

# Executive Summary

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## 1.0 Introduction and Study Purpose

Brunei Darussalam, as with many global counterparts, recognizes that adequate measures must be in place, aimed at allocating land to uses that are beneficial not only for the present generation but for future generations as well. As Brunei progresses into the Long Term Development Plan (LTDP) to place the country in the global top ten with respect to quality of life and income per-capita, promoting progressive industrialization and commercial growth through the increasing involvement of the private sector in order to achieve economic diversification is of utmost importance. Apart from encouraging a much higher involvement from the private sector, a viable strategy towards attracting FDI to create new industries and commercial ventures (including MNCs) is a major concern.

Correspondingly, a number of significant policy plans and developments on land use to achieve the country's goal of economic diversification have already been formulated, the latest National Land Use Master Plan 2006-2025 (NLUMP 2006-25) being the major document. The NLUMP 2006-25, including the current Five Year National Development Plan 2007-12 (NDP 2007-12) and the 10 year Outlines of Strategies and Policies Direction (OSPD) underscores that one of the key challenges faced by Brunei in meeting its developmental goals is the effective optimization of land use. NDP 2007-12 in particular emphasizes the need to improve land productivity through intensification of land use including the need to restructure unoccupied land to achieve industrial and commercial growth.

In light of this, the Centre for Strategic and Policy Studies (CSPS) in 2010 commissioned SGS Economics and Planning (SGS) to prepare a "Land Optimization Strategy for Industrial and Commercial Growth" in Brunei Darussalam (the Land Optimization Strategy). The purposes of the study were (1) to determine the quantum of land currently available, (2) to identify the types of possible land use and (3) to project industrial and commercial land use requirements for achieving and maintaining economic diversification for Brunei over a long term period of up to 2035 and beyond. The study was deemed essential as it would complement and further the objectives of the NLUMP2006-25 by providing appropriate database and possible, or where necessary, alternative insights and viewpoints focusing primarily on the aim of economic diversification.

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