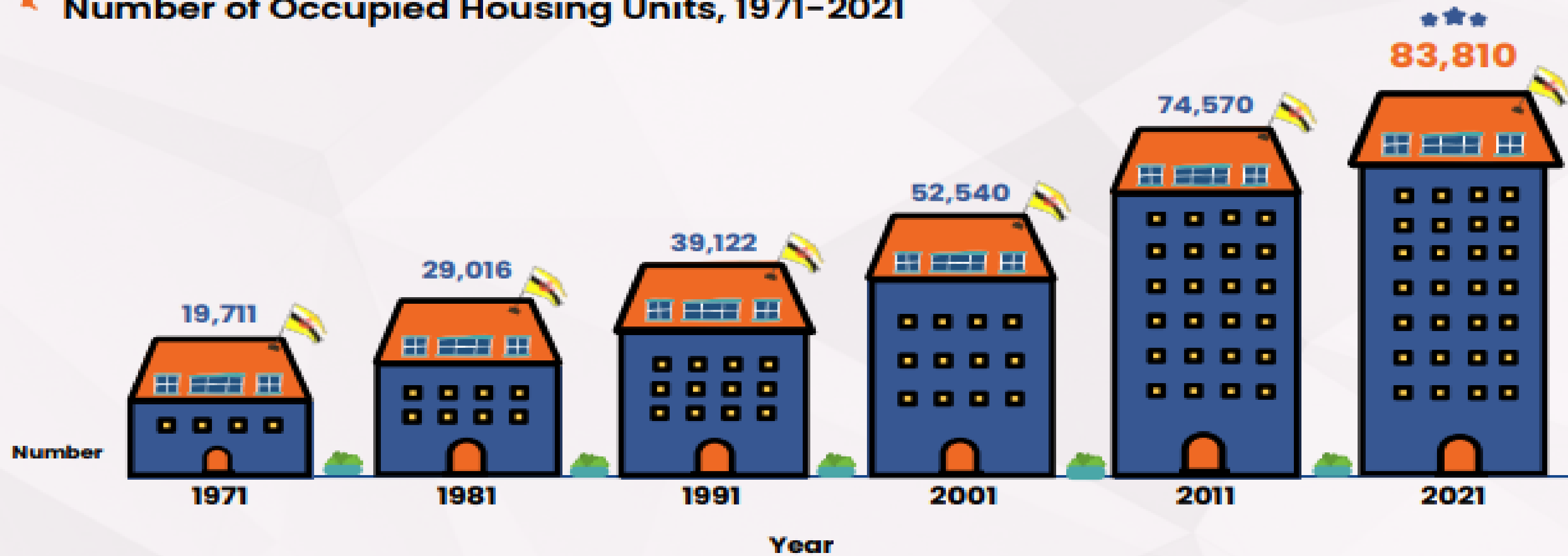
**Daerah**  
*District*



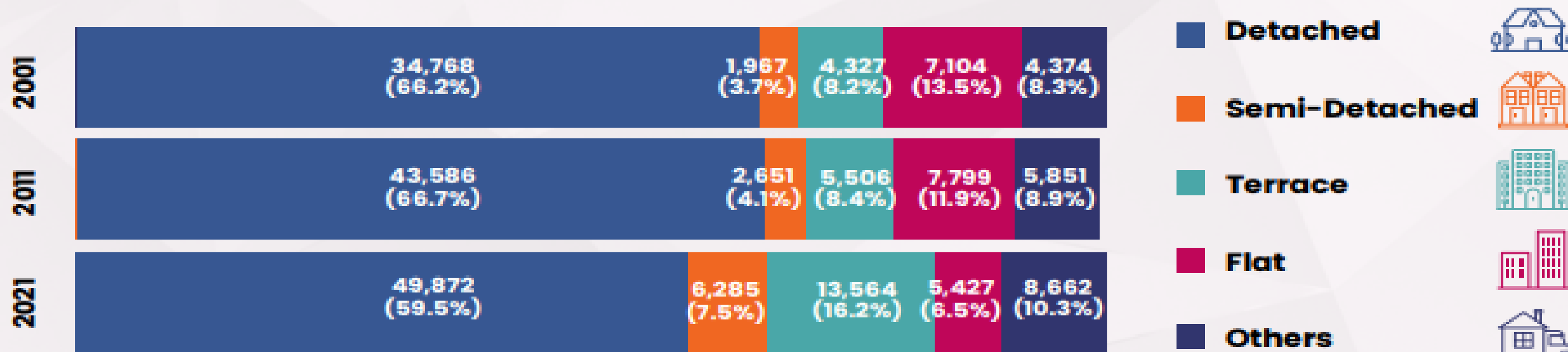
**Brunei Darussalam**  
**Demographics**  
**2021**



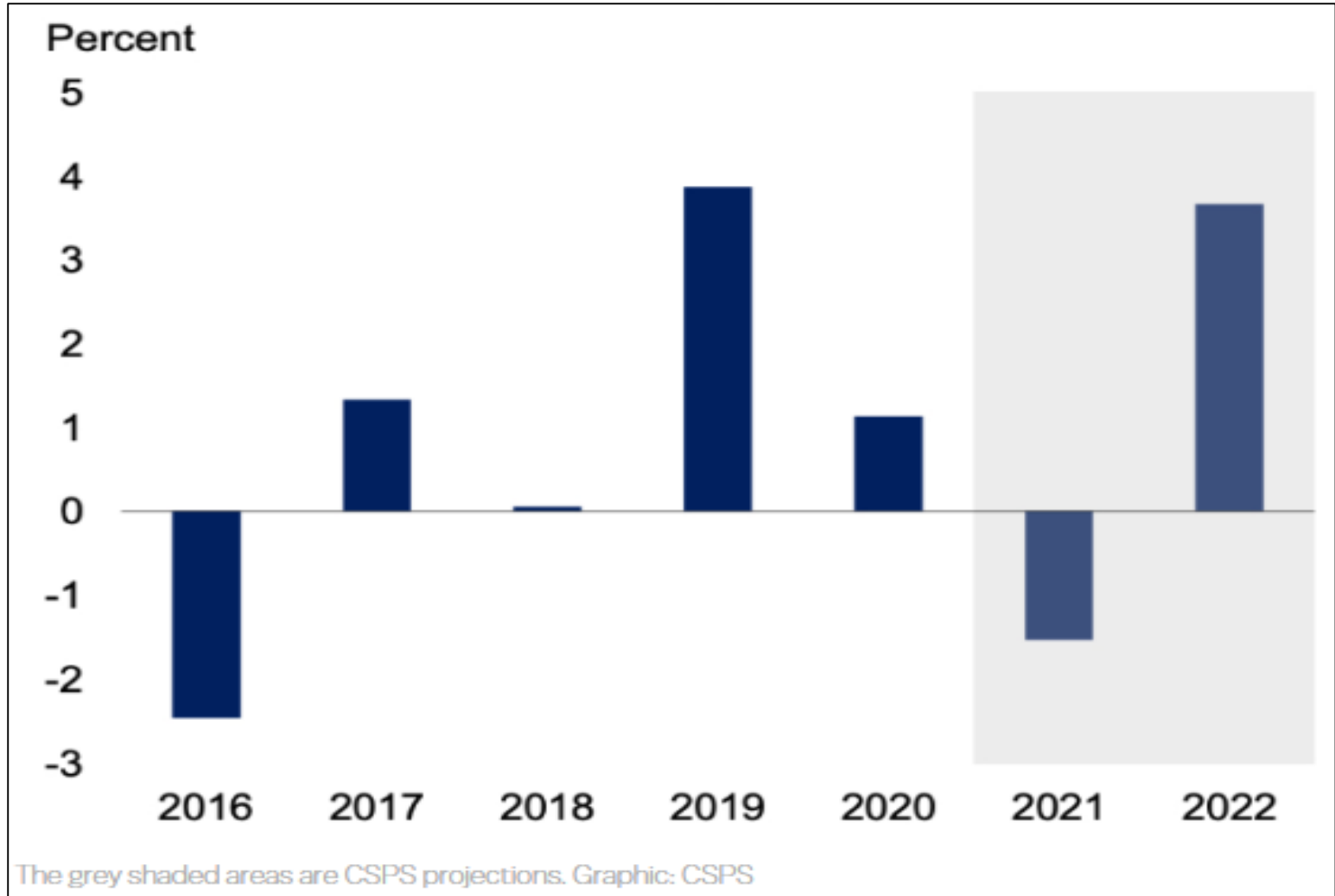
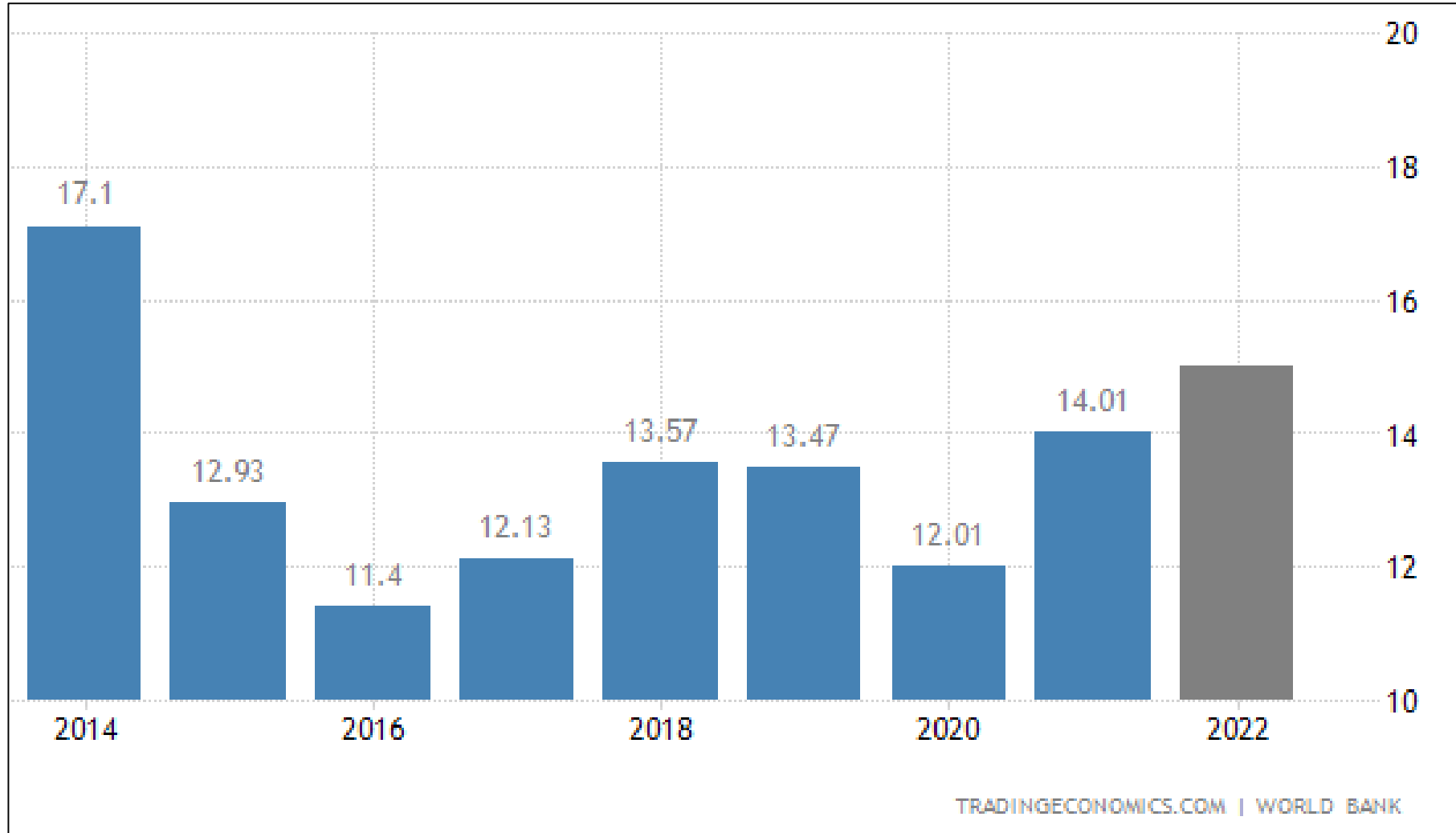
# Number of Occupied Housing Units, 1971-2021



## Occupied Housing Units by Types



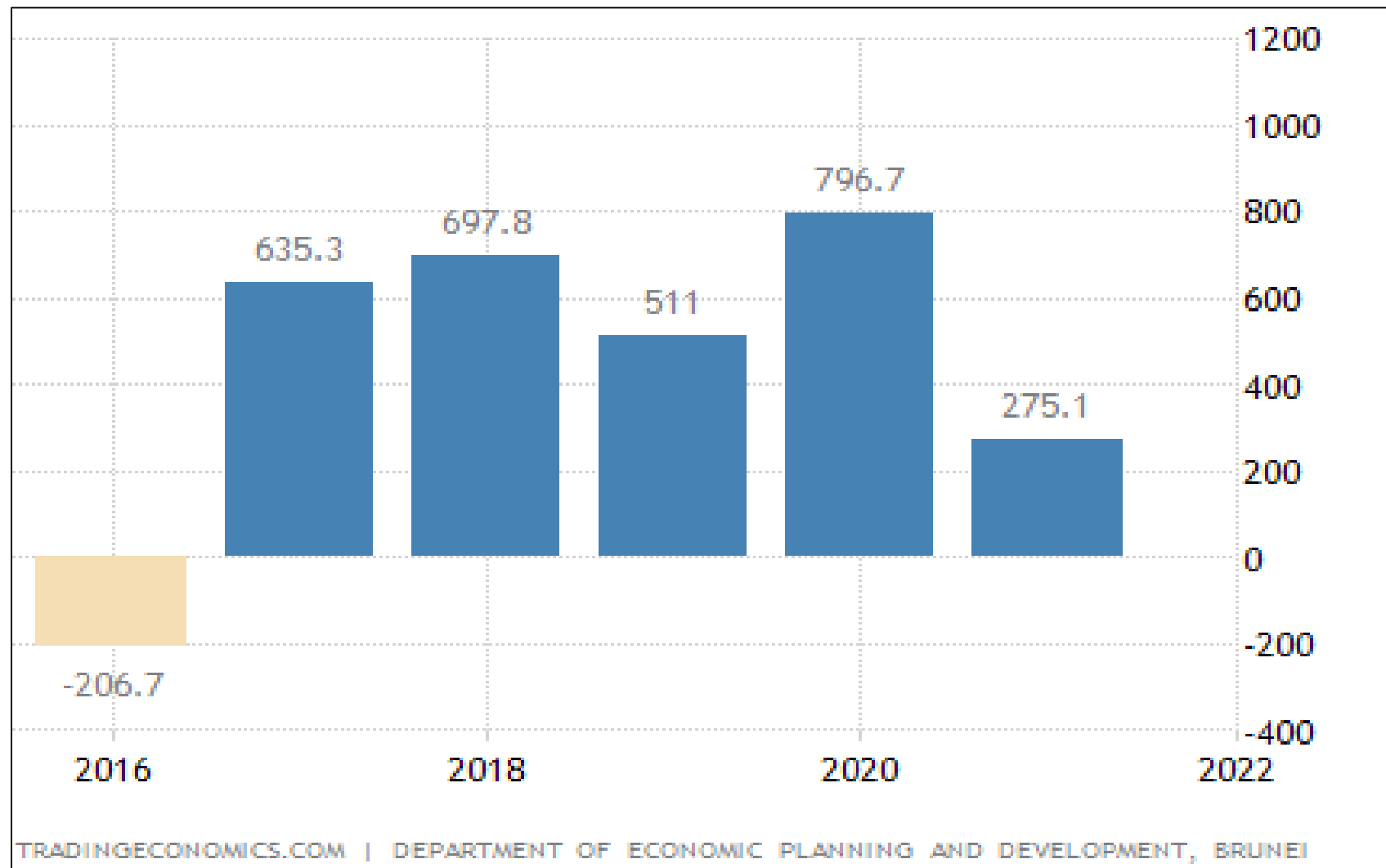
# BRUNEI GENERAL ECONOMIC OUTLOOK



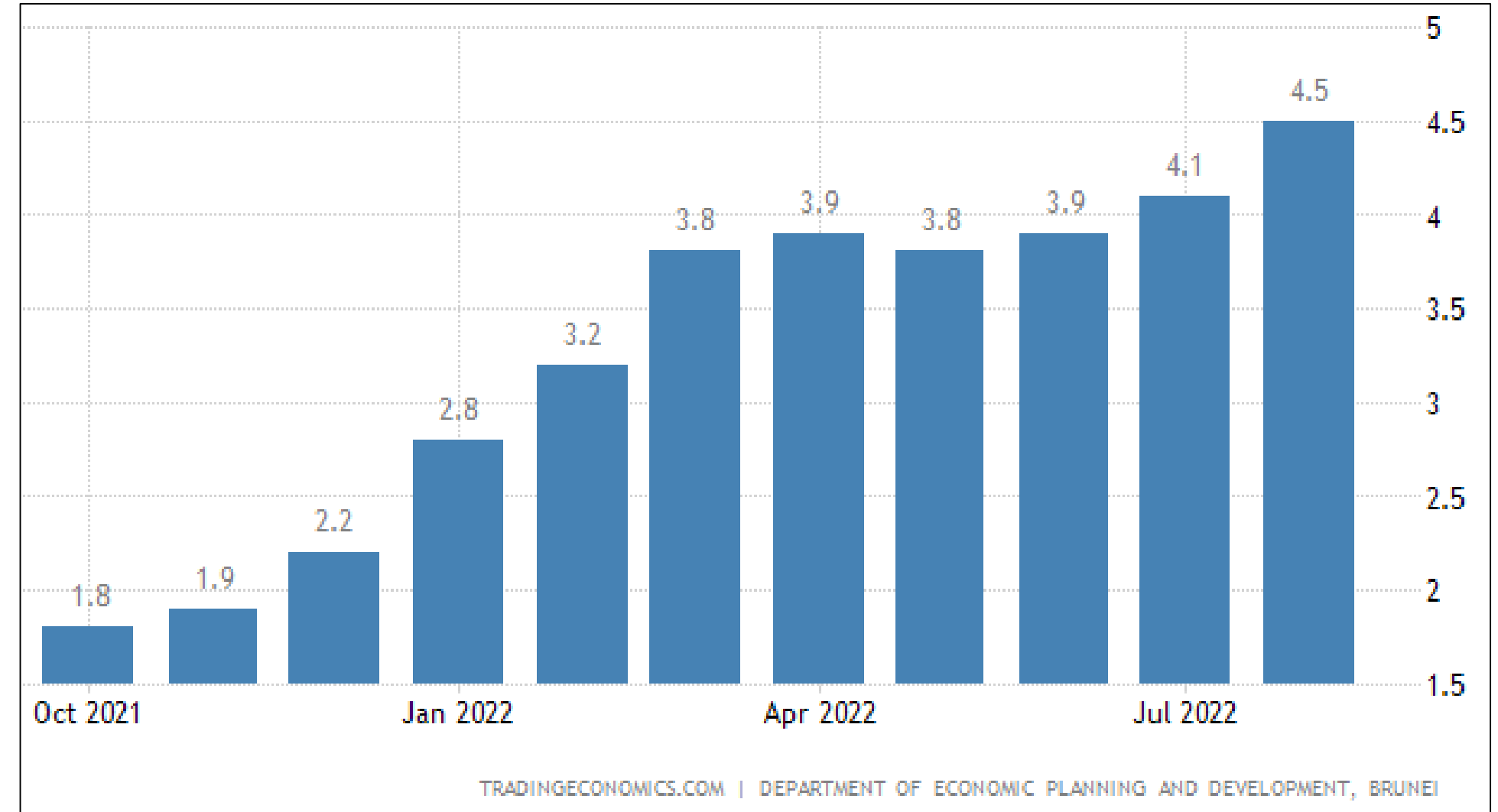
**GDP** Worth USD14.01 billion (in 2021), and expected to reach USD16.00 billion by the end of 2022.

**GDP Annual Growth Rate** Projected to be expand by an average of 4% in 2022.

# BRUNEI GENERAL ECONOMIC OUTLOOK



**Foreign Direct Investment** BND 275.10 Million in 2021, and forecasted to reach BND500 Million by the end of 2022

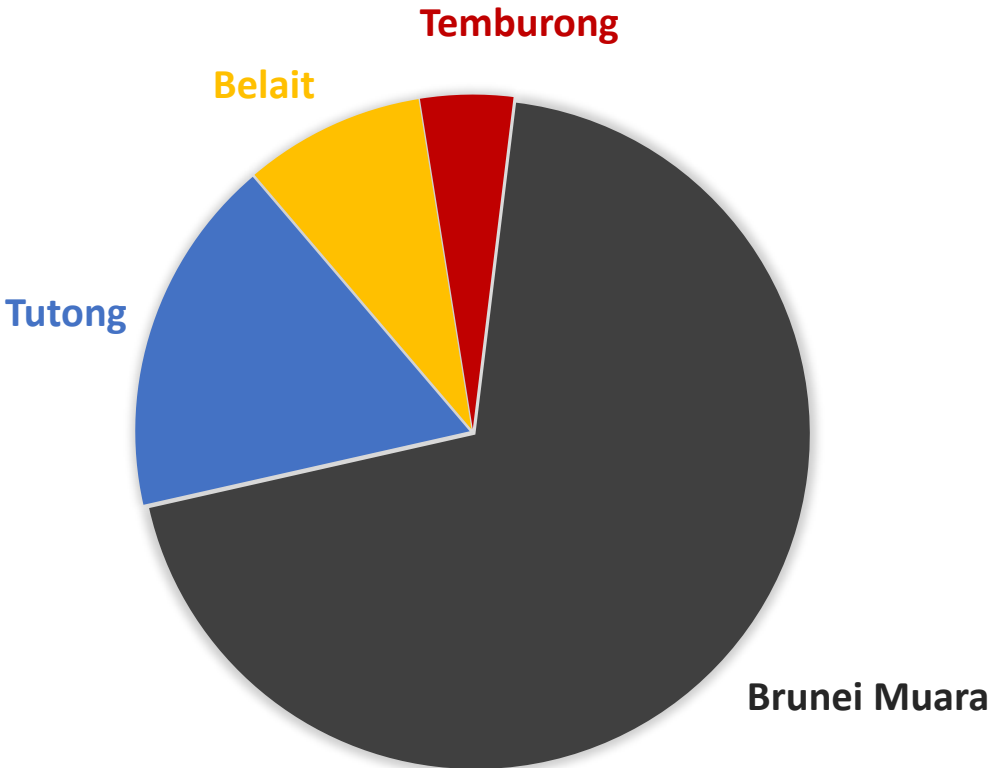
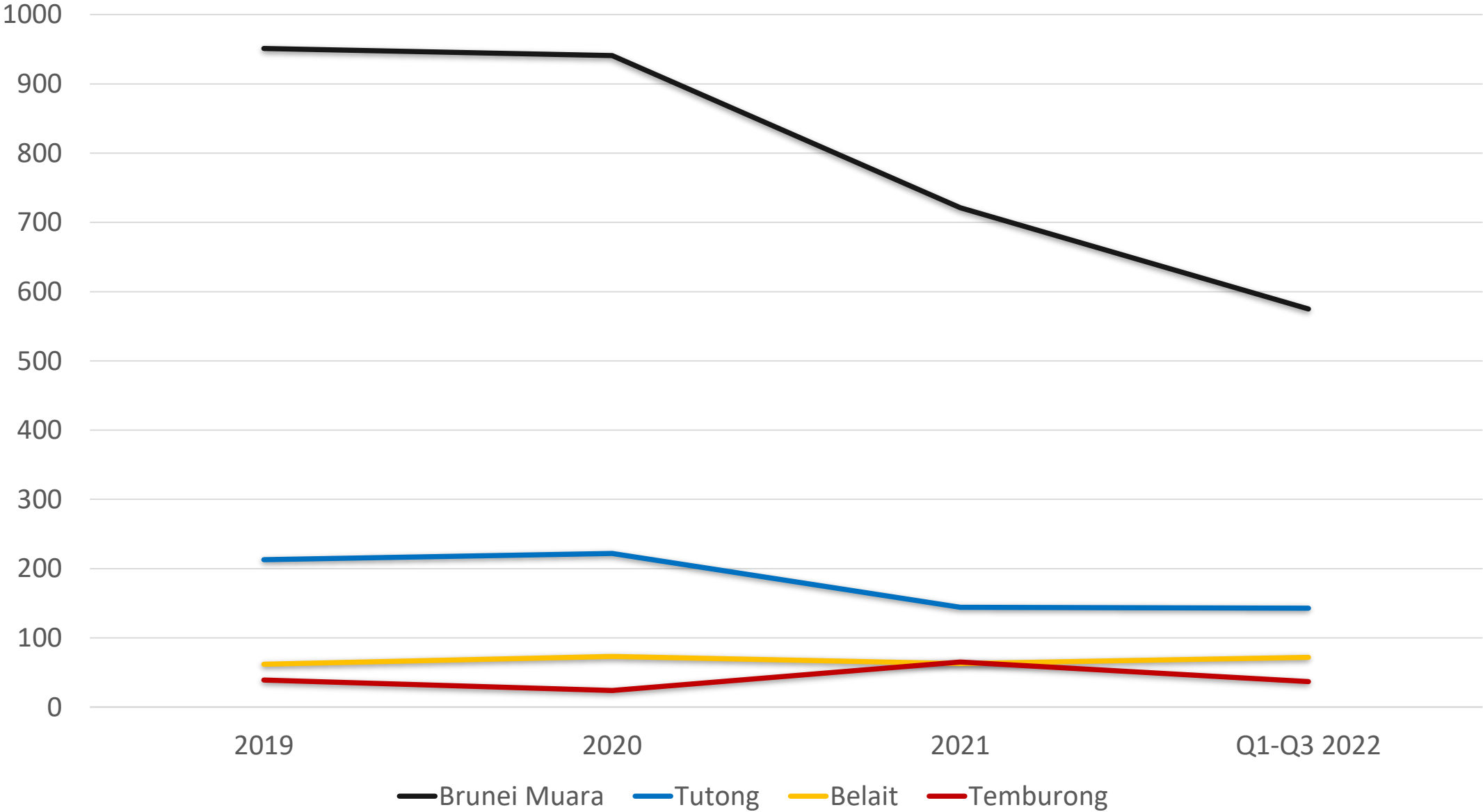


**Inflation** 4.5%

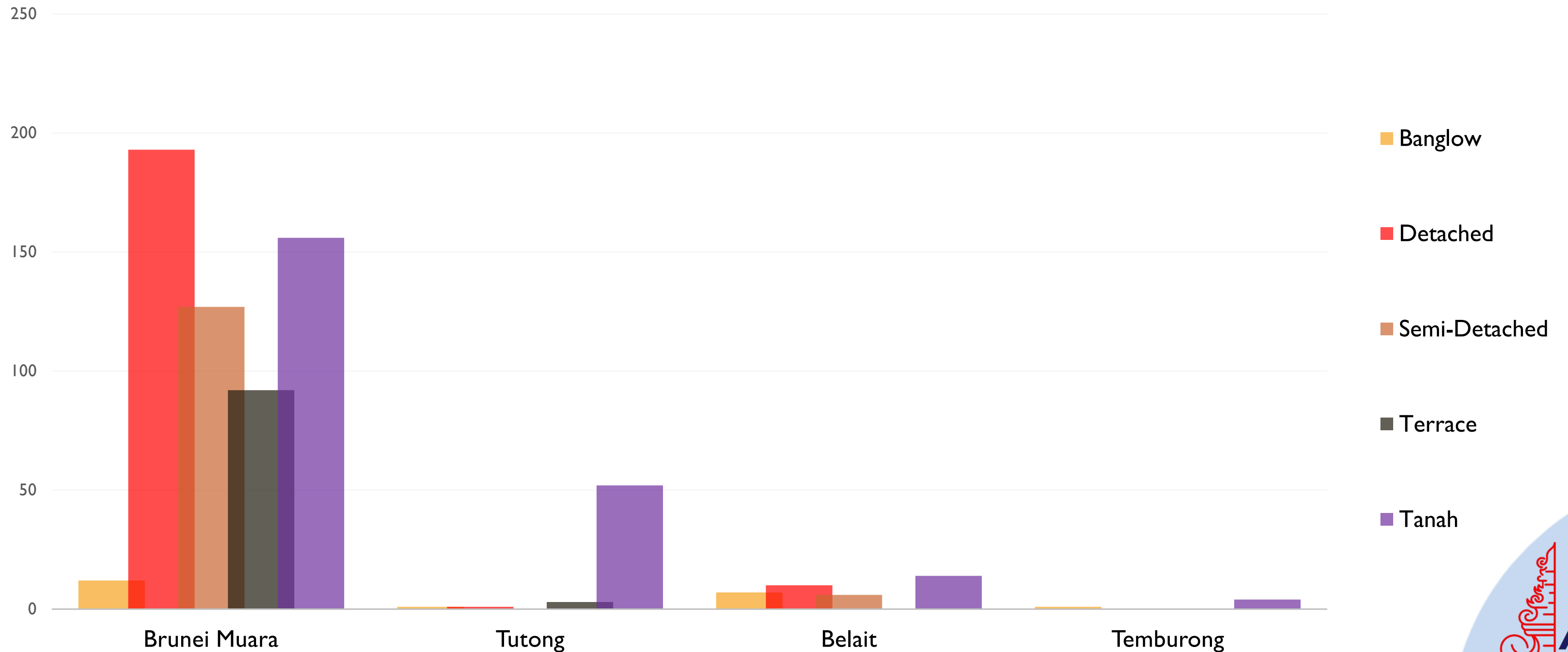


# BRUNEI PROPERTY MARKET 2022

# BRUNEI PROPERTY MARKET – SALES’ 2019-2022



# TRANSFER OF OWNERSHIP – SALES' 2022 BASED ON PROPERTY TYPE WITHIN DISTRICT





Type of Property	District	Average land m <sup>2</sup>	Average building E.A m <sup>2</sup>	Average Price (Median)
<b>BW</b>	Brunei Muara	0.15ac	150-200m <sup>2</sup>	\$190,000.00
	Tutong*	-	-	-
	Belait	0.23ac	150-250m <sup>2</sup>	\$350,000.00
	Temburong	0.61ac		\$250,000.00
<b>2D</b>	Brunei Muara	0.15ac	250-300m <sup>2</sup>	\$345,000.00
	Tutong*	-	-	-
	Belait	0.25ac	250-400m <sup>2</sup>	\$415,000.00
	Temburong	-	-	-
<b>2SD</b>	Brunei Muara	0.08ac	200-250m <sup>2</sup>	\$270,000.00
	Tutong	-	-	-
	Belait	0.11ac	150-200m <sup>2</sup>	\$290,000.00
	Temburong	-	-	-
<b>2T</b>	Brunei Muara	0.05ac	150-200m <sup>2</sup>	\$209,000.00
	Tutong	0.06ac	150-200m <sup>2</sup>	\$180,000.00
	Belait	-	-	-
	Temburong	-	-	-

**AVERAGE  
PROPERTY  
MEDIAN  
PRICES  
BASED ON  
LAND  
AREA AND  
BUILDING  
AREA**

\*Tutong 2022 transaction sample data is very limited hence need to omit.

# STRATA TITLE DEVELOPMENT IN BRUNEI

- Two types of Strata;
  - Vertical Strata
  - Landed Strata
- In 2017, foreigners in Brunei can own a strata title property for up to 99 years.
- However, only citizens of Brunei may be registered as landed property owners.
- Any transfer of freehold and leasehold landed property may only be registered with approval of His Majesty the Sultan in Council.
- Since Q3 of 2022, 1 Lot is already registered as Strata, while 11 Lots are still in process for strata registration.

	Still in process of registration for strata	Registered strata
Brunei Muara	9 Lots	-
Tutong	-	-
Belait	2 Lots	1 Lots
Temburong	-	-





# INFRASTRUCTURE DEVELOPMENT PROJECT

# BRUNEI FERTILIZER INDUSTRIES (BFI)



- Established in 2013.
- It is a joint venture between *the Government* and *Germany's ThyssenKrupp*
- The largest single train fertilizer plant in Southeast Asia and the first Ammonia and Urea Plant in Brunei.
- The project will supply fertilizer demands and will commercially benefit the country's existing export logistics sector.
- BFI's achievement;
  - **January '22** – first commercial urea after successfully completing its construction.
  - **February '22** – first export of urea fertilizer to Thailand (6,200 MT) and second shipment to South Korea (6,100 MT).
- If the plant achieves its full production capacity, it is expected to contribute an additional \$400m million to Brunei's annual GDP.

# NATIONAL HOUSING SCHEME PROJECT - KAMPUNG LUGU



## -First Phase-

- The First project was valued at **around BND 105 Million** under the 10th National Development Plan.
- A total of 1,000 units of cluster houses have been constructed and was completed in **early 2017**.

## -Second Phase-

- The project is valued at **over BND 108 Million** and is under the 11<sup>th</sup> National Development Plan. It is build on a 165-hectare site.
- The project is part of country's pursuit of ***providing quality and affordable housing in improving the welfare*** of its citizens and residents is in line with the **Wawasan Brunei 2035**.
- As of **Q1 2022**, about 40% of the construction of 1000 unit terrace houses had been completed, while the project is expected to be **completed by early 2023**.



# TEMBURONG AS BRUNEI'S ECO-CENTRE



Photo by BorneoBulletin

- **Temburong as an Eco-town district**
- The Temburong District Office has installed 255 solar panels on its rooftop, becoming first solar-powered government building.
- The project is part of the efforts towards a low carbon and climate-resilient Brunei Darussalam.



Photo by abodebrunei

- **Eco-village resort**
- The resort is called '**The Abode Resort & Spa**'. It is valued around BND4.5 Million.
- The Eco Resort is 100% operated by Off-Grid Solar Power.
- It consists of **30 villa units**, spans an estimated two hectares along the contours of Temburong's riverbank.

# RIMBA JEWEL



Photo by rimbaintl

- It is a 2 Million Sq Ft of Mixed Development Building; with 99 years of Lease.
- It consist of 91 units of Shopping Mall, 250 Hotel rooms, Residential Apartments, Cinema And Carpark.
- The investment project is under China State Construction Engineering Corporation Limited (Brunei Branch). China State Construction has become the only Chinese-funded construction company that takes root in the Brunei market and promotes business scale and diversified development to achieve sustainable operations, continuing a new chapter in China Construction's sustainable development in Brunei.

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# Thank You

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