

# MAKING DOING BUSINESS EASIER IN THE PHILIPPINES



## DEALING WITH CONSTRUCTION PERMITS

Includes all procedures, cost, and time required for a business to build a warehouse (simple structure)

Also assesses quality control and safety mechanisms in the construction permitting system

### HOW WE'VE MADE IT EASIER

#### Quezon City Construction Permits One-Stop Shop



**Shorter transaction:**

From **23 steps to 8**

From **122 days to 36**

- ▶ Single, integrated application and approval for building permit, locational clearance, fire safety evaluation clearance, certificate of occupancy, fire safety inspection certificate, tax declaration (new warehouse), certificate of final electrical inspection, certificate of machinery operation
- ▶ Barangay clearance submitted after issuance of building permit
- ▶ Joint inspection by the office of the building official, city assessor's office and Bureau of Fire Protection

#### Joint Memorandum Circular on Construction Permits



- ▶ Sets uniform standards for processing building permits and certificates of occupancy, including application form, requirements, steps, processing time, one-time assessment and payment of fees
- ▶ Requires co-location of city offices and agencies in a one-stop shop and automation of processes for construction permits

### REFORM MILESTONES

- ▶ Shortened transaction ~~time~~ from 23 steps to 8, 122 days to 36
- ▶ Issued policy directives and implementation guidelines that establish stringent processing standards for construction permits
- ▶ Set up a one-stop shop with extensive backroom operations
- ▶ Strengthened institutional coordination among national and local government agencies and the private sector

# DEALING WITH CONSTRUCTION PERMITS

## OLD PROCESS

## NEW PROCESS

BEGIN HERE

BEGIN HERE

Private firms



Obtain a Geotechnical study/Soil test - 15 days 1

Obtain a topographical/geodetic survey - 13 days 2

Get lot plan with site map from geodetic engineer - 10 days 3

Quezon City Registry of Deeds



Get certified true copy of land title - 4 days 4

Barangay



Get barangay clearance - 1 day 5

Quezon City Government



Apply for locational clearance - 1 day 6

Receive locational clearance inspection - 1 day 7

Get locational clearance - 22 days 8

Bureau of Fire Protection



Get fire safety evaluation clearance (FSEC) - 7 days 9

Quezon City Government



Get building permit and ancillary permits - 21 days 10

Bureau of Fire Protection



Receive inspection during construction - 1 day 11

Apply for fire safety inspection certificate (FSIC) - 1 day 12

Receive final inspection for the FSIC - 1 day 13

Get FSIC - 5 days 14

Quezon City Government



Apply for certificate of occupancy - 1 day 15

Receive final inspection for the certificate of occupancy - 1 day 16

Get certificate of occupancy - 18 days 17

Maynilad/Manila Water



Apply for water and sewage connection - 1 day 18

Receive inspection - 1 day 19

Get water and sewage connection - 21 days 20

Quezon City Government



Apply for tax declaration of improvement - 1 day 21

Receive inspection - 1 day 22

Get tax declaration of improvement - 3 days 23

FINISH

Old Process  
23 steps  
122 days



Quezon City Registry of Deeds

1

Get certified true copy of land title  
2 days



Quezon City Government

2

Get building permit, ancillary permits, locational clearance,  
and FSEC  
9 days

3

Apply for certificate of occupancy, tax declaration, FSIC and  
certificate of final electrical inspection (CFEI)  
1 day

4

Receive joint inspection from the office of the building official,  
city assessor's office and Bureau of Fire Protection  
1 day

5

Pay fees and get certificate of occupancy, FSIC,  
new tax declaration, CFEI and certificate of machinery operation  
(for warehouse)  
7 days



Maynilad/Manila Water

6

Apply for water and sewage connection  
1 day

7

Receive inspection for water and sewage connection  
1 day

8

Get water and sewage connection  
14 days

FINISH



New Process  
8 steps  
36 days

Processes implemented in the Quezon City  
government, the representative city in the  
World Bank Group Doing Business Survey

## REFORM TASK TEAM

**Land Registration Authority** 441 1167, 920 1486, 426 2486  
LRA Aksyon Agad Center 921 1383, 0919 354 9809,  
0905 258 6289 | lra.gov.ph

### Local Government of Quezon City

Construction Permits One-Stop Shop 988 4242 loc 1400  
quezoncity.gov.ph

### Manila Water Company

917 5900 loc 1520  
Customer Service 1627 | info@manilawater.com  
facebook.com/manilawater

### Maynilad Water Services Hotline

1626  
Toll Free 1800-1000-92837 or 1800-1000-WATER for  
Cavite customers | 0998 864 1446 | mayniladwater.com.ph

## EASE OF DOING BUSINESS TASK FORCE



In partnership with the  
Government of Japan

