



**THE STATUTES OF THE REPUBLIC OF SINGAPORE**

**BUILDING CONTROL ACT**

**(CHAPTER 29)**

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# Building Control Act

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An Act to consolidate and amend and to make further provision concerning the law relating to buildings, and for matters connected therewith.

[1st May 1989]

PART I  
PRELIMINARY

**Short title**

1. This Act may be cited as the Building Control Act.

**Interpretation**

- 2.—(1) In this Act, unless the context otherwise requires —

“accredited checker” means a person who is registered as an accredited checker under section 16, whether acting on his own behalf or on behalf of an accredited checking organisation;

“accredited checking organisation” means an accredited checking organisation registered as such under section 16;

*[26/2000 wef 01/09/2001]*

*[47/2007 wef 15/02/2008]*

“amendment plans” means the plans showing any deviation from, or any amendment or addition to, any plan of building works approved by the Commissioner of Building Control under section 5(3);

*[18/2003 wef 01/01/2004]*

*[47/2007 wef 15/02/2008]*

“analyst” means an analyst approved by the Commissioner of Building Control;

“builder” means any person who undertakes, whether exclusively or in conjunction with any other business, to carry out any building works for his own account or for or on behalf of another person (referred to in this definition as A), but does not include any person who contracts with a builder

for the execution by that person of the whole or any part of any building works undertaken by the builder for or on behalf of A under a contract entered into by the builder with A;

“builder’s licence” means a general builder’s licence or a specialist builder’s licence granted under Part VA;

[47/2007 wef 15/02/2008]

“building” means any permanent or temporary building or structure and includes —

- (a) a hut, shed or roofed enclosure;
- (b) an earth retaining or stabilising structure, whether permanent or temporary;

[47/2007 wef 15/02/2008]

- (c) a dock, wharf or jetty;

[47/2007 wef 15/02/2008]

- (ca) a floating structure, not being a boat or vessel, constructed or to be constructed on a flotation system that —

- (i) is or is to be supported by water;
- (ii) is not intended for or useable in navigation; and
- (iii) is or is to be permanently moored;

[47/2007 wef 15/02/2008]

- (d) a culvert, crossing, bridge, underpass or tunnel;
- (e) a sewage treatment plant, sewer, drain, swimming pool or any non-proprietary type of concrete tank for the storage of any solid, liquid or gaseous product;
- (f) a shelter provided under the Civil Defence Shelter Act (Cap. 42A); and
- (g) such other erection or structure (whether permanent or temporary) as the Minister may, by order published in the *Gazette*, declare to be a building;

“Building and Construction Authority” means the Building and Construction Authority established under section 3 of the

Building and Construction Authority Act 1999 (Act 4 of 1999);

“building regulations” means any regulations made under section 49;

“building works” means —

- (a) the erection, extension or demolition of a building;
- (b) the alteration, addition or repair of a building;
- (c) the provision, extension or alteration of any air-conditioning service or ventilating system in or in connection with a building,

and includes site formation works connected with or carried out for the purpose of paragraph (a), (b) or (c);

“certificate of statutory completion” means a certificate of statutory completion issued under section 12;

“Commissioner of Building Control”, in relation to this Act or any Part or provision of this Act, means any Commissioner of Building Control appointed under section 3(1) to be responsible for the operation of this Act or that Part or provision, as the case may be;

“common property” has the same meaning as in the Building Maintenance and Strata Management Act 2004;

*[47/2004 wef 01/04/2005]*

“competent authority” means the competent authority appointed under section 5 of the Planning Act (Cap. 232) in respect of the development of land;

“developer”, in relation to any building works, means the person for whom or on whose behalf the building works are carried out;

*[47/2007 wef 15/02/2008]*

“earth retaining structure” means any structure, structural system or other means used to maintain the shape of excavation during construction, earth filling or cutting;

*[47/2007 wef 15/02/2008]*



“exterior feature”, in relation to any building, means any of the following features that is permanent and is installed on, forms part of or projects outwards from the roof or exterior of the building:

- (a) any air-conditioning unit, including any window air-conditioning unit and any condensing equipment of an air-conditioning unit;
- (b) any window, with or without movable parts;
- (c) any grille or shutter, with or without movable parts;
- (d) any tile, cladding, curtain wall, siding, plaster, bracket or cornice;
- (e) any gutter, rainwater down-pipe, or part of the roof;
- (f) any awning or sun-shading device;
- (g) such other feature that is permanent and is installed on, forms part of or projects outwards from the roof or exterior of any building as the Minister may, by notification in the *Gazette*, declare to be an exterior feature for the purposes of this Act;

[34/2004 wef 01/10/2004]

“flat” has the same meaning as in the Land Titles (Strata) Act (Cap. 158);

[34/2004 wef 01/10/2004]

“general building works” means any building works other than specialist building works;

[47/2007 wef 15/02/2008]

“geotechnical aspects”, in relation to any geotechnical building works, means —

- (a) an analysis of the geological structure and earth materials of the site of the geotechnical building works and its influence on the geotechnical building works;

- (b) an analysis of the ground-water regime and its influence on the wall stability and integrity of the geotechnical building works over time; and
- (c) such other applications of earth sciences to and engineering aspects of the geotechnical building works as may be prescribed;

*[47/2007 wef 15/02/2008]*

*[Act 22 of 2012 wef 01/12/2012]*

“geotechnical building works” means any of the following building works:

- (a) any excavation or other building works to make —
  - (i) a tunnel with a diameter, width or height of more than 2 metres; or
  - (ii) a caisson, cofferdam, trench, ditch, shaft or well with a depth of more than 6 metres;
- (b) any building works for constructing, altering or repairing any earth retaining structure in or for a trench, ditch, shaft or well with a depth or height of more than 6 metres;
- (c) any earthworks or other building works for constructing or stabilising a slope with a height of more than 6 metres (measured as the vertical distance between the highest level and lowest level of the slope);
- (d) such type of foundation works as the Minister may prescribe in the building regulations for buildings of 30 storeys or more;

*[Act 22 of 2012 wef 01/12/2012]*

“geotechnical engineer” means a professional engineer who is registered under the Professional Engineers Act (Cap. 253) as a specialist professional engineer in the specialised branch of geotechnical engineering;

*[47/2007 wef 15/02/2008]*

“Housing and Development Board” means the Housing and Development Board established under section 3 of the Housing and Development Act (Cap. 129);

*[Act 22 of 2012 wef 01/12/2012]*

“immediate supervision”, in relation to any building works or part thereof, means personally and directly exercising oversight, control and inspection of the carrying out of the building works or part thereof;

“insignificant building works” means such building works as are prescribed under section 4(d);

*[47/2007 wef 15/02/2008]*

“key structural elements” means the foundations, columns, beams, shear cores, structural walls, struts, ground anchors and such other parts of a building which are essential for its support and overall structural stability;

*[47/2007 wef 15/02/2008]*

“large building works” means such building works as are prescribed for the purposes of section 7(1)(b);

*[47/2007 wef 15/02/2008]*

“limited common property” has the same meaning as in the Building Maintenance and Strata Management Act 2004;

*[47/2004 wef 01/04/2005]*

“limited liability partnership” has the same meaning as in section 2(1) of the Limited Liability Partnerships Act (Cap. 163A);

*[47/2007 wef 15/02/2008]*

“major building works” means building works other than minor building works;

*[47/2007 wef 15/02/2008]*

“minor building works” means building works (not being geotechnical building works) that are prescribed in the building regulations as building works the plans of which

do not require a certification from an accredited checker for the purposes of section 5 or 5A;

*[47/2007 wef 15/02/2008]*

*[Act 22 of 2012 wef 01/12/2012]*

“occupier”, in relation to any building, means the person in occupation of the building or having the charge, management or control thereof, either on his own account or as agent of another, but does not include any lodger within the building;

“owner” —

- (a) in relation to any premises comprised in a strata title plan under the Land Titles (Strata) Act (Cap. 158), means —
  - (i) in relation to a lot, any person who is the registered subsidiary proprietor of the lot under that Act;
  - (ii) in relation to the common property, the management corporation having control of the common property, or the person receiving any rent or charge for the maintenance and management of that common property; and
  - (iii) in relation to any limited common property, the subsidiary management corporation established under the Building Maintenance and Strata Management Act (Cap. 30C) having control of the limited common property, or the person receiving any rent or charge for the maintenance and management of that limited common property;
- (b) in relation to any building in a housing estate of the Housing and Development Board or any subdivided building in a housing estate under the HUDC Housing Estates Act (Cap. 131), means —
  - (i) in relation to a flat, any owner of the flat as defined under the Housing and Development

Act (Cap. 129) or the HUDC Housing Estates Act, as the case may be;

- (ii) in relation to the common property of residential and commercial property in any housing estate of the Housing and Development Board, that Board; and
  - (iii) in relation to the common property of any subdivided building in any housing estate under the HUDC Housing Estates Act, any body corporate constituted under an order made by the Minister under section 3 of that Act;
- (c) in relation to any subdivided building other than a subdivided building referred to in paragraph (a) or (b), means —
- (i) in relation to a lot, any person who is the registered proprietor in the land-register under the Land Titles Act (Cap. 157) of the fee simple, estate in perpetuity or leasehold estate of that lot; and
  - (ii) in relation to the common property, every person who is a registered proprietor in the land-register under the Land Titles Act (Cap. 157) of the fee simple, estate in perpetuity or leasehold estate of a lot in that building, or the person receiving any rent or charge for the maintenance and management of the common property;
- (d) in relation to any premises which are not subdivided, means any person who is the registered proprietor of the fee simple, estate in perpetuity or leasehold estate of those premises in the land-register under the Land Titles Act; and
- (e) where paragraphs (a) to (d) do not apply, means the person for the time being receiving the rent of the

premises or building, whether on his own account or as agent or trustee or as receiver, or who would receive the same if the premises or building were let to a tenant, and includes the person whose name is entered in the Valuation List prepared under section 10 of the Property Tax Act (Cap. 254) as the owner of the premises or building, or a mortgagee in possession;

*[Act 22 of 2012 wef 01/12/2012]*

“person responsible”, in relation to an exterior feature of a building, means —

- (a) the owner of the building which the exterior feature is installed on, forms part of or projects outwards from, unless otherwise provided by paragraph (b), (c) or (d);
- (b) subject to paragraph (c), where the exterior feature is part of —
  - (i) the common property of any housing estate of the Housing and Development Board — either that Board or the Town Council established under the Town Councils Act (Cap. 329A) for that housing estate, as the Minister shall designate for that exterior feature; or
  - (ii) the common property or limited common property of any other land (whether or not comprised in a strata title plan) — the owner thereof, unless otherwise provided by paragraph (d);
- (c) where the exterior feature is a window, grille or shutter that is part of a flat —
  - (i) in the case of a flat in any housing estate of the Housing and Development Board — the owner of the flat as defined in the Housing and Development Act (Cap. 129); or

- (ii) in the case of any other flat — the owner of that flat; or
- (d) such other person as may be prescribed under section 22C as the person responsible for the exterior feature;

*[47/2007 wef 15/02/2008]*

“plans”, in relation to any building works —

- (a) includes drawings, details, diagrams, digital representations generated from building information modelling, structural details and calculations showing or relating to the building works; and

*[Act 22 of 2012 wef 01/12/2012]*

- (b) if prepared in electronic form, includes the medium in which the plans of building works have been stored;

*[18/2003 wef 01/01/2004]*

“premises” includes buildings, lands, easements and hereditaments of any tenure;

“qualified person” means a person who is registered as —

- (a) an architect under the Architects Act (Cap. 12) and has in force a practising certificate issued under that Act; or
- (b) a professional engineer under the Professional Engineers Act (Cap. 253) and has in force a practising certificate issued under that Act;

“repealed Act” means the Building Control Act (Cap. 29, 1985 Ed.) in force immediately before 1st May 1989;

“retrofit”, in relation to an exterior feature, means to modify or re-install the exterior feature as if installing the exterior feature for the first time;

*[34/2004 wef 01/10/2004]*

“short-lived materials” means any building materials which are, in the absence of special care, liable to rapid deterioration or

are otherwise unsuitable for use in the construction of permanent buildings;

“site supervisor” means a person appointed (whether alone or as a member of a team of site supervisors) under section 10 to be a site supervisor in respect of any small-scale or large building works;

*[47/2007 wef 15/02/2008]*

“small-scale building works” means such building works as are prescribed for the purposes of section 7(1)(c);

*[47/2007 wef 15/02/2008]*

“specialist accredited checker” means an accredited checker who is registered under section 16 to undertake the work of an accredited checker as regards the geotechnical aspects of any geotechnical building works;

*[47/2007 wef 15/02/2008]*

*[Act 22 of 2012 wef 01/12/2012]*

“specialist builder” means any person who is licensed under Part VA as a specialist builder;

*[47/2007 wef 15/02/2008]*

“specialist building works” means the following types of building works:

- (a) piling works comprising installation and testing of pre-cast reinforced concrete or pre-stressed concrete piles, steel piles, bored cast-in-place reinforced concrete piles, caissons and special pile types like micro-piles, barrettes piles and composite piles, embedded retaining wall piles like diaphragm walls, contiguous bored piles or secant piles;
- (b) ground support and stabilisation works, including installation and testing of ground anchors, soil nails, rock bolts, ground treatment like chemical grouting and jet-grouting, reinforced-earth, shotcreting and tunnel supports;



- (c) site investigation work comprising field investigations, exploratory drilling or boring, logging, sampling, coring, in-situ plate-loading tests, pressure meter tests, penetration tests, vane shear tests, probing tests, permeability tests, geological mapping and geophysical surveys, and installation and monitoring of instruments measuring forces, deformation, displacements, pore and earth pressures, and ground-water levels;
- (d) structural steelwork comprising —
- (i) fabrication of structural elements;
  - (ii) erection work like site cutting, site welding and site bolting; and
  - (iii) installation of steel supports for geotechnical building works;
- [Act 22 of 2012 wef 01/12/2012]*
- (e) pre-cast concrete work comprising fabrication of pre-cast structural elements;
- (f) in-situ post-tensioning work comprising setting out of tendon profiles, laying of conduits, anchorages and bursting reinforcement, pulling or stressing of cables, pressure grouting of conduits; and
- (g) such other building works as the Minister may, by order published in the *Gazette*, declare to be specialist building works;

*[47/2007 wef 15/02/2008]*

“structural elements” means those parts or elements of a building which resist forces and moments, and includes foundations, beams, columns, shear cores, structural walls, struts, ground anchors, slabs, trusses, staircases, load bearing walls and all other elements designed to resist forces and moments but does not include doors, windows and non-load bearing walls;

*[34/2004 wef 01/10/2004]*

*[47/2007 wef 15/02/2008]*

“structural works” means works in relation to the structural elements of the building works;

*[18/2003 wef 01/01/2004]*

“temporary building” means —

(a) any building or structure constructed of short-lived materials; or

(b) any other building or structure permitted to be used by the competent authority or Commissioner of Building Control for a period not exceeding 36 months, or such other period as may be prescribed (if prescribed) in the building regulations,

but does not include any bridge, any decking for a bridge, or any earth retaining structure;

*[47/2007 wef 01/10/2008]*

“temporary occupation licence” means a temporary occupation licence issued under section 8(1) of the repealed Act;

“temporary occupation permit” means a temporary occupation permit granted under section 12(3);

*[47/2007 wef 15/02/2008]*

“unauthorised”, in relation to a building or building works, means any building erected, or any building works commenced or carried out, in contravention of any provision of this Act or the building regulations;

*[Deleted by Act 22 of 2012 wef 01/12/2012]*

“value”, in relation to any building works, means —

(a) for any geotechnical building works, the total cost to be expended in carrying out those building works estimated at the time of, and contained in, the application under section 5 for approval of the plans of those building works, including any goods and services tax payable in relation to the supply of the work; or

*[Act 22 of 2012 wef 01/12/2012]*

- (b) for any other building works, the total cost to be expended in carrying out the building works (including the foundations, basements, structural frame, finishes and the installation of building services) estimated at the time of, and contained in, the application under section 5 for approval of the plans of the building works, including any goods and services tax payable in relation to the supply of the work;

[47/2007 wef 15/02/2008]

“ventilating system” means a mechanical system for introducing or exhausting air.

[22/91; 23/91; 18/95; 12/97; 3/98; 4/99; 36/99]

(2) In this Act, unless the context otherwise requires, any reference to a building includes a reference to a part of a building.

(3) The Minister may, by notification published in the *Gazette*, vary any of the following referred to in the definition of “geotechnical building works” in subsection (1):

- (a) the diameter, width or height of any tunnel;
- (b) the depth of any caisson, cofferdam, trench, ditch, shaft or well;
- (c) the depth or height of any earth retaining structure in or for a trench, ditch, shaft or well;

[Act 22 of 2012 wef 01/12/2012]

(ca) the height of any slope;

[Act 22 of 2012 wef 01/12/2012]

(d) the number of storeys in a building.

[47/2007 wef 15/02/2008]

[Act 22 of 2012 wef 01/12/2012]

(4) Any reference in this Act to a person being an associate of a developer or builder of building works shall be a reference to any of the following persons:

- (a) any partner of the developer or builder;

- (b) any body corporate in which the developer or builder is a substantial shareholder as defined in section 81 of the Companies Act (Cap. 50);
- (c) if the developer or builder is a body corporate —
  - (i) a person who is a substantial shareholder of that body corporate as defined in section 81 of the Companies Act; or
  - (ii) a director, secretary or similar executive officer of the body corporate;
- (d) any body corporate of which the developer or builder is a director, secretary or similar executive officer;
- (e) where the developer or builder is a trustee — a beneficiary or an object of the discretionary trust;
- (f) any employer or employee of the developer or builder.

*[47/2007 wef 15/02/2008]*

(5) Where —

- (a) by or under any provision of this Act or any subsidiary legislation made thereunder an act or thing is required or directed to be done within a particular period or before a particular time;
- (b) failure to do that act or thing within the period or before the time referred to in paragraph (a) constitutes an offence; and
- (c) that act or thing is not done within the period or before the time referred to in paragraph (a),

the obligation to do that act or thing shall continue, notwithstanding that that period has expired or that time has passed, until that act or thing is done; and if the failure to do that act or thing within the period or before the time referred to in paragraph (a) is an offence, a person shall be guilty of a separate offence in respect of each day (including the day of a conviction for any such offence or any later day) or part thereof during which the person continues to refuse or fail to comply with that requirement or direction.

*[47/2007 wef 15/02/2008]*

### Authorised officers

3.—(1) The Minister may, by notification in the *Gazette*, appoint such person or persons as he thinks fit to be the Commissioner of Building Control responsible for the operation of this Act, either generally or for any particular Part or provision of this Act or for any particular regulations made under this Act, and may in the notification specify the extent of and manner in which that responsibility is to be exercised.

[4/99]

(2) The Commissioner of Building Control may generally or specially authorise, by name or office, any of the following persons to exercise or carry out, subject to such conditions or limitations as the Commissioner of Building Control may specify by directions, all or any of the powers conferred or duties imposed on the Commissioner of Building Control under this Act:

- (a) any public officer;
- (b) any officer of the Building and Construction Authority;
- (c) any officer of such other public authority constituted by any written law as the Minister may approve for this purpose.

[Act 2 of 2012 wef 01/03/2012]

(3) Any person who is authorised under subsection (2) to exercise any power or carry out any duty of the Commissioner of Building Control under this Act shall —

- (a) when exercising that power or carrying out that duty, comply with the directions of the Commissioner of Building Control;
- (b) be deemed to be a public servant for the purposes of the Penal Code (Cap. 224); and
- (c) if the person is an officer referred to in subsection (2)(b) or (c), be deemed to be a public officer for the purposes of this Act.

[Act 2 of 2012 wef 01/03/2012]

**PART II****CONTROL OF BUILDING WORKS***[47/2007 wef 15/02/2008]**Division 1 — Application***Application to building works**

**4.** Except as otherwise expressly provided, this Part shall apply to all building works except —

- (a) building works for a temporary building or the occupation of any such building;
- (b) retrofitting of exterior features referred to in Part III;
- (c) building works that are exempted under section 30, or are in relation to a building that is so exempted; and
- (d) building works that are prescribed in the building regulations to be insignificant building works.

*[47/2007 wef 15/02/2008]**Division 2 — Building plan approvals and permits***Application for approval of plans of building works**

**5.—(1)** An application for approval of the plans of any building works shall be made to the Commissioner of Building Control by the developer of those building works.

(2) An application for approval of the plans of any building works shall be accompanied by —

- (a) the application fee prescribed (if any);
- (b) the names and particulars of —
  - (i) the appropriate qualified person whom the developer or builder of the building works has appointed to prepare the plans of those building works; and
  - (ii) where the building works comprise wholly or partly of any geotechnical building works, the geotechnical engineer whom the developer or builder of the

building works has appointed to prepare the plans relating to the geotechnical aspects of those geotechnical building works;

*[Act 22 of 2012 wef 01/12/2012]*

- (c) the plans of the building works prepared in accordance with the building regulations;
- (d) in the case of major building works, a certificate from the following accredited checkers:

- (i) a certificate by an accredited checker stating that he has checked the plans relating to those building works and that, to the best of his knowledge and belief, the plans so checked do not show any inadequacy in the key structural elements of the building to be erected or affected by those building works; and

- (ii) where the building works comprise wholly or partly of any geotechnical building works, another certificate by a specialist accredited checker (who may or may not be the same accredited checker referred to in sub-paragraph (i)) stating that the specialist accredited checker has checked the geotechnical aspects of those geotechnical building works and that, to the best of his knowledge and belief, there is no inadequacy in the geotechnical aspects relating to those geotechnical building works;

*[Act 22 of 2012 wef 01/12/2012]*

- (e) the certificate (in the form prescribed) signed by the qualified person appointed to prepare the plans of those building works, certifying that he prepared those plans; and
- (f) such other documents as may be prescribed in the building regulations.

(3) Upon receiving an application under subsection (1) for the approval of plans of any building works, the Commissioner of Building Control shall consider the application and may —

- (a) approve any one or more of the plans submitted to him, with or without conditions;
- (b) direct the developer (in writing) to comply with such requirements as the Commissioner of Building Control may specify for the purpose of ensuring that all or any of the plans submitted to him comply with the provisions of this Act and the building regulations and to re-submit those plans for his approval, within such period as may be specified in the direction; or
- (c) disapprove any one or more of the plans submitted to him.

(4) If the direction given by the Commissioner of Building Control under subsection (3)(b) is not complied with within the period specified in that direction, or such further period as may be extended by the Commissioner of Building Control, the application for approval of those plans shall, at the end of that period, be deemed to be disapproved by the Commissioner of Building Control.

(5) The Commissioner of Building Control may, without checking the plans and design calculations of any building works, approve those plans on the basis of —

- (a) where the plans relate to any major building works or geotechnical building works, the certificate of an accredited checker or specialist accredited checker or both, as the case may be, certifying that —
  - (i) the accredited checker has checked the plans relating to the major building works and that, to the best of his knowledge and belief, the plans so checked do not show any inadequacy in the key structural elements of the building to be erected or affected by those major building works; and
  - (ii) where the building works comprise wholly or partly of any geotechnical building works, the specialist accredited checker has checked the geotechnical aspects of the geotechnical building works and that, to the best of his knowledge and belief, there is no



inadequacy in the geotechnical aspects relating to those geotechnical building works; or

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- (b) in any other case, the certificate (in the form prescribed) signed by the qualified person appointed to prepare the plans of those building works, certifying that he prepared those plans.

(6) Notwithstanding subsection (5), the Commissioner of Building Control may, in his discretion, carry out random checks on any of the detailed structural plans, design calculations or geotechnical aspects of any building works before approving those plans under that subsection.

*[47/2007 wef 15/02/2008]*

### **Deviations from approved building plans**

**5A.**—(1) Where the plans of any building works or proposed building works have been approved by the Commissioner of Building Control under section 5(3)(a) and the developer of the building works intends to depart or deviate from the plans approved, the developer shall apply to the Commissioner of Building Control for his approval of the amended plans showing the proposed departure or deviation.

(2) An application under subsection (1) shall be accompanied by —

- (a) the amended plans of the building works prepared in accordance with the building regulations by the appropriate qualified person referred to in section 5(2)(b)(i) or (ii) or both, as the case may be;

(b) in the case of major building works, a certificate from the following accredited checkers:

- (i) a certificate by an accredited checker stating that he has checked the amended plans relating to those building works and that, to the best of his knowledge and belief, the amended plans so checked do not show any inadequacy in the key structural elements of the building to be erected or affected by those building works; and

- (ii) where the building works comprise wholly or partly of any geotechnical building works, a certificate by a specialist accredited checker (who may or may not be the same accredited checker referred to in sub-paragraph (i)) stating that the specialist accredited checker has checked the amended geotechnical aspects of the geotechnical building works and that, to the best of his knowledge and belief, there is no inadequacy in the geotechnical aspects relating to those geotechnical building works; and

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- (c) the certificate (in the form prescribed) signed by the qualified person appointed to prepare the amended plans of those building works, certifying that he prepared those amended plans.

(3) The first approval granted under section 5 of any plans of building works shall end and be superseded to the extent that the amended plans relating to those same building works are approved under this section (whether or not the approval also relates to other building works).

*[47/2007 wef 15/02/2008]*

### **Lapsing or revocation of building plans approval**

**5B.**—(1) Any approval granted under section 5 or 5A in respect of any building works shall automatically lapse —

- (a) when any written permission referred to in section 12 of the Planning Act (Cap. 232) that has been granted in respect of any development of land involving the building works lapses pursuant to section 20 of that Act;
- (b) if no such written permission has been granted in respect of those building works, at the end of a continuous period of 6 months during which the building works are suspended; or
- (c) if the building works do not start within the period prescribed in the building regulations.

(2) The Commissioner of Building Control may, at any time, revoke any approval granted in respect of any building works under section 5 or 5A if he is satisfied that any information given in the application for approval or any document submitted to the Commissioner of Building Control in connection with the application for approval is false in a material particular.

(3) Where the Commissioner of Building Control has under subsection (2) revoked any approval granted under section 5 or 5A in respect of any plans of building works, any permit, certificate of statutory completion and temporary occupation permit granted in respect of those building works shall also automatically lapse.

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### **Permit to carry out structural works**

**6.—**(1) Subject to the provisions of this Act, an application for a permit to carry out structural works in any building works may be made at any time to the Commissioner of Building Control by —

- (a) the developer of those building works;
- (b) the builder whom the developer has appointed in respect of those building works; and
- (c) the qualified person whom the developer or builder has appointed under section 8 or 11 to supervise those building works.

(2) An application for a permit to carry out structural works in any building works shall be accompanied by —

- (a) a notification, signed by the developer of the building works, stating the date on which those building works are to start;
- (b) the names and particulars of —
  - (i) the qualified person appointed under section 8 or 11 to supervise the carrying out of those building works; and
  - (ii) where the building works comprise wholly or partly of any geotechnical building works, the geotechnical engineer who is appointed under section 8 or 11 to

supervise the geotechnical aspects of those geotechnical building works;

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- (c) the following documents signed by the builder:
  - (i) an acceptance of his appointment in respect of the structural works; and
  - (ii) an undertaking of responsibility for strict compliance with the provisions of this Act and the building regulations;
- (d) the following documents signed by the qualified person or persons referred to in paragraph (b):
  - (i) a confirmation of his appointment in respect of the building works; and
  - (ii) a notice of the names and particulars of the site supervisor, or all members of the team of site supervisors, he has appointed in respect of the structural works in accordance with section 10(1) or (2); and
- (e) such other documents as the Commissioner of Building Control may require.

(3) The Commissioner of Building Control may, on an application made under subsection (1), grant a permit to carry out structural works in any building works jointly to —

- (a) the developer of those building works;
- (b) the builder whom the developer has appointed in respect of those building works; and
- (c) the qualified person whom the developer or builder has appointed under section 8 or 11 to supervise those building works,

subject to such terms and conditions as he thinks fit to impose.

(4) The Commissioner of Building Control may revoke a permit to carry out any structural works if the structural works, if started, are suspended for a continuous period of more than 3 months.

(5) Any permit to carry out structural works in any building works granted under this section shall not be transferable, and shall automatically lapse if any of the following permit holders ceases to be:

- (a) the developer of those building works;
- (b) the builder whom the developer has appointed in respect of those building works; or
- (c) the qualified person whom the developer or builder has appointed under section 8 or 11 to supervise those building works.

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### **Modification or waiver of building regulations**

**6A.**—(1) The Commissioner of Building Control may, on receipt of an application in relation to any particular building works, advertisements, signboards or skysigns, modify or waive, subject to such terms and conditions as he may impose, any of the requirements of the building regulations.

(2) Every application under subsection (1) shall —

- (a) be made to the Commissioner of Building Control by or on behalf of the developer of the building works, advertisements, signboards or skysigns;
- (b) be in such form as may be required by the Commissioner of Building Control;
- (c) state the nature and extent of and the reasons for the proposed modification or waiver of those requirements; and
- (d) be accompanied by such plans and other particulars as may be prescribed in the building regulations.

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*Division 3 — Building works***Supervision of building works**

7.—(1) Except as otherwise provided in this Act or the building regulations —

- (a) all building works shall be carried out under the supervision of an appropriate qualified person;
- (b) the structural elements of all such building works as are prescribed in the building regulations (referred to in this Act as large building works) shall be carried out under the full-time supervision of a site supervisor, or a team of site supervisors, working under an appropriate qualified person's control and direction; and
- (c) concreting, piling, pre-stressing, tightening of high-friction grip bolts, the construction of earth retaining and stabilising structures, or other critical structural works of all such building works as are prescribed in the building regulations (referred to in this Act as small-scale building works) shall be carried out under the immediate supervision of —
  - (i) an appropriate qualified person; or
  - (ii) a site supervisor, or a team of site supervisors, working under an appropriate qualified person's control and direction.

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(2) Except as otherwise provided in this Act or the building regulations, no person shall commence or carry out the geotechnical aspects of any geotechnical building works except —

- (a) under the supervision of the qualified person appointed under section 8(1)(d)(ii) or 11(1)(d)(ii) or (iii)(B); or
- (b) under the full-time supervision of a site supervisor or a team of site supervisors appointed under section 10 by the qualified person in paragraph (a) and working under his control and direction.

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(3) Any person who contravenes subsection (1) or (2) shall be guilty of an offence and shall be liable on conviction —

- (a) to a fine not exceeding \$200,000 or to imprisonment for a term not exceeding 2 years or to both; and
- (b) in respect of a continuing contravention, to an additional fine not exceeding \$1,000 for each day or part thereof the contravention continues,

and if the contravention continues after the conviction, the person shall be guilty of a further offence and shall be liable on conviction of this further offence to a further fine not exceeding \$2,000 for every day or part thereof during which the contravention continues after conviction.

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### **Tests of and in connection with building works**

**7A.**—(1) Subject to subsection (3), the qualified person appointed to supervise the carrying out of any building works shall carry out or cause to be carried out such tests of or in connection with the building works as may be prescribed in the building regulations or required by the Commissioner of Building Control.

(2) Any tests prescribed, or required to be carried out, under subsection (1) shall be carried out in such manner and at such places and times as may be prescribed in the building regulations.

(3) The Commissioner of Building Control may, on an application in relation to any particular building works, give a direction waiving the operation of subsection (1) in relation to those building works if he is satisfied that the operation of that subsection in relation to that particular case would be unreasonable.

(4) An application under subsection (3) shall be accompanied by such particulars as may be prescribed in the building regulations.

(5) If a qualified person fails to comply with subsection (1), the Commissioner of Building Control may, by order in writing served on the qualified person, every site supervisor, and the builder and specialist builder (if any) of the building works and the developer, require the building works to cease until the order is withdrawn.

(6) Without prejudice to the right of the Commissioner of Building Control to exercise his power under subsection (5), any qualified person who fails to comply with any requirement under subsection (1) shall be guilty of an offence and shall be liable on conviction —

(a) to a fine not exceeding \$50,000 or to imprisonment for a term not exceeding 12 months or to both; and

(b) in respect of a continuing contravention, to an additional fine not exceeding \$1,000 for each day or part thereof the qualified person fails to comply with the requirement,

and if the failure to comply continues after the conviction, the qualified person shall be guilty of a further offence and shall be liable on conviction of this further offence to a further fine not exceeding \$2,000 for every day or part thereof during which the failure to comply continues after conviction.

(7) If any person on whom an order made under subsection (5) is served fails to comply with the order, he shall be guilty of an offence and shall be liable on conviction —

(a) to a fine not exceeding \$50,000 or to imprisonment for a term not exceeding 12 months or to both; and

(b) in respect of a continuing contravention, to an additional fine not exceeding \$500 for each day or part thereof the person fails to comply with the requirement,

and if the failure to comply continues after the conviction, the person shall be guilty of a further offence and shall be liable on conviction of this further offence to a further fine not exceeding \$1,000 for every day or part thereof during which the failure to comply continues after conviction.

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#### *Division 4 — Duties of developers, qualified persons, site supervisors and builders*

### **Duties of developers**

**8.—(1)** Subject to the provisions of this Act, every developer of building works shall appoint —



- (a) an appropriate qualified person to prepare the plans of the building works in accordance with this Act if no such person is appointed by the builder in paragraph (c);
- (b) an appropriate qualified person to supervise the carrying out of those building works if no such person is appointed by the builder in paragraph (c);
- (c) a builder to carry out those building works;
- (d) where the building works comprise wholly or partly of any geotechnical building works and if the builder in paragraph (c) does not appoint any of the following:
  - (i) a qualified person who is a geotechnical engineer to prepare the plans relating to the geotechnical aspects of the building works, who may or may not be the same qualified person referred to in paragraph (a); and
  - (ii) a qualified person who is a geotechnical engineer to supervise the geotechnical aspects of those building works, who may or may not be the same qualified person referred to in paragraph (b);

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- (e) in respect of the detailed structural plans and design calculations of major building works —
  - (i) an accredited checker who is either a director, partner, member or an employee of an accredited checking organisation, if the value of the building works exceeds the prescribed limit in the building regulations; or
  - (ii) an accredited checker (whether or not a director, partner, member or an employee of an accredited checking organisation), if the value of the building works does not exceed the prescribed limit referred to in sub-paragraph (i); and
- (f) where the building works comprise wholly or partly of any geotechnical building works —

- (i) a specialist accredited checker in respect of the geotechnical aspects of those building works; and
- (ii) in addition to appointing a builder under paragraph (c), a specialist builder to monitor instruments measuring pore pressures for saturated and unsaturated levels, ground-water levels, ground movements or building movements and to measure forces, deformations or displacements.

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(2) If any qualified person, builder, specialist builder, accredited checker or specialist accredited checker appointed under subsection (1) in respect of building works becomes unwilling to act or unable, whether by reason of the termination of his appointment or for any other reason, to carry out his respective duties under this Act, the developer shall —

- (a) without delay appoint under subsection (1) another qualified person, builder, specialist builder, accredited checker or specialist accredited checker, as the case may be, in his place; and
- (b) within 7 days thereafter, notify the Commissioner of Building Control of that substitute appointment.

(3) The developer of any building works shall notify the Commissioner of Building Control of any contravention of this Act or the building regulations relating to those building works of which the developer knows or ought reasonably to know.

(4) Any developer of building works who, without reasonable excuse, fails to comply with subsection (2)(b) shall be guilty of an offence.

(5) Any developer who contravenes subsection (3) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$20,000 or to imprisonment for a term not exceeding 12 months or to both.

(6) It shall be a defence in any prosecution for a contravention of subsection (3) for the person charged to prove to the satisfaction of

the court that he did not know and could not reasonably have discovered the contravention referred to in the charge.

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### **Duties of qualified persons**

**9.—(1)** Every qualified person who is appointed under section 8 or 11 to prepare the plans of any building works shall —

(a) take all reasonable steps and exercise due diligence to ensure that the building works are designed in accordance with —

(i) the provisions of this Act; and

(ii) subject to section 6A, the requirements prescribed in the building regulations;

(b) notify the Commissioner of Building Control of any contravention of this Act or the building regulations in relation to those building works of which the qualified person knows or ought reasonably to know; and

(c) supply a copy of every plan of the building works approved by the Commissioner of Building Control to —

(i) the site supervisor or the team of site supervisors, as the case may be, appointed under section 10;

(ii) the builder of those building works; and

(iii) the qualified person appointed under section 8 or 11 to supervise those building works.

(2) For the purpose of subsection (1)(a) —

(a) the plans of any building works that are prepared in accordance with the acceptable solutions as set out in the Approved Document issued by the Commissioner of Building Control in respect of such building works shall be deemed to comply with the objectives and performance requirements that are prescribed by the building regulations in respect of such building works; and

(b) where the qualified person appointed to prepare the plans of any building works intends to utilise any alternative

solution (that is to say, a solution that entails the use of any design, material or construction method that differs completely or partially from those in the acceptable solution), he shall —

- (i) take all reasonable steps and exercise due diligence to ensure that the alternative solution satisfies the objectives and performance requirements that are prescribed by the building regulations in respect of such building works; or

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- (ii) obtain the certification of another qualified person, being a specialist in the application of such an alternative solution, that the alternative solution satisfies the objectives and performance requirements that are prescribed by the building regulations in respect of such building works.

(3) No qualified person shall issue any certification for the purposes of subsection (2)(b)(ii) unless he has taken all reasonable steps and exercised due diligence to ensure that the alternative solution in respect of which his certification is being sought satisfies the objectives and performance requirements that are prescribed by the building regulations in respect of the building works for which the alternative solution is to be applied.

(4) Every qualified person who is appointed under section 8 or 11 to supervise the carrying out of any building works, or the geotechnical aspects of any geotechnical building works, shall —

- (a) take all reasonable steps and exercise due diligence in supervising and inspecting the building works or geotechnical building works, as the case may be, to ensure that those building works are being carried out in accordance with —

- (i) the provisions of this Act;
- (ii) subject to section 6A, the building regulations;
- (iii) the relevant plans approved by the Commissioner of Building Control; and

- (iv) any terms and conditions imposed by the Commissioner of Building Control;
- (b) in the absence of a site supervisor, take all reasonable steps and exercise due diligence in giving immediate supervision to the carrying out of concreting, piling, pre-stressing, tightening of high-friction grip bolts or other critical structural works of the building works to ensure that such critical structural works of the building works are being carried out in accordance with —
  - (i) the provisions of this Act;
  - (ii) subject to section 6A, the building regulations;
  - (iii) the relevant plans approved by the Commissioner of Building Control; and
  - (iv) any terms and conditions imposed by the Commissioner of Building Control;
- (c) notify the Commissioner of Building Control of any contravention of this Act or the building regulations in relation to those building works of which the qualified person knows or ought reasonably to know;
- (d) keep and maintain at the premises on which building works are carried out such documents, books and records as may be prescribed in the building regulations;
- (e) submit to the Commissioner of Building Control at the prescribed times such reports and certificates as may be prescribed in the building regulations; and
- (f) notify the Commissioner of Building Control if the building works have been suspended for a period of more than 3 months.

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(5) If any qualified person who is appointed under section 8 or 11 —

- (a) to prepare the plans of any building works; or

- (b) to supervise the carrying out of any building works, or the geotechnical aspects of any geotechnical building works,

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becomes unwilling or unable, whether by reason of the termination of his appointment or for any other reason, to carry out his duties under this Act, the qualified person shall, within 14 days of his ceasing to carry out his duties, notify the Commissioner of Building Control and the builder of those building works of that fact.

(6) If any site supervisor appointed under section 10 in respect of any building works becomes unwilling or unable, whether by reason of the termination of his appointment or for any other reason, to carry out his duties under section 10(5), the qualified person appointed under section 8 or 11 to supervise the carrying out of the building works shall —

- (a) appoint another site supervisor in his place; and
- (b) within 7 days thereafter, notify the Commissioner of Building Control of that substitute appointment.

(7) A qualified person who is appointed under section 8 or 11 to supervise the carrying out of any building works, or the geotechnical aspects of any geotechnical building works, shall not supervise —

- (a) any works relating to the structural elements of any major building works; or
- (b) the geotechnical aspects of the geotechnical building works,

if he, or any nominee of his, is a partner, an officer or an employee of —

- (i) the developer of those building works;
- (ii) the builder of those building works; or
- (iii) an associate of the developer or builder referred to in paragraph (i) or (ii).

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(8) If any qualified person appointed under section 8 or 11 to prepare the plans of any building works contravenes

subsection (1)(a), (2)(b) or (3), he shall be guilty of an offence and shall be liable on conviction —

- (a) to a fine not exceeding \$200,000 or to imprisonment for a term not exceeding 2 years or to both; and
- (b) in respect of a continuing contravention, to an additional fine not exceeding \$1,000 for each day or part thereof the qualified person fails to comply with the requirement,

and if the contravention continues after the conviction, the qualified person shall be guilty of a further offence and shall be liable on conviction of this further offence to a further fine not exceeding \$2,000 for every day or part thereof during which the contravention continues after conviction.

(9) If any qualified person appointed under section 8 or 11 contravenes subsection (4)(a) or (b), he shall be guilty of an offence and shall be liable on conviction —

- (a) to a fine not exceeding \$100,000 or to imprisonment for a term not exceeding 2 years or to both; and
- (b) in respect of a continuing contravention, to an additional fine not exceeding \$1,000 for each day or part thereof the qualified person fails to comply with the requirement,

and if the contravention continues after the conviction, the qualified person shall be guilty of a further offence and shall be liable on conviction of this further offence to a further fine not exceeding \$2,000 for every day or part thereof during which the contravention continues after conviction.

(10) If —

- (a) any qualified person appointed under section 8 or 11 to prepare the plans of any building works contravenes subsection (1)(b); or
- (b) any qualified person appointed under section 8 or 11 contravenes subsection (4)(c), (d) or (e) or (7),

the qualified person shall be guilty of an offence and shall be liable on conviction —

- (i) to a fine not exceeding \$20,000 or to imprisonment for a term not exceeding 12 months or to both; and
- (ii) in respect of a continuing contravention, to an additional fine not exceeding \$1,000 for each day or part thereof the qualified person contravenes subsection (1)(b) or (4)(c), (d) or (e), as the case may be,

and if the contravention continues after the conviction, the qualified person shall be guilty of a further offence and shall be liable on conviction of this further offence to a further fine not exceeding \$2,000 for every day or part thereof during which the contravention continues after conviction.

(11) If —

- (a) any qualified person appointed under section 8 or 11 to prepare the plans of any building works contravenes subsection (5); or
- (b) any qualified person appointed under section 8 or 11 contravenes subsection (4)(f) or (5),

the qualified person shall be guilty of an offence.

(12) It shall be a defence in any prosecution for a contravention of subsection (1)(b) or (4)(c) for the person charged to prove to the satisfaction of the court that he did not know and could not reasonably have discovered the contravention referred to in the charge.

### **Duties of site supervisors**

**10.**—(1) The appropriate qualified person appointed under section 8 or 11 to supervise the carrying out of any large building works shall appoint the following site supervisors in respect of the structural elements of the large building works:

- (a) a team of site supervisors comprising not less than such number of persons as may be prescribed in relation to the value of those large building works; or
- (b) at least one site supervisor, in any other case.

(2) The appropriate qualified person appointed under section 8 or 11 to supervise the carrying out of any small-scale building works



shall appoint at least one site supervisor, in respect of the critical structural elements of the small-scale building works.

(3) No person shall be appointed under this section as a site supervisor in respect of any building works for the purposes of this Act unless —

- (a) he possesses the initial practical experience and qualifications prescribed; and
- (b) he remains accredited with the Building and Construction Authority or a prescribed organisation.

(4) No site supervisor shall supervise any structural works of any major building works if he, or any nominee of his, is a partner, an officer or an employee of —

- (a) the developer or builder of those building works; or
- (b) any associate of the developer or builder of those building works.

(5) Every site supervisor appointed under this section in respect of any building works shall take all reasonable steps and exercise due diligence in giving —

- (a) in the case of large building works — full-time supervision to the carrying out of the structural elements of the building works; and
- (b) in the case of small-scale building works — immediate supervision to the carrying out of the critical structural elements of the building works,

to ensure that the structural elements or critical structural elements, as the case may be, of the building works in question are carried out in accordance with the plans of the building works supplied to him in accordance with section 9(1)(c) by a qualified person, and with any terms and conditions imposed by the Commissioner of Building Control.

(6) If a site supervisor appointed in respect of any building works becomes unwilling or unable, whether by reason of the termination of his appointment or for any other reason, to carry out his duties under subsection (5), the site supervisor shall, within 7 days of his ceasing

to carry out such duties, notify the Commissioner of Building Control of that fact.

(7) Any site supervisor who contravenes subsection (4) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$20,000 or to imprisonment for a term not exceeding 2 years or to both.

(8) Any site supervisor who contravenes subsection (5) shall be guilty of an offence and shall be liable on conviction —

(a) to a fine not exceeding \$20,000 or to imprisonment for a term not exceeding 12 months or to both; and

(b) in respect of a continuing contravention, to an additional fine not exceeding \$1,000 for each day or part thereof the site supervisor fails to comply with the requirement,

and if the contravention continues after the conviction, the site supervisor shall be guilty of a further offence and shall be liable on conviction of this further offence to a further fine not exceeding \$2,000 for every day or part thereof during which the contravention continues after conviction.

(9) Any site supervisor or qualified person who, without reasonable excuse, contravenes subsection (6) shall be guilty of an offence.

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### **Duties of builders**

**11.—**(1) A builder undertaking any building works shall —

(a) ensure that the building works are carried out in accordance with —

(i) the provisions of this Act;

(ii) subject to section 6A, the building regulations;

(iii) the relevant plans approved by the Commissioner of Building Control and supplied to him by a qualified person under section 9(1)(c); and

(iv) any terms and conditions imposed by the Commissioner of Building Control in accordance

with the provisions of this Act and, subject to section 6A, the building regulations;

- (b) notify the Commissioner of Building Control of any contravention of this Act or the building regulations relating to those building works of which the builder knows or ought reasonably to know;
- (c) keep at the premises on which the building works are carried out, and make available on request (at a reasonable time) by any specialist builder appointed in respect of specialist building works comprised in those same building works, all plans of those building works approved by the Commissioner of Building Control and supplied to him by a qualified person under section 9(1)(c);
- (d) where no such qualified person has been appointed by the developer in respect of those building works, appoint —
  - (i) an appropriate qualified person to prepare the plans of the building works;
  - (ii) an appropriate qualified person to supervise the carrying out of those building works; and
  - (iii) where the building works comprise wholly or partly of any geotechnical building works —
    - (A) a geotechnical engineer (who may or may not be the same person referred to in sub-paragraph (i)) to prepare the plans relating to the geotechnical aspects of the geotechnical building works; and
    - (B) a geotechnical engineer (who may or may not be the same person referred to in sub-paragraph (ii)) to supervise the geotechnical aspects of the geotechnical building works;
- (e) have an adequate number of construction supervisors working under his direction to assist the builder to ensure that paragraph (a) is complied with;

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- (f) within 7 days of the completion of the building works, certify that the new building has been erected or the building works have been carried out in accordance with the provisions of this Act and, subject to section 6A, the building regulations and deliver that certificate to the Commissioner of Building Control;
  - (g) notify the Commissioner of Building Control of the appointment and termination of appointment of any specialist builder appointed by the builder in respect of specialist building works comprised in those same building works; and
  - (h) comply with such other duties as may be prescribed in the building regulations.
- (2) A specialist builder undertaking any specialist building works shall —
- (a) ensure that the specialist building works are carried out in accordance with —
    - (i) the provisions of this Act;
    - (ii) subject to section 6A, the building regulations;
    - (iii) the relevant plans approved by the Commissioner of Building Control; and
    - (iv) any terms and conditions imposed by the Commissioner of Building Control in accordance with the provisions of this Act and, subject to section 6A, the building regulations;
  - (b) notify the Commissioner of Building Control of any contravention of this Act or the building regulations relating to those specialist building works, being a contravention which the specialist builder knows or ought reasonably to know; and
  - (c) comply with such other duties as may be prescribed in the building regulations.
- (3) Without prejudice to subsection (2), a specialist builder who is appointed by the developer under section 8(1)(f)(ii) in respect of any

building works shall not carry out any work monitoring instruments measuring pore pressures for saturated and unsaturated levels, ground-water levels, ground movements or building movements and to measure forces, deformations or displacements in connection with those building works if he, or any nominee of his, is a partner, an officer or an employee of —

- (a) the developer or builder of those building works; or
- (b) any associate of the developer or builder of those building works.

(4) If any builder or specialist builder appointed under this section or section 8 in respect of building works becomes unwilling to act or unable, whether by reason of the termination of his appointment or for any other reason, to carry out his duties under subsection (1) or (2), the builder or specialist builder, as the case may be, shall, within 14 days of his ceasing to carry out his duties, notify the Commissioner of Building Control of that fact.

(5) If any qualified person who is appointed under section 8 or this section —

- (a) to prepare the plans of any building works; or
- (b) to supervise any building works,

becomes unwilling or unable, whether by reason of the termination of his appointment or for any other reason, to carry out his duties under this Act, the builder and specialist builder of those building works shall cease or shall not commence carrying out the building works until the developer or the builder appoints another appropriate qualified person in respect of those building works.

(6) Any builder or specialist builder who contravenes subsection (1)(a), (2)(a) or (3) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$200,000 or to imprisonment for a term not exceeding 2 years or to both.

(7) If —

- (a) a builder contravenes subsection (1)(b) or (c); or
- (b) a specialist builder contravenes subsection (2)(b),

the builder or specialist builder, as the case may be, shall be guilty of an offence and shall be liable on conviction —

- (i) to a fine not exceeding \$20,000 or to imprisonment for a term not exceeding 12 months or to both; and
- (ii) in respect of a continuing contravention, to an additional fine not exceeding \$1,000 for each day or part thereof the builder or specialist builder contravenes subsection (1)(b) or (c) or (2)(b),

and if the contravention continues after the conviction, the builder or specialist builder, as the case may be, shall be guilty of a further offence and shall be liable on conviction of this further offence to a further fine not exceeding \$2,000 for every day or part thereof during which the contravention continues after conviction.

(8) It shall be a defence in any prosecution for a contravention of subsection (1)(b) or (2)(b) for the builder or specialist builder charged to prove to the satisfaction of the court that he did not know nor could reasonably have discovered the contravention or non-compliance referred to in the charge.

(9) If —

- (a) a builder, without reasonable excuse, contravenes subsection (1)(d), (e), (f), (g) or (h) or (4); or
- (b) a specialist builder, without reasonable excuse, contravenes subsection (2)(c) or (4),

the builder or specialist builder, as the case may be, shall be guilty of an offence.

(10) Any builder or specialist builder who contravenes subsection (5) shall be guilty of an offence and shall be liable on conviction —

- (a) to a fine not exceeding \$200,000 or to imprisonment for a term not exceeding 2 years or to both; and
- (b) in respect of a continuing contravention, to an additional fine not exceeding \$1,000 for each day or part thereof the contravention continues,

and if the contravention continues after the conviction, the builder or specialist builder, as the case may be, shall be guilty of a further offence and shall be liable on conviction of this further offence to a further fine not exceeding \$2,000 for every day or part thereof during which the contravention continues after conviction.

[47/2007 wef 15/02/2008]

### *Division 5 — Building occupancy*

#### **Occupation of buildings**

**12.—**(1) Except as otherwise provided in this Act, no person shall occupy, or permit or cause to be occupied, any building or any part thereof where any building works have been carried out unless the Commissioner of Building Control has issued a certificate of statutory completion in respect of that building or that part of the building.

(2) Nothing in subsection (1) shall prohibit —

- (a) the occupation by any person of any building or part thereof for the sole purpose of preventing any damage to the building or part thereof or any theft of any property therein; or
- (b) the occupation by any person of any building in respect of which a temporary occupation permit has been granted.

(3) The Commissioner of Building Control may, on an application in the prescribed manner in relation to any building, grant a temporary occupation permit in respect of the building subject to such written directions as the Commissioner of Building Control may specify and, in particular, those written directions may —

- (a) limit the period for which the temporary occupation permit is granted;
- (b) require such work or alteration to the building to be carried out as may be specified to the satisfaction of the Commissioner of Building Control; and
- (c) provide for the completion of the work or alteration before the expiration of a specified period.

(4) A temporary occupation permit shall only be prima facie evidence that a building is suitable for occupation and is and shall not be taken to be evidence of compliance with the provisions of this Act, the building regulations or any other written law.

(5) The Commissioner of Building Control may amend, suspend or, in the event of failure to comply with any written direction issued under subsection (3), revoke any temporary occupation permit.

(6) Any person who contravenes subsection (1) or fails to comply with any written direction issued under subsection (3) shall be guilty of an offence and shall be liable on conviction —

- (a) to a fine not exceeding \$20,000 or to imprisonment for a term not exceeding 6 months or to both; and
- (b) in respect of a continuing contravention or failure to comply, to an additional fine not exceeding \$1,000 for each day or part thereof the contravention or failure to comply continues,

and if the contravention or failure to comply continues after the conviction, the person shall be guilty of a further offence and shall be liable on conviction of this further offence to a further fine not exceeding \$2,000 for every day or part thereof during which the contravention or failure to comply continues after conviction.

#### *Division 6 — Accredited checkers*

### **Unlawful undertaking work as accredited checker, etc.**

13.—(1) Any person who —

- (a) undertakes work which is required by this Act or the building regulations to be performed by an accredited checker when he is not an accredited checker under this Division or when his registration as such is suspended; or
- (b) undertakes work which is required by this Act or the building regulations to be performed by a specialist accredited checker when he is not a specialist accredited checker under this Division or when his registration as such is suspended,



shall be guilty of an offence.

(2) Any person who undertakes any work on behalf of an organisation, being work which is required by this Act or the building regulations to be undertaken by an accredited checker who is either a director, partner, member or an employee of an accredited checking organisation when —

- (a) it is not registered as an accredited checking organisation under this Division; or
- (b) its registration as such is suspended,

shall be guilty of an offence.

(3) If —

- (a) an accredited checker undertakes work on his own behalf as an accredited checker in relation to building works the value of which is more than —
  - (i) \$10 million, if no other sum is prescribed under paragraph (b); or
  - (ii) such sum as the Minister may, by notification in the *Gazette*, specify; or
- (b) a specialist accredited checker undertakes work on his own behalf as a specialist accredited checker in relation to building works the value of which is more than such sum as is specified by the Minister by notification in the *Gazette*,

the accredited checker or specialist accredited checker, as the case may be, shall be guilty of an offence.

(4) If an organisation which is not registered as an accredited checking organisation under this Division advertises or holds itself out or describes itself in any way to be an accredited checking organisation, that organisation shall be guilty of an offence.

[47/2007 wef 15/02/2008]

### **Register of accredited checkers, etc.**

**14.—**(1) The Commissioner of Building Control shall keep and maintain the following registers:

- (a) a register of accredited checkers registered under section 16;
- (b) a register of specialist accredited checkers registered under section 16; and
- (c) a register of accredited checking organisations registered under section 16,

in which shall be entered the names and prescribed particulars of the persons and organisations so registered.

(2) The absence of the name of any person or organisation from the registers kept under subsection (1) shall be prima facie evidence that —

- (a) in the case of the register of accredited checkers, that the person is not so registered or that his registration has been suspended or cancelled;
- (b) in the case of the register of specialist accredited checkers, that the person is not so registered or that his registration has been suspended or cancelled; and
- (c) in the case of the register of accredited checking organisations, that the organisation is not so registered or that its registration has been suspended or cancelled.

(3) The registers referred to in subsection (1) shall be kept and maintained at the office of the Commissioner of Building Control and shall be available for inspection by any person without charge during office hours.

*[47/2007 wef 15/02/2008]*

### **Who may be registered as accredited checker, etc., or accredited checking organisation**

**15.—**(1) Subject to the provisions of this Act, a person who applies to be registered, or to renew his registration, as an accredited checker or as a specialist accredited checker, as the case may be, shall be eligible to be so registered or have his registration so renewed if, and only if —

- (a) he has paid the prescribed fee for such registration or renewal;

- (b) he satisfies the Commissioner of Building Control that he has the qualifications and the practical experience (whether in Singapore or elsewhere) prescribed for an accredited checker, or the specialist qualifications and the specialist practical experience (whether in Singapore or elsewhere) prescribed for a specialist accredited checker, as the case may be; and
- (c) he satisfies such other requirements as may be prescribed for such registration or renewal.

(2) Without prejudice to subsection (1), the Commissioner of Building Control may refuse to register, or to renew the registration of, a person as an accredited checker or as a specialist accredited checker if, in the opinion of the Commissioner of Building Control —

- (a) the person is not of good character and reputation; or
- (b) there are reasonable grounds for believing that the person will not carry out the duties of an accredited checker or a specialist accredited checker, as the case may be, in accordance with this Act or the building regulations.

(3) Subject to the provisions of this Act, a partnership or corporation which applies to be registered, or to renew its registration, as an accredited checking organisation shall be eligible to be so registered or have its registration so renewed if, and only if —

- (a) it is —
  - (i) a partnership consisting wholly of professional engineers registered under the Professional Engineers Act (Cap. 253) or which is licensed under that Act to supply professional engineering services in Singapore; or
  - (ii) a corporation licensed under the Professional Engineers Act to supply professional engineering services in Singapore; and
- (b) it satisfies the Commissioner of Building Control that it meets such requirements as may be prescribed for such registration or renewal.

[47/2007 wef 15/02/2008]

**Registration of accredited checkers, etc., or accredited checking organisations**

16.—(1) An application for registration, or to renew any registration, as —

- (a) an accredited checker;
- (b) a specialist accredited checker; or
- (c) an accredited checking organisation,

shall be made in such manner and shall be accompanied by such documents and particulars as the Commissioner of Building Control may determine.

(2) Upon receiving an application under subsection (1), or an application to renew such registration, the Commissioner of Building Control shall consider the application and may —

- (a) register or renew the registration of, as the case may be, the applicant as an accredited checker, a specialist accredited checker or an accredited checking organisation, with or without conditions; or
- (b) refuse the registration or renewal.

(3) Where the Commissioner of Building Control has registered a person, or renewed the person's registration, as an accredited checker, a specialist accredited checker or an accredited checking organisation, he shall issue to that person a certificate of such accreditation.

(4) Every registration as an accredited checker, a specialist accredited checker or an accredited checking organisation shall, unless earlier cancelled under section 17, be valid for such period as may be specified therein (being not longer than 12 months), and upon its expiry, that registration may be renewed for such period as may be specified (being also not longer than 12 months).

(5) The Commissioner of Building Control may appoint a committee of persons to assist him in considering applications for registration, or renewal of registration, as an accredited checker, a specialist accredited checker or an accredited checking organisation.

*[47/2007 wef 15/02/2008]*

**Cancellation, etc., of registration**

17.—(1) Subject to section 22, the Commissioner of Building Control may by order cancel, or suspend for a period not exceeding 6 months, the registration of an accredited checker or a specialist accredited checker if the Commissioner of Building Control is satisfied that the accredited checker or specialist accredited checker, as the case may be —

- (a) obtained his registration or renewed registration by fraud or misrepresentation;
- (b) no longer satisfies any of the requirements in section 15(1) by virtue of which he was so registered;
- (c) is convicted of an offence involving fraud or dishonesty or an offence under this Act or the building regulations;
- (d) is for any medical reason or any other reason no longer in a position to carry out the duties of an accredited checker or a specialist accredited checker, as the case may be, effectively under this Act or the building regulations;
- (e) has contravened or failed to comply with section 18(4) or (5);
- (f) has for any reason been censured or ordered to pay a financial penalty by a Disciplinary Committee under the Professional Engineers Act (Cap. 253) or has had his registration as a professional engineer under that Act revoked or suspended; or
- (g) has failed to meet such standards of performance as may be prescribed in the building regulations.

(2) The Commissioner of Building Control may by order cancel, or suspend for a period not exceeding 6 months, the registration of an accredited checking organisation if he is satisfied that —

- (a) it obtained its registration or renewal of registration by fraud or misrepresentation;
- (b) it has contravened or failed to comply with section 18(4) or (5);

- (c) it has been convicted of an offence under this Act or the building regulations;
- (d) any accredited checker who is —
  - (i) a partner or an employee of the accredited checking organisation which is a partnership; or
  - (ii) a director or manager or an employee of the accredited checking organisation which is a corporation,has been convicted of an offence under this Act or the building regulations;
- (e) it is no longer in a position to carry out the duties of an accredited checking organisation under this Act or the building regulations;
- (f) it no longer satisfies any of the prescribed requirements by virtue of which it was so registered; or
- (g) its performance as an accredited checking organisation, or the performance of any accredited checker who is a director, partner, member or an employee of the accredited checking organisation and acting on its behalf, fails to meet such standards of performance as may be prescribed in the building regulations.

(3) The Commissioner of Building Control shall not exercise his powers under subsection (1) or (2) unless an opportunity of being heard has been given to the accredited checker, specialist accredited checker or accredited checking organisation against whom the Commissioner of Building Control intends to exercise his powers.

(4) The Commissioner of Building Control may appoint —

- (a) a committee of persons; and
- (b) an advocate and solicitor,

to assist the Commissioner of Building Control in considering any representation that may be made to him under subsection (3).

(5) The Commissioner of Building Control may, in addition to any order made under subsection (1) or (2), order the accredited checker,

specialist accredited checker or accredited checking organisation that is the subject of the order to pay to him such sums as he thinks fit, not exceeding \$10,000, in respect of costs and expenses of and incidental to any proceedings before the committee appointed under subsection (4)(a).

(6) The costs and expenses referred to in subsection (5) shall include —

- (a) the costs and expenses of any advocate and solicitor appointed under subsection (4)(b);
- (b) such reasonable expenses as the Commissioner of Building Control may pay to witnesses; and
- (c) such reasonable expenses as are necessary for the conduct of proceedings before the committee appointed under subsection (4)(a).

(7) Where the Commissioner of Building Control suspends or cancels the registration of an accredited checker, a specialist accredited checker or an accredited checking organisation under this section, he shall —

- (a) cancel any certificate of accreditation issued to the person or organisation concerned under section 16(3); and
- (b) remove the name and particulars of that person or organisation from the register of accredited checkers, the register of specialist accredited checkers or the register of accredited checking organisations, as the case may be.

(8) If the registration of an accredited checker, a specialist accredited checker or an accredited checking organisation is suspended under this section for any period, then at the end of the period of suspension, his or its name and particulars shall be reinstated on the respective register under section 14, and his or its certificate of accreditation shall be restored.

(9) The person whose registration as an accredited checker, a specialist accredited checker or an accredited checking organisation is suspended or cancelled under this section shall, within 14 days of being notified of the suspension or cancellation of registration,

surrender to the Commissioner of Building Control the certificate of accreditation issued under section 16(3), failing which the person or organisation shall be guilty of an offence.

(10) The Commissioner of Building Control shall cancel the registration of an accredited checker or a specialist accredited checker who has died or whose registration has been cancelled under subsection (11).

(11) If the Commissioner of Building Control has cancelled the registration of a person as an accredited checker under subsection (1), he shall also cancel the registration of the person as a specialist accredited checker.

*[47/2007 wef 15/02/2008]*

### **Duties and independence of accredited checkers, etc., and accredited checking organisations**

**18.—**(1) An accredited checker who —

(a) is appointed in respect of any major building works; or

(b) is acting on behalf of an accredited checking organisation,

shall check the detailed structural plans and design calculations of the building works in accordance with the building regulations and shall carry out such other duties as may be prescribed by those regulations.

(2) The specialist accredited checker appointed under section 8(1) in respect of any geotechnical building works shall check the geotechnical aspects of those building works in accordance with the building regulations and shall carry out such other duties as may be prescribed by those regulations.

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(3) An accredited checker or a specialist accredited checker who contravenes subsection (1) or (2) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$100,000 or to imprisonment for a term not exceeding 2 years or to both.

(4) An accredited checker shall not issue a certificate under section 5(2)(d) or 5A in respect of the plans of any building works —



- (a) if the accredited checker has any professional or financial interest in the building works shown in the plans described in his certificate; or
- (b) in the case where the accredited checker is a director, partner, member or an employee of an accredited checking organisation and acting on behalf of the accredited checking organisation —
  - (i) if the accredited checking organisation that is a corporation and any of its directors; or
  - (ii) if any partner of the accredited checking organisation that is a partnership,has a professional or financial interest in the building works shown in the plans described in the certificate by the accredited checking organisation under section 5(2)(d) or 5A.

(5) A specialist accredited checker shall not issue a certificate under section 5(2)(d) or 5A in respect of the geotechnical aspects of any geotechnical building works if the specialist accredited checker has any professional or financial interest in the geotechnical building works shown in the plans described in his certificate.

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- (6) An accredited checker shall be regarded as having a professional or financial interest in any building works if —
- (a) he is or has been responsible for the design or construction of the building or any of the building works in any capacity except building works relating to the alterations of the building which —
    - (i) do not affect any key structural element; or
    - (ii) affect any structural element but the effects are localised in nature and do not require any strengthening of any key structural element;
  - (b) he or any nominee of his is a member or an officer or employee of a company or other body which has a professional or financial interest in the building works; or

- (c) he is a partner or is in the employment of a person who has a professional or financial interest in the building works.
- (7) An accredited checking organisation shall be regarded as having a professional or financial interest in any building works if —
- (a) any of its directors, partners, members or employees is or has been responsible for the design or construction of the building or any of the building works in any capacity except building works relating to the alterations of the building which —
    - (i) do not affect any key structural element; or
    - (ii) affect any structural element but the effects are localised in nature and do not require any strengthening of any key structural element;
  - (b) any nominee of the organisation is a member or an officer or employee of a company or other body which has a professional or financial interest in the building works; or
  - (c) the organisation or any of its directors or partners is a partner or is in the employment of a person who has a professional or financial interest in the building works.
- (8) For the purposes of this Act —
- (a) a person shall be treated as having a professional or financial interest in the building works even if he has that interest only as trustee for the benefit of some other person; and
  - (b) in the case of married people living together, the interest of one spouse shall, if known to the other, be deemed to be also an interest of the other.
- (9) For the purposes of this Act —
- (a) involvement in the building works as an accredited checker or a specialist accredited checker; and
  - (b) entitlement to any fee paid for his function as an accredited checker or a specialist accredited checker,

shall not be regarded as constituting a professional or financial interest.

(10) If a person who is —

- (a) an accredited checker;
- (b) a specialist accredited checker;
- (c) an accredited checking organisation that is a corporation;  
or
- (d) a partner of an accredited checking organisation that is a partnership, or a director of an accredited checking organisation that is a corporation,

contravenes subsection (4) or (5), as the case may be, the person shall be guilty of an offence and shall be liable on conviction to —

- (i) where the person is a corporation, a fine not exceeding \$100,000; and
- (ii) in any other case, a fine not exceeding \$50,000 or to imprisonment for a term not exceeding 2 years or to both.

*[47/2007 wef 15/02/2008]*

### *Division 7 — Enforcement and administration*

#### **Demolition, etc., of unauthorised building works**

**19.—**(1) Where, in the opinion of the Commissioner of Building Control, any building has been erected, or any building works are or have been carried out, in contravention of the provisions of this Act or the building regulations, the Commissioner of Building Control may by order in writing require —

- (a) the cessation of the building works until the order is withdrawn;
- (b) the demolition of the building; or
- (c) such work or alteration to the building or building works to be carried out as may be necessary to cause the same to comply with the provisions of this Act and the building regulations or otherwise to put an end to the contravention thereof.

(2) An order made under subsection (1) shall specify all or any of the following:

- (a) the manner in which the demolition, work or alteration specified in the order is to be carried out;
- (b) the time within which the demolition, work or alteration shall commence;
- (c) the time within which the demolition, work or alteration shall be completed;
- (d) that the demolition, work or alteration shall be carried out with due diligence to the satisfaction of the Commissioner of Building Control.

(3) An order made under subsection (1) shall be served —

- (a) where a building has been erected, on the owner or occupier of the building; and
- (b) where building works are being carried out, on the developer of the building works or the builder carrying out the building works.

(4) If an order made under subsection (1) is not complied with, the Commissioner of Building Control may —

- (a) demolish, remove or alter, or cause to be demolished, removed or altered, such building or building works or take such other steps as appear to the Commissioner of Building Control to be necessary, including ordering the closure of the building; and
- (b) recover all expenses reasonably incurred by him in the exercise of his powers under this section from the person in default.

(5) Without prejudice to the right of the Commissioner of Building Control to exercise his powers under subsection (4), if any person on whom an order made under subsection (1) is served fails to comply with the order, that person shall be guilty of an offence and shall be liable on conviction —

- (a) to a fine not exceeding \$20,000 or to imprisonment for a term not exceeding 6 months or to both; and
- (b) in respect of a continuing failure to comply, to an additional fine not exceeding \$500 for each day or part thereof the failure to comply continues,

and if the failure to comply continues after the conviction, the person shall be guilty of a further offence and shall be liable on conviction of this further offence to a further fine not exceeding \$1,000 for every day or part thereof during which the failure to comply continues after conviction.

(6) The Commissioner of Building Control may seize any materials resulting from the carrying out of any work under subsection (4).

(7) This section shall apply to any building works, whether or not for or connected with any temporary building.

*[47/2007 wef 15/02/2008]*

### **Building offences**

**20.**—(1) Any person who commences or carries out, or permits or authorises the commencement or carrying out of —

- (a) any building works (including geotechnical building works) the plans of which have not been approved by the Commissioner of Building Control under section 5 or 5A; or

*[Act 22 of 2012 wef 01/12/2012]*

- (b) any building works (including geotechnical building works) for which there is no permit under section 6 in force,

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shall be guilty of an offence and shall be liable on conviction —

- (i) to a fine not exceeding \$200,000 or to imprisonment for a term not exceeding 2 years or to both; and
- (ii) in respect of a continuing contravention, to an additional fine not exceeding \$1,000 for each day or part thereof the contravention continues,

and if the contravention continues after the conviction, the person shall be guilty of a further offence and shall be liable on conviction of this further offence to a further fine not exceeding \$2,000 for every day or part thereof during which the contravention continues after conviction.

(2) Any person who contravenes any term or condition of —

(a) an approval of plans of any building works under section 5 or 5A; or

(b) a permit to carry out any building works under section 6,

shall be guilty of an offence and shall be liable on conviction —

(i) to a fine not exceeding \$20,000 or to imprisonment for a term not exceeding 12 months or to both; and

(ii) in respect of a continuing contravention, to an additional fine not exceeding \$1,000 for each day or part thereof the contravention continues,

and if the contravention continues after the conviction, the person shall be guilty of a further offence and shall be liable on conviction of this further offence to a further fine not exceeding \$2,000 for every day or part thereof during which the contravention continues after conviction.

(3) Any developer of any building works and any qualified person, site supervisor or builder directly concerned with the building works who, in carrying out the building works deviates, or permits or authorises the building works to deviate, in any material way from any plans of the building works approved by the Commissioner of Building Control under this Part shall each be guilty of an offence and shall be liable on conviction to a fine not exceeding \$100,000 or to imprisonment for a term not exceeding 2 years or to both.

*[47/2007 wef 15/02/2008]*

(4) *[Deleted by Act 22 of 2012 wef 01/12/2012]*

### **Pecuniary penalty**

**21.—**(1) Whether or not proceedings have been instituted against any person for an offence under section 20 in respect of any building works, the Commissioner of Building Control may require the person

to pay a sum not exceeding 10 times the prescribed fees for the approval of plans of the building works or which would have been payable had each approval been obtained, for those building works, where it appears to the Commissioner of Building Control that such an offence has been committed.

(2) Any person who is aggrieved by a decision of the Commissioner of Building Control under subsection (1) may, within 14 days of being notified of the decision, appeal to the Minister against the decision.

(3) Where an appeal is made to the Minister under subsection (2), the Minister may confirm, vary or reverse the decision of the Commissioner of Building Control, or give such directions in the matter as he thinks fit, and the decision of the Minister shall be final.

(4) Every pecuniary penalty or part thereof outstanding shall be recoverable as a debt due to the Building and Construction Authority.

(5) On acceptance by the Commissioner of Building Control of the pecuniary penalty imposed under this section, the unauthorised building works in respect of which the penalty is paid shall be deemed to have been carried out without contravening section 20.

*[47/2007 wef 15/02/2008]*

## Appeals

**22.—**(1) Where an application made under —

- (a) section 5 or 5A for approval of plans of any building works;
- (b) section 6 for a permit to carry out any structural works;
- (c) section 6A for any modification or waiver of the requirements of the building regulations in relation to any particular building works;
- (d) section 7A(3) for a waiver of the operation of section 7(1) in relation to any building works;
- (e) section 15 for registration, or for the renewal of registration, as an accredited checker, a specialist

*[Act 22 of 2012 wef 01/12/2012]*

accredited checker or an accredited checking organisation;  
or

*[Act 22 of 2012 wef 01/12/2012]*

(f) section 22FG for registration, or for the renewal of registration, as an energy auditor,

*[Act 22 of 2012 wef 01/12/2012]*

is refused, or is granted by the Commissioner of Building Control subject to terms and conditions, the applicant may, if aggrieved by the decision of the Commissioner of Building Control, appeal to the Minister against the decision within 14 days after being served with the notice of the decision.

(2) If the Commissioner of Building Control has made an order under section 17 in respect of an accredited checker, a specialist accredited checker or an accredited checking organisation, the accredited checker, specialist accredited checker or accredited checking organisation concerned may appeal to the Minister against the order within 14 days after being served with the notice of the order.

(2A) If the Commissioner of Building Control has cancelled or suspended the registration of an energy auditor under section 22FI, the energy auditor concerned may appeal to the Minister against the cancellation or suspension within 14 days after being served with the notice of the cancellation or suspension.

*[Act 22 of 2012 wef 01/12/2012]*

(3) In any appeal under this section in relation to the conviction of an accredited checker, a specialist accredited checker, an accredited checking organisation or an energy auditor for a criminal offence, the Minister on appeal from any order or decision of the Commissioner of Building Control shall accept the conviction as final and conclusive.

*[Act 22 of 2012 wef 01/12/2012]*

(4) Where an appeal is brought under this section from a decision of the Commissioner of Building Control, the Minister may, after giving the aggrieved appellant an opportunity to make representations in writing, dismiss or allow the appeal, unconditionally or subject to such conditions as he thinks fit.



(5) The decision of the Minister in any appeal under this section shall be final.

[47/2007 wef 15/02/2008]

### PART III

#### RETROFITTING OF EXTERIOR FEATURES

[34/2004 wef 01/10/2004]

#### **Application and interpretation of this Part**

**22A.**—(1) This Part shall apply to all exterior features on any building except —

- (a) exterior features on any detached house, semi-detached house, terrace house or linked house, none of which are comprised in any strata title plan; and
- (b) exterior features located on the lowest level of any building.

(2) In this Part, unless the context otherwise requires —

“applicable date”, in relation to an exterior feature, means such date as is prescribed under section 22C to be the applicable date for that exterior feature;

“grace period”, in relation to an exterior feature, means such period starting from the applicable date for the exterior feature and ending after such time as is prescribed under section 22C for that exterior feature;

“prescribed age”, in relation to an exterior feature, means such age as is prescribed under section 22C to be the prescribed age for that exterior feature.

[34/2004 wef 01/10/2004]

#### **Duty to retrofit exterior feature**

**22B.**—(1) Where an exterior feature of a prescribed building has been installed on, forms part of, or projects outwards from the building at any time before the applicable date prescribed for the exterior feature, the person responsible for the exterior feature shall

carry out or cause to be carried out retrofitting of that exterior feature in such manner, by such person and using such material as may be prescribed in relation to that exterior feature —

- (a) where there is no prescribed age for that exterior feature, or the exterior feature is, on that applicable date, of the prescribed age or older — within the grace period prescribed for that exterior feature; or
- (b) where the exterior feature is, on that applicable date, less than the prescribed age — within the grace period prescribed for that exterior feature or within the period before the exterior feature attains the prescribed age, whichever period is the longer.

(2) Any person who, without reasonable excuse, contravenes subsection (1) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$5,000 or to imprisonment for a term not exceeding 6 months or to both and, in the case of a continuing offence, to a further fine not exceeding \$500 for every day or part thereof during which the offence continues after conviction.

(3) If a person is charged with an offence under subsection (2), it shall be a defence for him to prove that he was not the person responsible for the exterior feature at any time during that grace period or before the exterior feature attained that prescribed age, as the case may be.

(4) For the purposes of this Act, the age of an exterior feature of a building shall be reckoned from the date of its first installation on that building as determined in accordance with such date as is prescribed under section 22C for that exterior feature.

(5) Nothing in this section shall be construed as —

- (a) prohibiting or preventing the Commissioner of Building Control from exercising any of his powers under any other provision of this Act or the building regulations; or
- (b) derogating from the effect of any other provision of this Act or the building regulations or any other written law for the time being in force.

*[34/2004 wef 01/10/2004]*

**Retrofitting orders**

**22C.**—(1) The Minister may, by order published in the *Gazette*, prescribe any matter which is required or permitted to be prescribed by this Part.

(2) Without prejudice to the generality of subsection (1), the Minister may, in an order made under that subsection, prescribe —

- (a) the duties and responsibilities of any person authorised to carry out retrofitting of an exterior feature, including providing that any failure or neglect to comply with any such duty or responsibility shall be an offence;
- (b) different applicable dates, prescribed ages, grace periods and persons responsible for an exterior feature in relation to different exterior features;
- (c) different qualifications and training for persons authorised to carry out retrofitting in relation to different exterior features; and
- (d) that any contravention of any provision of the order shall be an offence punishable with a fine not exceeding \$5,000 or with imprisonment for a term not exceeding 6 months or with both and, in the case of a continuing offence, with a further fine not exceeding \$500 for every day or part thereof during which the offence continues after conviction.

(3) All orders made under this section shall be presented to Parliament as soon as possible after publication in the *Gazette*.

[34/2004 wef 01/10/2004]

**PART IIIA****DISABILITY AND OTHER PERFORMANCE REQUIREMENTS  
FOR BUILDINGS**

[47/2007 wef 15/02/2008]

**Interpretation of this Part**

**22D.**—(1) In this Part, unless the context otherwise requires —

“building” does not include a temporary building;

“performance requirement” means a performance requirement in the building regulations that —

- (a) is to facilitate the access to, and use of, a building and its facilities by persons with disabilities; or
- (b) is prescribed in the building regulations for the purposes of this Part;

“person with disability” means an individual who has an impairment of hearing or sight, or an impairment which limits his ability to walk, or which restricts him to using a wheelchair;

“physical feature”, in relation to a building, includes the following physical features (permanent or temporary):

- (a) any feature arising from the design or construction of the building;
- (b) any feature of any approach to, exit from or access to such a building;
- (c) any fixtures, fittings or facility in or on the premises of the building; or
- (d) any other physical element or quality of the land on which the building stands.

(2) A physical feature of a building satisfies the relevant performance requirement for the purposes of this Part where the physical feature is constructed or installed in or in connection with the building in accordance with the performance requirement that —

- (a) is relevant in relation to that physical feature; and
- (b) is in effect at the following time:
  - (i) the day upon which the works to construct or install the physical feature started; or

- (ii) in the case of a physical feature provided as part of building works to which Part II applies, the day a certificate of statutory completion is issued in respect of the building on the completion of those building works.

(3) For the avoidance of doubt, this Part shall apply to the physical features of any building, whether constructed before, on or after the commencement of section 4 of the Building Control (Amendment) Act 2007.

*[47/2007 wef 15/02/2008]*

### **Duty of building owner, etc., not to alter**

**22E.**—(1) Every owner or occupier of a building shall not remove, alter or obstruct, or cause the removal, alteration or obstruction of, any physical feature of the building where —

- (a) the physical feature satisfies the relevant performance requirement for the purposes of this Part; and
- (b) the removal, alteration or obstruction will cause the physical feature to cease to satisfy the relevant performance requirement.

(2) Where, in the opinion of the Commissioner of Building Control, any physical feature of a building referred to in subsection (1)(a) has been removed, altered or obstructed so as to cease to satisfy the relevant performance requirement, the Commissioner of Building Control may, by notice in writing, require such repairs, work or alteration to the physical feature or the building or other remedial action as he thinks fit to be carried out to reinstate the physical feature so as to satisfy the relevant performance requirement.

(3) A notice to reinstate under subsection (2) shall specify —

- (a) the manner in which the repairs, work, alteration or remedial action specified in the notice is to be carried out;
- (b) the time within which the repairs, work, alteration or remedial action shall commence;
- (c) the time within which the repairs, work, alteration or remedial action shall be completed; and

(d) that the repairs, work, alteration or remedial action shall be carried out with due diligence to the satisfaction of the Commissioner of Building Control.

(4) A notice to reinstate under subsection (2) shall be made in respect of any building or any physical feature thereof and shall be served —

- (a) on the owner of the building;
- (b) where that owner is not known or cannot be found by reasonable inquiry, on the occupier of the building;
- (c) in the case of a physical feature comprised in any common property or limited common property of any subdivided building, on the owner thereof; or
- (d) in the case of a physical feature comprised in any common property of residential or commercial property in any housing estate of the Housing and Development Board —
  - (i) on the Town Council receiving any rent or charge for the maintenance of that common property; or
  - (ii) where there is no Town Council with the function and duty to maintain that common property, on the Housing and Development Board.

(5) If any person on whom a notice under subsection (2) is served fails, without reasonable excuse, to comply with the requirements of that notice, that person shall be guilty of an offence and shall be liable on conviction —

- (a) to a fine not exceeding \$5,000 or to imprisonment for a term not exceeding 3 months or to both;
- (b) to a further fine not exceeding \$250 for each day or part thereof the person fails, without reasonable excuse, to comply with the requirements of that notice; and
- (c) in the case of a continuing offence after conviction, to a further fine not exceeding \$500 for every day or part thereof during which the failure to comply continues after conviction.

[47/2007 wef 15/02/2008]

**Appeal against notice to reinstate**

**22F.**—(1) Any person on whom a notice to reinstate under section 22E(2) is served may, within 21 days after the date of receipt of the notice, appeal in writing to the Minister against the notice in the prescribed manner.

(2) Notwithstanding that an appeal is lodged under subsection (1), the notice appealed against shall take effect and be complied with unless otherwise ordered by the Minister.

(3) The Minister may determine an appeal under this section by confirming, varying or cancelling the notice of the Commissioner of Building Control under section 22E(2).

(4) The decision of the Minister in any appeal under this section shall be final.

*[47/2007 wef 15/02/2008]*

**PART IIIB****ENVIRONMENTAL SUSTAINABILITY MEASURES FOR  
EXISTING BUILDINGS**

*[Act 22 of 2012 wef 01/12/2012]*

**Interpretation of this Part**

**22FA.** In this Part, unless the context otherwise requires —

“as-built score”, in relation to an existing building which has undergone a major energy-use change, means the Green Mark score awarded to that building upon the completion of the major energy-use change;

“design score”, in relation to an existing building for which a major energy-use change is proposed, means the Green Mark score projected for that building upon the completion of the major energy-use change, assessed based on the design of the proposed major energy-use change;

“energy auditor” means a person registered as an energy auditor under section 22FG;

“existing building” means any building in respect of which a certificate of statutory completion or a temporary occupation permit is issued;

“Green Mark score” means a numerical score to assess the environmental sustainability of a building, calculated using the prescribed scoring methodology;

“major energy-use change”, in relation to an existing building, means —

- (a) the installation, substantial alteration or replacement of a prescribed cooling system of the building; or
- (b) such other change to the energy requirements of the building as may be prescribed;

“mechanical engineer” means a professional engineer registered under the Professional Engineers Act (Cap. 253) in the branch of mechanical engineering who has in force a practising certificate issued under that Act;

“minimum environmental sustainability standard”, in relation to any building, means the prescribed minimum standard of environmental sustainability applicable to that building, or to a building of that type or class, expressed in terms of a Green Mark score and other specified requirements;

“prescribed building” means an existing building in any class or type of buildings for the time being prescribed for the purposes of this Part.

*[Act 22 of 2012 wef 01/12/2012]*

### **Submission of design score for building undergoing major energy-use change**

**22FB.—**(1) No owner of any prescribed building shall carry out, or permit or authorise the carrying out of, any major energy-use change to that building, unless the owner has first —

- (a) appointed a mechanical engineer to assess the design score for the major energy-use change to the building;



- (b) submitted the design score assessed by the mechanical engineer appointed under paragraph (a) to the Commissioner of Building Control for approval, in the prescribed form and manner and accompanied by such documents and fee as may be prescribed; and
- (c) obtained the approval of the Commissioner of Building Control for the design score, which approval has not lapsed at the time of commencement of the major energy-use change.

(2) Subject to subsection (5), the Commissioner of Building Control shall not approve the design score in relation to a prescribed building unless the design score meets the prevailing minimum environmental sustainability standard for that building or a building of that class or type.

(3) Upon receiving the submission of a design score relating to a prescribed building for approval under subsection (1), the Commissioner of Building Control may direct the owner of the building in writing —

- (a) to comply with such requirements in relation to the major energy-use change as the Commissioner of Building Control may specify so that the design score meets the minimum environmental sustainability standard applicable to the building; and
- (b) to re-submit the design score for his approval within such period as may be specified in the direction.

(4) If the direction given by the Commissioner of Building Control under subsection (3) is not complied with within the period specified in that direction, or such further period as may be extended by the Commissioner of Building Control, the application for approval of the design score shall, at the end of that period, be deemed to be disapproved by the Commissioner of Building Control.

(5) The Commissioner of Building Control may, on the application of an owner of a prescribed building in any particular case, modify or waive any requirement in relation to the minimum environmental

sustainability standard applicable to the building, subject to such conditions as the Commissioner of Building Control may impose.

(6) The Commissioner of Building Control may approve the design score on the basis of a declaration by the mechanical engineer who assessed the score certifying the correctness of the design score.

(7) A mechanical engineer appointed under subsection (1)(a) in relation to a prescribed building shall —

- (a) design the proposed major energy-use change to the building so that the design score meets the minimum environmental sustainability standard applicable to the building;
- (b) assess the design score for the major energy-use change to the building in the manner prescribed; and
- (c) provide to the owner of the building —
  - (i) the design score and the documents on which the design score was assessed;
  - (ii) a declaration as to whether the design score meets the minimum environmental sustainability standard applicable to the building; and
  - (iii) such other documents as may be required by the Commissioner of Building Control.

(8) Any owner of a prescribed building who, without reasonable excuse, contravenes subsection (1) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$100,000 and, in the case of a continuing offence, to a further fine not exceeding \$1,000 for every day or part thereof during which the offence continues after conviction.

(9) Any mechanical engineer who —

- (a) without reasonable excuse, contravenes subsection (7); or
- (b) furnishes any information or makes any statement in relation to the design score, or in any other document required under subsection (7)(c), which he knows or has reason to believe is false,

shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$10,000.

*[Act 22 of 2012 wef 01/12/2012]*

### **Deviation from approved design score**

**22FC.** Where the design score in relation to any major energy-use change to a prescribed building has been approved by the Commissioner of Building Control under section 22FB and the owner of the building, in carrying out the major energy-use change, intends to depart or deviate from the design on which the approved design score was assessed, the mechanical engineer appointed under section 22FB(1)(a) —

- (a) shall ensure that the design score for the major energy-use change with such departure or deviation still meets the minimum environmental sustainability standard, subject to any modification or waiver under section 22FB(5); but
- (b) need not re-submit the design score to the Commissioner of Building Control for approval.

*[Act 22 of 2012 wef 01/12/2012]*

### **Lapsing or revocation of approval of design score**

**22FD.**—(1) Unless earlier revoked under subsection (2), any approval granted under section 22FB in respect of a design score for a major energy-use change shall lapse if no works in respect of that major energy-use change have started within the prescribed period after the approval is granted.

(2) The Commissioner of Building Control may, at any time, revoke any approval granted in respect of a design score if he is satisfied that any information or document submitted to him in connection with the design score is false in a material particular.

(3) Where the approval of a design score is revoked under subsection (2), the owner of the prescribed building shall not carry out or continue the major energy-use change to which the revoked approval relates unless he has first re-submitted the design score to the Commissioner of Building Control and obtained the approval of the Commissioner of Building Control therefor.

(4) Any owner of a prescribed building who, without reasonable excuse, contravenes subsection (3) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$20,000.

*[Act 22 of 2012 wef 01/12/2012]*

### **Completion of major energy-use change and submission of as-built score**

**22FE.**—(1) The owner of a prescribed building shall, not later than 3 years after the approval of the design score for a major energy-use change to that building by the Commissioner of Building Control —

- (a) complete the major energy-use change in accordance with the design score approved by the Commissioner of Building Control, subject to any departure or deviation which complies with section 22FC; and
- (b) submit to the Commissioner of Building Control in such form and manner and within such time as may be prescribed —
  - (i) the as-built score of the building assessed by the mechanical engineer appointed under section 22FB(1)(a) or, if that mechanical engineer has vacated his appointment, another mechanical engineer appointed under subsection (5), for approval by the Commissioner of Building Control;
  - (ii) a declaration by the mechanical engineer who assessed the as-built score certifying the correctness of the as-built score; and
  - (iii) such other documents as may be prescribed.

(2) The Commissioner of Building Control may approve the as-built score on the basis of a declaration by the mechanical engineer who assessed the score certifying the correctness of the as-built score.

(3) A mechanical engineer appointed to assess the as-built score in relation to a prescribed building shall, within 7 days after the completion of the major energy-use change —

- (a) assess the as-built score of the building in the manner prescribed; and

(b) provide to the owner of the building —

- (i) the as-built score and the documents on which the as-built score was assessed;
- (ii) a declaration as to whether the as-built score meets the minimum environmental sustainability standard applicable to the building;
- (iii) such document certifying the completion of the major energy-use change as the Commissioner of Building Control may specify; and
- (iv) such other documents as may be required by the Commissioner of Building Control.

(4) If the owner of the prescribed building ceases to be the owner thereof before the submission of the as-built score under subsection (1)(b), he shall notify the Commissioner of Building Control of that fact not later than 7 days after he ceases to be the owner thereof.

(5) If any mechanical engineer appointed under section 22FB(1)(a) in relation to a prescribed building vacates his appointment before the submission of the as-built score under subsection (1)(b) for that building, the owner of the building shall —

- (a) appoint another mechanical engineer to assess the as-built score; and
- (b) within 7 days thereafter, notify the Commissioner of Building Control of that substitute appointment.

(6) Any owner of a prescribed building who, without reasonable excuse, contravenes subsection (1) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$100,000 and, in the case of a continuing offence, to a further fine not exceeding \$1,000 for every day or part thereof during which the offence continues after conviction.

(7) Any owner of a prescribed building who, without reasonable excuse, contravenes subsection (4) or (5) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$10,000.

- (8) Any mechanical engineer who —
- (a) without reasonable excuse, contravenes subsection (3); or
  - (b) furnishes any information or makes any statement in relation to the as-built score, or in any other document required under subsection (3)(b), which he knows or has reason to believe is false,

shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$10,000.

*[Act 22 of 2012 wef 01/12/2012]*

### **Periodic audit of energy efficiency of building cooling system**

**22FF.**—(1) Subject to subsection (2), the Commissioner of Building Control may, by notice served on the owner of any of the following buildings, require an audit to be carried out as to whether the cooling system of the building meets the prescribed energy efficiency standard applicable to such cooling system (referred to in this Part as an energy audit):

- (a) any building in respect of which an application for planning permission is submitted to the competent authority under the Planning Act (Cap. 232) on or after 1st December 2010;
  - (b) any prescribed building which has undergone a major energy-use change under this Part.
- (2) A notice under subsection (1) may be issued —
- (a) to the owner of any building in respect of which the application for planning permission is submitted to the competent authority under the Planning Act on or after 1st December 2010 —
    - (i) at any time after the temporary occupation permit or, if no temporary occupation permit is issued, the certificate of statutory completion is issued in respect of that building; and
    - (ii) thereafter at intervals of not less than 3 years after the date of the last notice under this section; and

(b) to the owner of any prescribed building which has undergone a major energy-use change —

(i) at any time on or after the third anniversary of the date of the approval of the as-built score referred to in section 22FE(1)(b)(i); and

(ii) thereafter at intervals of not less than 3 years after the date of the last notice under this section.

(3) The owner of a building on whom a notice is served under subsection (1) shall, within such period as may be specified in the notice under that subsection or such longer period as the Commissioner of Building Control may allow in any particular case —

(a) appoint a person referred to in section 22FG to carry out the energy audit;

(b) if the cooling system does not meet the applicable prescribed energy efficiency standard, carry out such maintenance work or take such other measures in relation to the cooling system to ensure that it meets the applicable prescribed energy efficiency standard; and

(c) submit the report of the energy audit to the Commissioner of Building Control in such form and manner as the Commissioner of Building Control may specify.

(4) Any owner of a building who, without reasonable excuse, contravenes subsection (3) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$20,000 and, in the case of a continuing offence, to a further fine not exceeding \$500 for every day or part thereof during which the offence continues after conviction.

(5) The Commissioner of Building Control may, on the application of an owner of a building in any particular case, modify any requirement in relation to the prescribed energy efficiency standard for the cooling system of the building, subject to such conditions as the Commissioner of Building Control may impose.

*[Act 22 of 2012 wef 01/12/2012]*

**Persons who may carry out energy audit**

**22FG.**—(1) The following persons may be appointed to carry out an energy audit under section 22FF:

- (a) a mechanical engineer;
- (b) an energy auditor registered under this section;
- (c) such other class or classes of persons as may be prescribed.

(2) An application to be registered as an energy auditor shall be made to the Commissioner of Building Control in the prescribed manner and shall be accompanied by such other documents or information and such application fee as may be prescribed.

(3) An individual shall be eligible to be registered as an energy auditor if he has the prescribed qualifications or experience in relation to assessing the energy efficiency of cooling systems of buildings.

(4) The Commissioner of Building Control shall consider the application and may register the applicant if he is satisfied that the applicant has the requisite qualifications and is capable of carrying out the duties of an energy auditor under this Act and the building regulations.

(5) The registration of an energy auditor shall be valid for such period as may be prescribed, being at least one year.

(6) The Commissioner of Building Control may appoint a committee of persons to assist him in considering applications for registration, or renewal of registration, as an energy auditor.

(7) The Commissioner of Building Control shall keep a register of energy auditors in which shall be entered the names of all persons registered under this section as energy auditors.

*[Act 22 of 2012 wef 01/12/2012]*

**Duties of person carrying out energy audit**

**22FH.**—(1) Any person appointed to carry out an energy audit under section 22FF of a cooling system of a building —

- (a) shall carry out the energy audit in the prescribed manner;



- (b) may, if the cooling system of the building fails to attain the prescribed energy efficiency standard applicable to such a cooling system, recommend to the owner of the building such measures as may be necessary to attain the prescribed energy efficiency standard; and
  - (c) shall, on completion of the energy audit of the cooling system (including of any maintenance work or other measures taken to meet the prescribed energy efficiency standard), prepare and sign a report of the result of the energy audit in such form as the Commissioner of Building Control may specify.
- (2) Any person appointed to carry out an energy audit who —
- (a) without reasonable excuse, contravenes subsection (1); or
  - (b) furnishes any information or makes any statement in relation to the energy audit report required under subsection (1)(c), which he knows or has reason to believe is false,

shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$10,000.

*[Act 22 of 2012 wef 01/12/2012]*

### **Cancellation or suspension of registration of energy auditor**

**22FI.**—(1) Subject to section 22, the Commissioner of Building Control may cancel, or suspend for a period not exceeding 6 months, the registration of an energy auditor if the Commissioner of Building Control is satisfied that —

- (a) the person obtained his registration or renewal of registration by fraud or misrepresentation;
- (b) the person has been convicted of an offence which, in the opinion of the Commissioner of Building Control, renders him unfit to remain registered as an energy auditor;
- (c) the person is no longer capable of carrying out the duties of an energy auditor;
- (d) the person no longer satisfies the prescribed requirements by virtue of which he was so registered; or

(e) for prescribed reasons, the person is no longer suitable to be registered as an energy auditor.

(2) The Commissioner of Building Control shall not cancel or suspend the registration of any energy auditor under subsection (1) without giving the energy auditor an opportunity to be heard.

(3) Where the Commissioner of Building Control cancels or suspends the registration of an energy auditor under this section, the Commissioner of Building Control shall remove the name and particulars of that person from the register of energy auditors.

(4) If the registration of an energy auditor is suspended under this section for any period, then at the end of the period of suspension, his name and particulars shall be reinstated in the register of energy auditors.

*[Act 22 of 2012 wef 01/12/2012]*

### **Power to obtain energy consumption and other information**

**22FJ.**—(1) For the purpose of monitoring the energy efficiency and environmental sustainability of any building, the Commissioner of Building Control may do all or any of the following:

- (a) by a notice in writing to the owner of the building require the owner to furnish to him all or any of the following information in respect of the building:
  - (i) the electricity consumption by users of the building as a whole or any part of the building or by different users in the building;
  - (ii) the consumption of other types of energy by users of the building as a whole or any part of the building or by different users in the building;
  - (iii) the consumption of chilled water supplied to the cooling system of the building;
  - (iv) such other information relating to the building, the users of the building and their energy usage as the Commissioner of Building Control may specify in the notice;

- (b) by a notice in writing to a supplier of electricity, gas or any other type of energy (referred to in this section as an energy supplier), require the energy supplier to furnish to the Commissioner of Building Control information in the possession of the energy supplier relating to the energy consumption of any building or buildings specified in the notice;
- (c) by a notice in writing to a supplier of any cooling system to buildings, require that person to furnish to the Commissioner of Building Control information specified in the notice relating to the supply of cooling systems by that person to any building or buildings.

(2) The person to whom a notice is directed under subsection (1) shall provide the data required in the form and manner and within the time specified in the notice.

(3) Any person who, without reasonable excuse, fails to comply with subsection (2) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$10,000.

*[Act 22 of 2012 wef 01/12/2012]*

## PART IV

### DANGEROUS BUILDINGS AND OCCURRENCES

#### **Interpretation of this Part**

**22G.** In this Part, “building” includes a building or any part thereof in respect of which building works are being carried out.

*[18/2003 wef 01/01/2004]*

#### **Dangerous building works**

**23.—**(1) If the Commissioner of Building Control is of the opinion that any building works are being carried out in such a manner as —

- (a) will cause, or will be likely to cause, a risk of injury to any person or damage to any property;
- (b) will cause, or will be likely to cause, or may have caused a total or partial collapse of —

- (i) the building in respect of which the building works are or have been carried out; or
  - (ii) any building, street, slope or natural formation opposite, parallel, adjacent or in otherwise close proximity to those building works, or any part of any such building, street or land; or  
*[Act 22 of 2012 wef 01/12/2012]*
- (c) will render, or will be likely to render, or may have rendered the building in respect of which the building works are or have been carried out or any building, street, slope or natural formation opposite, parallel, adjacent or in otherwise close proximity to those building works, or any part of any such building, street or land, so unstable or so dangerous that it will collapse or be likely to collapse (whether totally or partially),  
*[Act 22 of 2012 wef 01/12/2012]*

the Commissioner of Building Control may do either or both of the following:

- (A) engage a qualified person or a specialist to carry out such investigations and tests as may be necessary and to advise the Commissioner of Building Control on all matters relating to the safety of the building in respect of which the building works are or have been carried out or the building, street, slope or natural formation opposite, parallel, adjacent or in otherwise close proximity to those building works, as the case may be, the reasons for its collapse (if applicable) and the measures that should be taken to obviate any possible danger that might arise from the condition of the building;

*[Act 22 of 2012 wef 01/12/2012]*

- (B) make all or any of the orders in subsection (2).

(2) The Commissioner of Building Control may, for the purpose of obviating any danger or preventing any situation referred to in subsection (1)(a), (b) or (c) from happening, order the developer of those building works —

- (a) to immediately stop the building works;

- (b) to carry out or cause to be carried out (at the developer's cost) such inspection as the Commissioner of Building Control may specify of either or both of the following:
- (i) the building in respect of which the building works are or have been carried out;
  - (ii) the building, street, slope or natural formation opposite, parallel, adjacent or in otherwise close proximity to those building works;
- [Act 22 of 2012 wef 01/12/2012]*
- (c) to execute or cause to be executed (at the developer's cost) such building works as the Commissioner of Building Control may specify (which may include retrofitting under Part III); or
- (d) to demolish or cause to be demolished (at the developer's cost) the building in respect of which the building works are or have been carried out or any part thereof, and remove any rubbish resulting from the demolition.

(3) Where the building works referred to in subsection (1) comprise structural works, the Commissioner of Building Control may, in lieu of or in addition to any engagement or order in subsection (1) or (2), revoke any permit granted under section 6 to carry out those structural works.

(4) If the person to whom an order in subsection (2) is given fails to comply with the order within the time specified, the Commissioner of Building Control may execute the order in such manner as he thinks fit and recover in a court of competent jurisdiction as a debt due to him all expenses reasonably incurred by him in doing so from the person in default.

(5) Without prejudice to the right of the Commissioner of Building Control to exercise his powers under subsection (4), any person who, without reasonable excuse, fails to comply with any order in subsection (2) that the person is given shall be guilty of an offence and shall be liable on conviction to —

- (a) where the order is to immediately stop the building works —

- (i) a fine not exceeding \$500,000 or imprisonment for a term not exceeding 2 years or both; and
  - (ii) in respect of a continuing failure to comply, an additional fine not exceeding \$10,000 for each day or part thereof the person fails to comply with the order; or
- (b) in the case of any other order in subsection (2) —
- (i) a fine not exceeding \$100,000 or imprisonment for a term not exceeding 12 months or both; and
  - (ii) in respect of a continuing failure to comply, an additional fine not exceeding \$2,500 for each day or part thereof the person fails to comply with the order,
- and if the failure to comply continues after the conviction, the person shall be guilty of a further offence and shall be liable on conviction of this further offence to a further fine not exceeding —
- (A) where the order is to immediately stop the building works — \$20,000 for each day or part thereof the person fails to comply with the order after conviction; or
  - (B) in the case of any other order in subsection (2) — \$5,000 for each day or part thereof the person fails to comply with the order after conviction.
- (6) Any person to whom any order in subsection (2) is given shall, while the order is in force, display a copy of the order at every entrance to the building to which the order relates, and such copy shall be displayed in a way that it can be easily read by people outside the building.
- (7) Any person who contravenes subsection (6) shall be guilty of an offence.
- (8) The Commissioner of Building Control may also order the developer of the building works concerned to pay or reimburse the Commissioner of Building Control, all or a specified part of the expenses he has incurred in engaging a qualified person or a specialist under subsection (1) (A).

(9) The Commissioner of Building Control may recover in a court of competent jurisdiction as a debt due to him so much of the amount payable under an order made under subsection (8) as is not paid in accordance with that order.

(10) Any person on whom an order under subsection (8) is served may, within 14 days after the date of receipt of the order, appeal in writing to the Minister against the order in the prescribed manner.

(11) The Minister may determine an appeal under subsection (10) by confirming, varying or cancelling the order of the Commissioner of Building Control under subsection (8); and the decision of the Minister in any such appeal shall be final.

*[47/2007 wef 15/02/2008]*

### **Dangerous buildings**

**24.—**(1) If the Commissioner of Building Control is of the opinion that a building is in such a condition, or is used to carry such loads, as to be or likely to be dangerous, the Commissioner of Building Control may, for the purpose of obviating any danger, order the owner of the building to do all or any of the following:

(a) to appoint an appropriate qualified person to carry out (at the owner's cost) such inspection of the building as the Commissioner of Building Control may specify;

*[Act 22 of 2012 wef 01/12/2012]*

(b) to execute or cause to be executed (at the owner's cost) such building works as the Commissioner of Building Control may specify (which may include retrofitting under Part III);

(c) to demolish or cause to be demolished (at the owner's cost) the building or any part thereof, and remove any rubbish resulting from the demolition;

(d) to cause (at the owner's cost) the building to be shored up or otherwise secured and a proper hoarding or fence to be put up for the protection of the public from danger, or arranging for the building to be watched.

(2) The Commissioner of Building Control may, in lieu of or in addition to any order under subsection (1), make —

- (a) an order (referred to in this Part as an occupancy order) directing the owner or occupier of the building to not allow more than the number of people stated in the occupancy order to be in the building at any time or to otherwise restrict the use of the building, until he, being satisfied that any inspection or building works referred to in subsection (1) are completed, withdraws the order; or
- (b) an order (referred to in this Part as a closure order) directing the closure of the building, and that every owner and occupier of the building must quit the building and must not allow anyone else to occupy the building except as permitted under this Part.

(3) Before exercising any of his powers under subsection (2), the Commissioner of Building Control shall, if it is reasonably practicable to do so, give notice of his intention to make an occupancy order or a closure order, as the case may be.

(4) If the person to whom an order in subsection (1) is given fails to comply with the order within the time specified, the Commissioner of Building Control may —

- (a) execute the order in such manner as he thinks fit; and
- (b) recover in a court of competent jurisdiction as a debt due to him all expenses reasonably incurred by him in doing so from the person in default,

except that so far as the expenses incurred under this section consist of expenses of fencing off the building, or arranging for it to be watched, the expenses shall not be recoverable in respect of any period after the danger has been removed by other steps under this section.

(5) Without prejudice to the right of the Commissioner of Building Control to exercise his powers under subsection (4), any person who, without reasonable excuse, fails to comply with any order in subsection (1) that the person is given shall be guilty of an offence and shall be liable on conviction —

- (a) to a fine not exceeding \$100,000 or to imprisonment for a term not exceeding 12 months or to both; and



- (b) in respect of a continuing failure to comply, to an additional fine not exceeding \$2,500 for each day or part thereof the person fails to comply with the order,

and if the failure to comply continues after the conviction, the person shall be guilty of a further offence and shall be liable on conviction of this further offence to a further fine not exceeding \$5,000 for each day or part thereof the person fails to comply with the order after conviction.

(6) Any person to whom any occupancy order or closure order under subsection (2) is given shall, while the order is in force, display a copy of the order at every entrance to the building to which the order relates, and such copy shall be displayed in a way that it can be easily read by people outside the building.

(7) Any person who contravenes subsection (6) shall be guilty of an offence.

[47/2007 wef 15/02/2008]

### **Dangerous slopes**

**24A.**—(1) If the Commissioner of Building Control is of the opinion that any natural, formed or man-made land or slope which abuts or is in close proximity to any building is in such a condition as to be dangerous or likely to be dangerous to the building, the Commissioner of Building Control may, for the purpose of obviating any danger, order the owner of the land or slope to do all or any of the following:

- (a) to appoint an appropriate qualified person to carry out (at the owner's cost) such investigation in relation to the land or slope as the Commissioner of Building Control may specify;
- (b) to submit to the Commissioner of Building Control the findings of the investigation by the qualified person under paragraph (a);
- (c) to execute or cause to be executed (at the owner's cost) such building works or other works as the Commissioner of Building Control may specify to obviate the danger.

(2) The Commissioner of Building Control may, in lieu of or in addition to any order under subsection (1), make a closure order in relation to either or both of the following:

- (a) the building that is endangered by the land or slope;
- (b) the land or slope.

(3) Before exercising any of his powers under subsection (2), the Commissioner of Building Control shall, if it is reasonably practicable to do so, give notice of his intention to make the closure order.

(4) Any person to whom a closure order under subsection (2) is given shall, while the order is in force, display a copy of the order in a way that it can be easily read by people —

- (a) at every entrance to any building to which the order relates; and
- (b) on any hoarding, fence, cordon, barricade or other physical barrier to entry upon any land or slope to which the order relates.

(5) If the person to whom an order in subsection (1) is given fails to comply with the order within the time specified, the Commissioner of Building Control may —

- (a) execute the order in such manner as he thinks fit; and
- (b) recover in a court of competent jurisdiction as a debt due to him all expenses reasonably incurred by him in doing so from the person in default.

(6) Without prejudice to the right of the Commissioner of Building Control to exercise his powers under subsection (5), any person who, without reasonable excuse, fails to comply with any order in subsection (1) that the person is given shall be guilty of an offence and shall be liable on conviction —

- (a) to a fine not exceeding \$100,000 or to imprisonment for a term not exceeding 12 months or to both; and

- (b) in respect of a continuing failure to comply, to an additional fine not exceeding \$2,500 for each day or part thereof the person fails to comply with the order,

and if the failure to comply continues after the conviction, the person shall be guilty of a further offence and shall be liable on conviction of this further offence to a further fine not exceeding \$5,000 for each day or part thereof the person fails to comply with the order after conviction.

*[Act 22 of 2012 wef 01/12/2012]*

### **Closure orders**

**25.—(1)** Where the Commissioner of Building Control makes any closure order, the order shall be served on the owner and every occupier of the building or the land or slope, as the case may be.

*[4/99]*

*[47/2007 wef 15/02/2008]*

*[Act 22 of 2012 wef 01/12/2012]*

(2) A closure order in respect of a building may require the owner or occupier of the building to which the order relates to cease to inhabit the building and to remove all goods, furniture and effects from the building before the order comes into force.

*[2/91]*

*[Act 22 of 2012 wef 01/12/2012]*

(2A) A closure order in respect of land or a slope may do one or more of the following:

- (a) require the owner or occupier of the land or slope to which the order relates to secure the area within or around the land or slope to prevent access into the area;
- (b) specify the means by which the area is to be secured, including the installation of any hoarding, fence, cordon, barricade or other physical barrier to entry;
- (c) require the installation of safety features within or around the land or slope, including adequate lighting and warning signs or lights.

*[Act 22 of 2012 wef 01/12/2012]*

(3) Except with the permission in writing of the Commissioner of Building Control, no person, other than a public officer in the course of his duty, shall —

- (a) enter or be in a building at any time while a closure order is in force in respect of the building; or
- (b) enter or be on any land or slope at any time while a closure order is in force in respect of the land or slope.

*[Act 22 of 2012 wef 01/12/2012]*

*[47/2007 wef 15/02/2008]*

(3A) Any person who contravenes or fails to comply with subsection (3) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$10,000 or to imprisonment for a term not exceeding 12 months or to both and, in the case of a continuing offence, to a further fine not exceeding \$200 for every day during which the offence continues after conviction.

(4) Where the Commissioner of Building Control thinks fit, he may, subject to such conditions as he may impose, by notice in writing permit any person to enter and be in a building or on any land or slope while a closure order is in force in respect of the building or land or slope, as the case may be.

*[4/99]*

*[Act 22 of 2012 wef 01/12/2012]*

(5) Any permission granted under subsection (4) may be cancelled by the Commissioner of Building Control at any time and for any reason.

*[4/99]*

(6) Where a closure order is in force in respect of a building or any land or slope —

- (a) any police officer may, with such force or assistance as may be necessary, remove therefrom any person who is in the building or on the land or slope in contravention of subsection (3);

*[Act 22 of 2012 wef 01/12/2012]*

- (b) the Commissioner of Building Control may seal or cause to be sealed, all or any of the entrances to or exits from the

building or the means of access to or egress from the land or slope, as the case may be; and

*[Act 22 of 2012 wef 01/12/2012]*

- (c) the Commissioner of Building Control or any police officer may remove all goods, furniture and effects from the building.

*[2/91; 4/99]*

(7) A closure order shall remain in force in respect of a building until the Commissioner of Building Control had served a notice of expiry of the order on the owner of the building by causing the notice to be posted upon a conspicuous part of the building to which it relates and by serving a copy of the notice upon the owner.

*[4/99]*

(7A) A closure order shall remain in force in respect of any land or slope until the Commissioner of Building Control has served a notice of expiry of the order on the owner of the land or slope.

*[Act 22 of 2012 wef 01/12/2012]*

(8) Every notice of expiry of a closure order shall specify the building or the land or slope to which it relates and the date upon which the order expires.

*[Act 22 of 2012 wef 01/12/2012]*

### **Investigations into dangerous occurrences**

**25A.—**(1) Where the Commissioner of Building Control becomes aware of any dangerous occurrence in any premises at which building works are carried out or in any other premises, the Commissioner of Building Control may direct any person authorised on his behalf to investigate the circumstances of the dangerous occurrence.

(2) No person shall, without the prior consent of the Commissioner of Building Control —

- (a) alter, replace, remove or add to any building element, machinery, equipment, plant or article at any premises in respect of which the Commissioner of Building Control has made any direction under subsection (1); or
- (b) modify any premises in respect of which the Commissioner of Building Control has made any direction under subsection (1).

(3) Any person who contravenes subsection (2) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$10,000 or to imprisonment for a term not exceeding 12 months or to both.

(4) Nothing in subsection (2) shall operate to interfere with rescue work or work necessary for the general safety of life and property.

(5) In this section, “dangerous occurrence” means —

(a) the collapse or structural failure of any building (completed or otherwise);

*[Act 22 of 2012 wef 01/12/2012]*

(b) any structural distress that is likely to lead to the instability of any building (completed or otherwise); or

*[Act 22 of 2012 wef 01/12/2012]*

(c) the instability or failure of any land or slope which abuts or is in close proximity to a building,

*[Act 22 of 2012 wef 01/12/2012]*

whether or not the collapse, structural failure or structural distress of the building or the instability or failure of the land or slope results in any death, bodily injury or injury to health.

*[47/2007 wef 15/02/2008]*

*[Act 22 of 2012 wef 01/12/2012]*

## PART V

### INSPECTION OF BUILDINGS

#### **Interpretation of this Part**

**26.—**(1) In this Part —

“owner”, in relation to —

(a) a subdivided building comprising 2 or more flats, means —

(i) the management corporation established under the Land Titles (Strata) Act (Cap. 158) having control of the building; or

- (ii) the person receiving any rent or charge for the maintenance and management of the common property of the building;
- (b) the common property of any building comprising 2 or more flats, means —
  - (i) the person receiving any rent or charge for the maintenance and management of the common property of the building;
  - (ii) any body corporate constituted under an order made by the Minister under section 3 of the HUDC Housing Estates Act (Cap. 131);
- (ba) the limited common property of any building comprising 2 or more flats, means the subsidiary management corporation or the person receiving any rent or charge for the maintenance and management of that limited common property; and  
*[47/2004 wef 01/04/2005]*
- (c) the common property of residential and commercial property in any housing estate of the Housing and Development Board, means that Board;

“special building” means any building of which not less than 90% of its floor area is used solely for residential purposes, and in this definition, “floor area” means the total area of floor space within the building measured between party walls including the thickness of external walls;

“structural engineer” means a person who is registered under the Professional Engineers Act (Cap. 253) in the civil or structural engineering discipline and who has in force a practising certificate issued under that Act authorising him to engage in civil or structural engineering work.

*[23/91; 18/95]*

(2) For the purposes of this Part, a building which is physically connected with another building —

- (a) shall, although so connected, be treated as a separate building if it is so constructed as to be capable of remaining

in position and being used independently of the other building or as to require only minor modification as to render it so capable; and

- (b) shall not be treated as other than a separate building merely because it is so connected with the other building at or below ground level or by means of a bridge or similar structure (whether affording access or accommodation to both).

### **Application of this Part**

27. This Part shall apply to buildings other than —

- (a) detached houses, semi-detached houses, terraced or linked houses which are used solely by the owners or occupiers thereof solely as their residence; and
- (b) temporary buildings.

[18/95]

### **Periodic inspection of buildings**

28.—(1) Subject to subsection (2), the Commissioner of Building Control may, by notice served on the owner of a building to which this Part applies, require the building to be inspected.

[4/99]

(2) In relation to any building to which this Part applies, a notice under subsection (1) may be made —

- (a) where the building (other than a special building) is used other than solely for residential purposes — after the fifth year commencing from the date the first temporary occupation permit or first certificate of statutory completion was issued in respect of the building, whichever was issued earlier, and thereafter at intervals of not less than 5 years from the date of the last notice under this section; or
- (b) where the building is a special building or is used solely for residential purposes — after the tenth year commencing from the date the first temporary occupation permit or first

[34/2004 wef 01/10/2004]



certificate of statutory completion was issued in respect of the building, whichever was issued earlier, and thereafter at intervals of not less than 10 years from the date of the last notice under this section.

[18/95]

[34/2004 wef 01/10/2004]

(3) Every owner of a building to which this Part applies shall, on receipt of a notice under subsection (1), cause the building to be inspected within the period specified in the notice and in the prescribed manner by a structural engineer appointed by the owner.

[18/95]

(4) Where a building comprising 2 or more flats is not subdivided and there are subsisting leases for those flats registered under the Registration of Deeds Act (Cap. 269) or the Land Titles Act (Cap. 157), the owners of those flats shall, on receipt of a notice under subsection (1), jointly appoint a structural engineer to inspect the building within such time as may be specified in the notice and in the prescribed manner.

[18/95]

(5) The structural engineer who is appointed by the owner of a building to carry out an inspection of a building under this section shall be entitled at all reasonable times to full and free access to the building and any part thereof he is required to inspect.

[18/95]

(5A) Any person who hinders, obstructs or delays the structural engineer in the performance of his duty under subsection (5) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$5,000 and, in the case of a continuing offence, to a further fine not exceeding \$500 for every day during which the offence continues after conviction.

[47/2007 wef 15/02/2008]

(6) A structural engineer appointed to carry out an inspection of a building under this section shall —

- (a) carry out the inspection in the prescribed manner;
- (b) on completion of the inspection, prepare and sign a report of the result of the inspection; and

- (c) serve a copy of the report on the Commissioner of Building Control within such period as the Commissioner of Building Control may specify in the notice under subsection (1).

*[18/95; 4/99]*

(7) Where the report of the result of the inspection of a building prepared under subsection (6)(b) contains any measure or other building works recommended by the structural engineer to be carried out to ensure the structural stability or integrity of the building, the owner of the building shall, within such period and subject to such conditions as may be specified by the Commissioner of Building Control, carry out such measure or building works as is recommended by the structural engineer in the report.

*[18/95; 4/99]*

*[34/2004 wef 01/10/2004]*

(8) Any owner of a building who contravenes or fails to comply with a notice under subsection (1) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$20,000.

*[47/2007 wef 15/02/2008]*

(9) Any owner of a building who fails to comply with subsection (3), (4) or (7) within the period specified in the notice under subsection (1) or within the period specified under subsection (7), as the case may be, shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$20,000 or to imprisonment for a term not exceeding 12 months or to both, and in respect of a continuing contravention, to an additional fine not exceeding \$500 for each day or part thereof during which the contravention continues, and if the contravention continues after the conviction, the person shall be guilty of a further offence and shall be liable on conviction of this further offence to a further fine not exceeding \$2,000 for every day or part thereof during which the contravention continues after conviction.

*[18/95]*

*[47/2007 wef 15/02/2008]*

(10) Any structural engineer who contravenes or fails to comply with subsection (6)(a), (b) or (c) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$20,000.

*[47/2007 wef 15/02/2008]*

(11) The Minister may, by order, provide for the application of this section with such adaptations or modifications as may be specified therein to buildings in respect of which no certificate of fitness for occupation has been issued under regulations made under the repealed Act.

### **Independence of structural engineers**

**29.—**(1) A structural engineer shall not be appointed by the Commissioner of Building Control or owner of a building for the purpose of carrying out an inspection of a building under section 28 if the structural engineer has any professional or financial interest in the building.

[4/99]

(2) A structural engineer shall be regarded as having a professional or financial interest in any building if —

- (a) he is or has been responsible for the design or construction of the building or any of the building works in any capacity except building works relating to the alterations of the building which —
  - (i) do not affect any key structural element; or
  - (ii) affect any structural element but the effects are localised in nature and do not require any strengthening of any key structural element;
- (b) he or any nominee of his is a member, officer or employee of a company or other body which has a professional or financial interest in the building or any part thereof;
- (c) he is a partner or is in the employment of a person who has a professional or financial interest in the building or any part thereof; or
- (d) he holds any interest in the building or any part thereof.

[18/95]

(3) For the purposes of this section —

- (a) a person shall be treated as having a professional or financial interest in the building even if he has that interest only as trustee for the benefit of some other person; and

(b) in the case of married people living together, the interest of one spouse shall, if known to the other be deemed to be also an interest of the other.

(4) For the purposes of this section —

(a) involvement in the inspection of a building under section 28; and

(b) entitlement to any fee paid for carrying out any inspection under section 28,

shall not be regarded as constituting a professional or financial interest.

(5) The Minister may, by notification in the *Gazette*, exempt from subsection (1) any building or building works owned by or to be carried out for —

(a) the Housing and Development Board;

(b) the Land Transport Authority of Singapore; or

(c) any other public authority constituted by any written law.

[18/95]

## PART VA

### LICENSING OF BUILDERS

[47/2007 wef 16/12/2008]

#### **Interpretation of this Part**

**29A.**—(1) In this Part, unless the context otherwise requires —

“builder” means a general builder or a specialist builder;

“building works” means any building works to which Part II applies;

“Commissioner” means the Commissioner of Building Control and includes such other person as the Commissioner generally or specially authorises under section 3(2);

“corporation” shall not include a limited liability partnership;

“minor specialist building works” means the following specialist building works:

- (a) all specialist building works associated with minor building works;
- (b) structural steelwork comprising fabrication and erection work for structures with a cantilever length of not more than 3 metres, a clear span of less than 6 metres and a plan area not exceeding 150 square metres;
- (c) pre-cast concrete work comprising casting of pre-cast reinforced concrete slabs or planks on site; and
- (d) such other specialist building works as the Minister may, by notification in the *Gazette*, declare to be minor specialist building works;

[30/2008 wef 17/12/2008]

“partnership” includes a limited liability partnership;

“prescribed” means prescribed in the regulations made under section 29L.

(2) For the purposes of this Part —

- (a) a person carries on the business of a general builder if the person carries out, or undertakes to carry out, (whether exclusively or in conjunction with any other business) general building works for or on behalf of another person for a fixed sum, percentage, or valuable consideration, or reward other than wages, but not if the person carries out, or undertakes to carry out, general building works only as a sub-contractor;
- (b) a person carries on the business of a specialist builder if the person carries out, or undertakes to carry out, (whether exclusively or in conjunction with any other business) any specialist building works for or on behalf of another person for a fixed sum, percentage, or valuable consideration, or reward other than wages;

- (c) a person carries out general building works or specialist building works whether that person carries it out personally, or directly or indirectly causes it to be carried out; and

*[Act 22 of 2012 wef 01/12/2012]*

- (d) a person shall be deemed to carry on the business of a general builder or specialist builder if he carries out general building works or specialist building works, as the case may be, on or in respect of a building for himself.

*[Act 22 of 2012 wef 01/12/2012]*

- (e) *[Deleted by Act 22 of 2012 wef 01/12/2012]*

(3) For the avoidance of doubt, nothing in this Part shall prohibit or prevent —

- (a) any person not licensed under this Part from carrying out any building works to which Part II does not apply;
- (b) any site supervisor or team of site supervisors appointed under section 10 from carrying on any activity solely for the purpose of that section; or
- (c) a qualified person, or any person under the direction or supervision of such a qualified person, from carrying on any activity within the practice of architecture or professional engineering which the qualified person is authorised to carry on under any written law other than this Act.

*[47/2007 wef 16/12/2008]*

### **Prohibition against unlicensed builders**

**29B.**—(1) Subject to the provisions of this Act, no person shall —

- (a) advertise or hold himself out or conduct himself in any way or by any means as a person who is authorised to carry on the business of a general builder or a specialist builder in Singapore; or
- (b) assume, take or use (either alone or in combination with any other word, letter or device) the name or title of “licensed general builder” or, as the case may be, “licensed specialist builder”, or any name, title or description

calculated to lead others to believe he is so licensed, or by words or conduct hold himself out as being so licensed, unless he is in possession of a general builder's licence and a specialist builder's licence, respectively.

(2) Subject to the provisions of this Act, no person shall —

- (a) carry on the business of a general builder in Singapore unless he is in possession of a general builder's licence;
- (b) carry on a business carrying out, or undertaking to carry out, (whether exclusively or in conjunction with any other business) general building works and minor specialist building works or minor specialist building works only, unless he is in possession of a general builder's licence; or
- (c) carry on the business of a specialist builder in Singapore unless he is in possession of a specialist builder's licence.

(3) Any person who contravenes subsection (1) or (2) shall be guilty of an offence and shall be liable on conviction to —

- (a) a fine not exceeding \$20,000 or to imprisonment for a term not exceeding 12 months or to both;
- (b) a further fine not exceeding \$500 for each day or part thereof the person fails, without reasonable excuse, to comply with the requirements of that subsection; and
- (c) in the case of a continuing offence after conviction, to a further fine not exceeding \$1,000 for every day or part thereof during which the offence continues after conviction.

(4) Subject to the provisions of this Act, a person who carries out any general building works or specialist building works in contravention of subsection (2) shall not be entitled to recover in any court any charge, fee or remuneration for the general building works or specialist building works so carried out.

(5) Nothing in this section shall apply to prevent a corporation or limited liability partnership that ceases to have in force a builder's

licence from carrying on any activity necessary to the winding up of the corporation or limited liability partnership.

[47/2007 wef 16/12/2008]

### Classes of builder's licences

**29C.**—(1) A licence may be granted under this Part to a builder authorising the builder —

- (a) to carry on the business of a general builder generally, known as a Class 1 general builder's licence;
- (b) to carry on the business of a general builder restricted to contracts or engagements for an estimated final price each of not more than \$3 million, or such other amount as the Minister may by order in the *Gazette* specify in lieu thereof, known as a Class 2 general builder's licence; or  
[30/2008 wef 17/12/2008]
- (c) to carry on the business of a specialist builder specified therein, known as a specialist builder's licence of that class.

(2) In this section, any reference to the estimated final price in relation to any building works shall be a reference to the total fee chargeable at practical completion for the building works, including any goods and services tax payable in relation to the supply of the work, and —

- (a) where a number of distinct contracts or engagements to perform building works are entered into in connection with the same building by the same person, the estimated final price shall be the moneys payable in respect of the performance of all the contracts or engagements in the aggregate, notwithstanding that some or all of such contracts or engagements taken severally do not exceed the sum specified in subsection (1)(b); and
- (b) in any case where the Commissioner is satisfied that the contracts or engagements are substantially in respect of the same undertaking or that they were entered into with a view to evading the provisions of this Act, the estimated final price shall be the moneys payable in respect of the



performance of such of the contracts or engagements in the aggregate as the Commissioner shall determine.

*[47/2007 wef 16/12/2008]*

### **Register of licensed builders**

**29D.**—(1) The Commissioner shall keep a register of builders in which shall be entered the names of all persons licensed under this Part as general builders or specialist builders, and such other particulars in relation thereto as may from time to time be prescribed.

- (2) A person may, on payment of the prescribed fee, if any —
- (a) inspect the register of builders during the ordinary hours of business of the Commissioner; or
  - (b) obtain from the Commissioner a certificate as to the licence or non-licence of a named person on a specified date or during a specified period.

(3) A certificate purporting to be signed by the Commissioner certifying that a person was or was not licensed under this Part on a specified date or during a specified period is admissible in any proceedings as evidence of the matters stated in the certificate.

*[47/2007 wef 16/12/2008]*

### **Application for builder's licence**

**29E.**—(1) An application for a builder's licence shall be made to the Commissioner in the prescribed manner and accompanied by the appropriate application fee as may be prescribed.

(2) An applicant for a builder's licence shall, at the request of the Commissioner, provide any further information or evidence that the Commissioner may require to decide the application.

(3) Subject to sections 29F and 29G, upon receiving an application for a builder's licence under subsection (1), the Commissioner shall consider the application and may —

- (a) where the application is for a general builder's licence —
- (i) grant a Class 1 or Class 2 builder's licence, with or without conditions; or
  - (ii) refuse to grant any such licence; or

- (b) where the application is for a specialist builder's licence —
- (i) grant a specialist builder's licence for the appropriate class of specialist building works, with or without conditions; or
  - (ii) refuse to grant any such licence.

(4) In deciding whether to grant a licence, the Commissioner may make inquiries and investigations that are reasonable and appropriate in the circumstances so as to be satisfied as to —

- (a) the good character of the applicant or, if the applicant is a corporation or partnership, the general character of the management of the corporation or of the partners, as the case may be;
- (b) the financial condition of the applicant; and
- (c) whether the public interest will be served by the granting of the licence,

including —

- (i) seeking confirmation about the experience of applicants through site inspections and referee checks; and
- (ii) carrying out checks with the Commissioner for Workplace Safety and Health appointed under section 7 of the Workplace Safety and Health Act (Cap. 354A) and the Official Assignee.

(5) The Commissioner may refuse to grant a licence under this section to any corporation or partnership if, in the opinion of the Commissioner, the past conduct of any director, manager or employee of the corporation or any partner, manager or employee of the partnership affords reasonable grounds for believing that the corporation or partnership, as the case may be, will not carry on the business of a general builder or specialist builder in accordance with any written law and with honesty and integrity.

(6) Every builder's licence shall, unless earlier revoked, be valid for such period as may be specified therein (being not longer than 3 years), and upon its expiry, the licence may be renewed.

*[47/2007 wef 16/12/2008]*

**Who may be licensed as general builder**

**29F.**—(1) Subject to subsections (2), (4) and (5), a natural person who applies for a general builder's licence shall be eligible to be granted such a licence if, and only if —

- (a) he has paid the prescribed fees for such licence;
- (b) he satisfies the Commissioner that he is a person of good character, and that he intends to carry on business on his own account;
- (c) he —
  - (i) has completed the prescribed course of training and has the prescribed practical experience (whether in Singapore or elsewhere) in the work of a general builder or as a supervisor of general building works; or
  - (ii) although not having complied with the requirements of sub-paragraph (i), satisfies the Commissioner that he has nevertheless had such practical experience in the work of a general builder or as a supervisor of general building works, as to render him, in the opinion of the Commissioner, competent to carry on the business of a general builder in Singapore; and
- (d) he satisfies the Commissioner that the execution and performance of any general building works in Singapore that he undertakes shall be under —
  - (i) his personal supervision; or
  - (ii) the personal supervision of at least one of his employees, being an employee who satisfies the Commissioner that the employee has the prescribed qualifications and prescribed practical experience.

*[30/2008 wef 17/02/2008]*

(2) Where a natural person applies for a general builder's licence in partnership with another natural person or other natural persons, the partnership shall, subject to subsections (4) and (5), be eligible to be granted such a licence if, and only if —

- (a) at least one partner satisfies the Commissioner that he meets the requirements of subsection (1);
- (b) the applicant satisfies the Commissioner that the management of the business of the partnership in so far it relates to general building works in Singapore shall at all times be under the charge and direction of a partner of the partnership who —
  - (i) has the prescribed qualifications and prescribed practical experience; or
  - (ii) although not having the prescribed qualifications and prescribed practical experience, satisfies the Commissioner that he has nevertheless had such practical experience as to render him, in the opinion of the Commissioner, competent to manage the business of a general builder in Singapore; and
- (c) the applicant satisfies the Commissioner that the execution and performance of any general building works in Singapore undertaken by the partnership shall be under the personal supervision of —
  - (i) at least one partner of the partnership; or
  - (ii) at least one of its employees, being a person employed in such a manner and with such similar duties and responsibilities as a partner,who satisfies the Commissioner that he has the prescribed qualifications and prescribed practical experience.

*[30/2008 wef 17/02/2008]*

(3) Subject to subsection (4), a corporation which applies for a general builder's licence, shall be eligible to be granted such a licence if, and only if —

- (a) it has paid the prescribed fees for such licence;
- (b) it is neither a company limited by guarantee nor a corporation sole;

- (c) the paid-up capital of the corporation is —
- (i) not less than \$25,000 (or its equivalent in a foreign currency) where it is applying for a Class 2 general builder's licence; or
  - (ii) not less than \$300,000 (or its equivalent in a foreign currency) where it is applying for a Class 1 general builder's licence;
- (d) it satisfies the Commissioner that it is duly authorised to carry on the business of a general builder;
- (da) the corporation is accredited or registered with a prescribed professional or technical body or organisation;  
*[Act 22 of 2012 wef 01/12/2012]*
- (e) it further satisfies the Commissioner that the management of the business of the corporation in so far it relates to general building works in Singapore shall at all times be under the charge and direction of a director of the corporation, or a member of the board of management of the corporation, or an employee (being a person employed in such a manner and with such similar duties and responsibilities of a director or member of its board of management) who —
- (i) has the prescribed qualifications and prescribed practical experience; or
  - (ii) although not having the prescribed qualifications and prescribed practical experience, satisfies the Commissioner that he has nevertheless had such practical experience as to render him, in the opinion of the Commissioner, competent to manage the business of a general builder in Singapore; and
- (f) the applicant satisfies the Commissioner that the execution and performance of any general building works in Singapore undertaken by the corporation shall be under the personal supervision of —
- (i) at least one director of the corporation or a member of its board of management; or

- (ii) at least one of its employees, being a person employed in such a manner and with such similar duties and responsibilities as a director or member of its board of management,

who satisfies the Commissioner that he has the prescribed qualifications and prescribed practical experience.

*[30/2008 wef 17/02/2008]*

(4) Notwithstanding subsection (1), (2) or (3), the Commissioner may require an applicant under that subsection to satisfy him that the applicant has sufficient material and financial resources available to enable the applicant to meet his or its financial obligations as and when they become due, and may refuse to grant a licence to an applicant who fails to so satisfy him.

(5) No natural person and no partnership shall be eligible for a Class 1 general builder's licence.

*[47/2007 wef 16/12/2008]*

### **Who may be licensed as specialist builder**

**29G.**—(1) Any natural person who applies for a licence to be a specialist builder for any class of specialist building works shall, subject to subsection (4), be eligible to be granted such a specialist builder's licence if, and only if —

- (a) he has paid the prescribed fees for such licence;
- (b) he satisfies the Commissioner that he is a person of good character, and that he intends to carry on business on his own account;
- (c) he —
  - (i) has completed the prescribed course of training and has the prescribed practical experience (whether in Singapore or elsewhere) in the work of a specialist builder for that class of specialist building works or as a supervisor of such specialist building works for a specialist builder's licence of that class; or
  - (ii) although not having complied with the requirements of sub-paragraph (i), satisfies the Commissioner that

he has nevertheless had such practical experience in the work of a specialist builder for that class of specialist building works or as a supervisor of such specialist building works as to render him, in the opinion of the Commissioner, competent to carry on the business of a specialist builder of that class in Singapore; and

- (d) he satisfies the Commissioner that the execution and performance of any specialist building works in Singapore that he undertakes shall be under —
- (i) his personal supervision; or
  - (ii) the personal supervision of at least one of his employees, being an employee who satisfies the Commissioner that the employee has the prescribed qualifications and prescribed practical experience.

*[30/2008 wef 17/02/2008]*

(2) Where a natural person applies in partnership with another natural person or other natural persons for a specialist builder's licence for any class of specialist building works, the partnership shall, subject to subsection (4), be eligible to be granted such a specialist builder's licence if, and only if —

- (a) at least one partner satisfies the Commissioner that he meets the requirements of subsection (1);
- (b) the applicant satisfies the Commissioner that the management of the business of the partnership in so far it relates to specialist building works of that class in Singapore shall at all times be under the charge and direction of a partner of the partnership who —
  - (i) has the prescribed qualifications and prescribed practical experience; or
  - (ii) although not having the prescribed qualifications and prescribed practical experience, satisfies the Commissioner that he has nevertheless had such practical experience for that class of specialist building works as to render him, in the opinion of

the Commissioner, competent to manage the business of a specialist builder in Singapore for that class of specialist building works; and

(c) the applicant satisfies the Commissioner that the execution and performance of that class of specialist building works in Singapore undertaken by the partnership shall be under the personal supervision of —

(i) at least one partner of the partnership; or

(ii) at least one of its employees, being a person employed in such a manner and with such similar duties and responsibilities as a partner,

who satisfies the Commissioner that he has the prescribed qualifications and prescribed practical experience.

*[30/2008 wef 17/02/2008]*

(3) Subject to subsection (4), a corporation which applies for a specialist builder's licence for any class of specialist building works, shall be eligible to be granted such a licence if, and only if —

(a) it has paid the prescribed fees for such licence;

(b) it is neither a company limited by guarantee nor a corporation sole;

(c) the paid-up capital of the corporation is not less than \$25,000 (or its equivalent in a foreign currency);

(d) it satisfies the Commissioner that it is duly authorised to carry on the business of a specialist builder;

(da) the corporation is accredited or registered with a prescribed professional or technical body or organisation;

*[Act 22 of 2012 wef 01/12/2012]*

(e) it further satisfies the Commissioner that the management of the business of the corporation in so far it relates to specialist building works of that class in Singapore shall at all times be under the charge and direction of a director of the corporation, or a member of the board of management of the corporation, or an employee (being a person employed in such a manner and with such similar duties



and responsibilities of a director or member of its board of management) who —

- (i) has the prescribed qualifications and prescribed practical experience; or
  - (ii) although not having the prescribed qualifications and prescribed practical experience, satisfies the Commissioner that he has nevertheless had such practical experience for that class of specialist building works as to render him, in the opinion of the Commissioner, competent to manage the business of a specialist builder in Singapore for that class of specialist building works; and
- (f) the applicant satisfies the Commissioner that the execution and performance of that class of specialist building works in Singapore undertaken by the corporation shall be under the personal supervision of —
- (i) at least one director of the corporation or a member of its board of management; or
  - (ii) at least one of its employees, being a person employed in such a manner and with such similar duties and responsibilities as a director or member of its board of management,

who satisfies the Commissioner that he has the prescribed qualifications and prescribed practical experience.

*[30/2008 wef 17/02/2008]*

(4) Notwithstanding subsection (1), (2) or (3), the Commissioner may require an applicant under that subsection to satisfy him that the applicant has sufficient material and financial resources available to enable the applicant to meet his or its financial obligations as and when they become due, and may refuse to grant a licence to an applicant who fails to so satisfy him.

*[47/2007 wef 16/12/2008]*

**Conditions of builder's licence relating to construction personnel**

**29H.**—(1) From the appointed day, it shall be a condition of every Class 1 general builder's licence (whether granted before the appointed day or otherwise) that the builder holding that licence —

- (a) shall lodge with the Commissioner a manpower programme that satisfies the requirements in subsection (2) in respect of each significant general building work project to be undertaken in Singapore by the builder on or after that appointed day; and
- (b) shall, at all times when carrying on the general building works in connection with that significant general building work project, take all practicable steps to ensure that the registered construction personnel employed by or on the licensed general builder's behalf or engaged in connection with that significant general building work project comply with the manpower programme lodged under paragraph (a) in respect of that significant general building work project.

(2) A manpower programme in respect of any particular significant general building work project shall be a program or scheme specifying all or any of the following:

- (a) the number (which shall not be less than the number prescribed) of different classes of registered construction personnel to be employed by or on behalf of the licensed general builder or to be engaged in connection with that significant general building work project;
- (b) the proportion (which shall not be less than the proportion prescribed) of different classes of registered construction personnel to be employed by or on behalf of the licensed general builder or to be engaged in connection with that significant general building work project.

(3) If there is any change in the number or proportion of registered construction personnel —

- (a) specified in a manpower programme lodged by a licensed general builder under subsection (1)(a) in respect of any particular significant building work project; or
- (b) employed by or on behalf of the licensed general builder or to be engaged in connection with that particular significant building work project,

the licensed general builder shall notify the Commissioner of the change within 7 days after that change.

(4) In this section, “take all practicable steps”, in relation to any result in any circumstances, means taking all steps to achieve the result that it is reasonably practicable to take in the circumstances; and for the avoidance of doubt, a person required by this section to take all practicable steps is required to take those steps only in respect of circumstances that the person knows or ought reasonably to know about.

(5) In this section, unless the context otherwise requires —

“appointed day” means such day as the Minister may, by notification in the *Gazette*, specify to be the appointed day for the purposes of this section;

“construction foreman” means a natural person who carries out, or undertakes to carry out, for or on behalf of another person for a fixed sum, percentage, or valuable consideration, wages or other reward, the supervision and co-ordination of construction tradesmen or other workman in any prescribed class of work connected with any building works, and a construction foreman shall be classified according to the class of work he so supervises for reward;

“construction personnel” means any natural person who is —

- (a) a construction foreman of any class;
- (b) a construction supervisor of any class; or
- (c) a construction tradesman of any class;

“construction supervisor” means a natural person, not being a builder, who oversees the execution or performance of building works for or on behalf of another person for a

fixed sum, percentage, or valuable consideration, wages or other reward, but does not include a construction foreman or other person employed in a like or less responsible capacity;

“construction tradesman” means a natural person, not being a builder, who carries out, or undertakes to carry out, for or on behalf of another person, for a fixed sum, percentage, or valuable consideration, wages or other reward, any prescribed class of work connected with any building works, and a construction tradesman shall be classified according to the class of work he so carries out for reward;

“engaged” means engaged under a contract of service or a contract for services;

“registered” means registered with the Building and Construction Authority;

“significant general building work project” means any building works the value of which is \$10 million or such other amount as the Minister may, by order in the *Gazette*, specify in lieu thereof, or more.

[47/2007 wef 16/12/2008]

[30/2008 wef 17/02/2008]

### **Other conditions of builder’s licence**

**29I.**—(1) It shall be a condition of every Class 2 builder’s licence that the licensed builder holding such a licence shall not enter into any contract or engagement to carry out general building works for an estimated final price which exceeds the amount specified under section 29C(1)(b).

(2) Where any general building works or specialist building works are carried out by a licensed builder who is a natural person, that person shall ensure that —

(a) the execution and performance of the general building works or specialist building works, as the case may be, shall be personally supervised —

(i) by himself; or

- (ii) by at least one of his employees who is employed to manage and supervise those building works undertaken and who has the prescribed qualifications and prescribed practical experience referred to in section 29F(1)(d)(ii) or 29G(1)(d)(ii), as the case may be; and

*[Act 2 of 2012 wef 01/03/2012]*

- (b) the name of that licensed builder or employee shall appear in any sign affixed or erected on the site where the general building works or specialist building works are carried out.

(3) Where any general building works or specialist building works are carried out by a licensed builder which is a partnership, the partners thereof shall ensure that the execution and performance of the general building works or specialist building works, as the case may be, shall be personally supervised by —

- (a) at least one partner of the partnership; or
- (b) at least one of its employees who is employed in such a manner and with such similar duties and responsibilities as a partner,

who has the prescribed qualifications and prescribed practical experience referred to in section 29F(2)(c) or 29G(2)(c), as the case may be.

*[Act 2 of 2012 wef 01/03/2012]*

(4) Where any general building works or specialist building works are carried out by a licensed builder which is a corporation, the corporation shall ensure that the execution and performance of the general building works or specialist building works, as the case may be, shall be personally supervised by —

- (a) at least one director of the corporation or a member of its board of management; or
- (b) at least one of its employees who is employed in such a manner and with such similar duties and responsibilities as a director or member of its board of management,

who has the prescribed qualifications and prescribed practical experience referred to in section 29F(3)(f) or 29G(3)(f), as the case may be.

*[Act 2 of 2012 wef 01/03/2012]*

(5) It shall be a condition of every builder's licence granted to a partnership or a corporation that the management of the business of the partnership or corporation in so far it relates to general building works or specialist building works, as the case may be, shall at all times be under the charge and direction of —

- (a) a partner in the case of the partnership; or
- (b) in the case of a corporation, a director or a member of the board of management of the corporation or an employee of the corporation who is employed in such a manner and with such similar duties and responsibilities as a director or member of its board of management,

who satisfies the Commissioner that he meets the requirements of section 29F(2)(b) or (3)(e) or 29G(2)(b) or (3)(e), as the case may be.

(6) Without prejudice to subsections (1) to (5), the Commissioner may grant a builder's licence subject to such other conditions as the Commissioner thinks fit and may at any time vary any existing conditions (other than those specified in subsections (1) to (5)) of such a licence or impose additional conditions thereto.

(7) Before making any modification to the conditions of a builder's licence under this section, the Commissioner shall give notice to the licensed builder concerned —

- (a) stating that he proposes to make the modification in the manner specified in the notice; and
- (b) specifying the time (being not less than 14 days from the date of service of notice on the licensed builder concerned) within which written representations with respect to the proposed modification may be made.

(8) Upon receipt of any written representation referred to in subsection (7)(b), the Commissioner shall consider the representation and may reject the representation or amend the proposed modification in accordance with the representation, or

otherwise and, in either event, shall thereupon issue a direction in writing to the licensed builder concerned requiring that effect be given to the proposed modification specified in the notice or to such modification as subsequently amended by the Commissioner within a reasonable time.

*[47/2007 wef 16/12/2008]*

### **Revocation of licences, etc.**

**29J.**—(1) Subject to subsection (3), the Commissioner may by order revoke any general builder's licence or specialist builder's licence if he is satisfied that —

- (a) the licensed builder fails to comply with any of the relevant requirements of section 29H(1) or (3) or 29I (1) or (5), as the case may be;
- (b) the licensed builder has failed to comply with any condition imposed by the Commissioner under section 29I(6);
- (c) for a period exceeding 28 days —
  - (i) the licensed builder ceases to, or ceases to have any employee thereof referred to in section 29I(2), personally supervise the execution and performance of any general building works or specialist building works in Singapore undertaken by the licensed builder; or
  - (ii) where the licensed builder is a partnership or a corporation, it ceases to have any director, manager or employee of the corporation, or any partner or employee of the partnership, as the case may be, referred to in section 29I(3) or (4) personally supervise the execution and performance of any general building works or specialist building works in Singapore undertaken by the licensed builder;
- (d) the licence had been obtained by fraud or misrepresentation;

- (e) the licensed builder has ceased to carry on business as a general builder or specialist builder, as the case may be, in Singapore;
  - (f) the licensed builder has been declared bankrupt or has gone into compulsory or voluntary liquidation other than for the purpose of amalgamation or reconstruction;
  - (g) the licensed builder has been convicted of an offence under this Act;
  - (h) the conduct of any director, manager or employee of the corporation, or any partner or employee of the partnership, that is a licensed builder affords grounds for believing that the corporation or partnership, as the case may be, will not carry on the business of a general builder or specialist builder, as the case may be, in Singapore in accordance with any written law and with honesty and integrity;
  - (i) the public interest or national security of Singapore so requires; or
  - (j) the licensed builder has refused or failed to comply with an order of the Commissioner made under subsection (2)(b) or (d).
- (2) The Commissioner may, in any case in which he considers that no cause of sufficient gravity for revoking any general builder's licence or specialist builder's licence exists, by order —
- (a) suspend the licence for a period not exceeding 6 months;
  - (b) impose on the builder concerned a financial penalty not exceeding \$20,000;
  - (c) censure the builder concerned; or
  - (d) impose such other direction or restriction as the Commissioner considers appropriate on the builder's business as a general builder or specialist builder, as the case may be.
- (3) The Commissioner shall not exercise his powers under subsection (1) or (2) unless an opportunity of being heard by a representative in writing or by counsel had been given to the licensed



builder against which the Commissioner intends to exercise its powers, being a period of not more than 14 days.

(4) Where the Commissioner has revoked a builder's licence under this section, he shall serve on the builder concerned a notice of his order made under this section.

(5) Any order by the Commissioner revoking or suspending a licence, or imposing a financial penalty, direction or restriction shall not take effect until the expiration of 14 days after the Commissioner has served the order on the builder concerned.

(6) Where the builder concerned has appealed under section 29K to the Minister against an order by the Commissioner under this section, the order shall not take effect unless the order is confirmed by the Minister or the appeal is for any reason dismissed by the Minister or withdrawn.

(7) Where an order of revocation becomes effective —

- (a) the Commissioner shall cause notice of the revocation to be published in the *Gazette*; and
- (b) the builder concerned shall, as from the date of the notice, cease to carry on business as a general builder or specialist builder, as the case may be, in Singapore except as may be approved by the Commissioner.

(8) Subsection (7)(b) shall not prejudice the enforcement by any person of any right or claim against the corporation, partnership or limited liability partnership or by the corporation, partnership or limited liability partnership of any right or claim against any person.

(9) In any proceedings under this section in relation to the conviction of licensed builder for a criminal offence, the Commissioner shall accept the builder's conviction as final and conclusive.

[47/2007 wef 16/12/2008]

### **Appeal to Minister**

**29K.**—(1) Any person whose application for a builder's licence or for the renewal of a builder's licence has been refused by the Commissioner may, within 14 days after being notified of such

refusal, appeal in the prescribed manner to the Minister whose decision shall be final.

(2) Where a builder's licence is granted by the Commissioner subject to conditions (other than those specified in section 29H or 29I), the builder concerned may, within 14 days after being notified of such conditions, appeal in the prescribed manner to the Minister whose decision shall be final.

(3) If the Commissioner has made —

- (a) an order of revocation or suspension of a licence under section 29J; or
- (b) an order imposing any pecuniary penalty on, or a direction or restriction on the business of a licensed corporation, partnership or limited liability partnership under section 29J(2),

the person whose licence is revoked or suspended, on whom such a penalty, direction or restriction is imposed, as the case may be, may, within 14 days after being served with the notice of the order, appeal to the Minister against the order, and the decision of the Minister shall be final.

(4) In any appeal under this section in relation to the conviction of a licensed builder for a criminal offence, the Minister on appeal from any order of the Commissioner shall accept the builder's conviction as final and conclusive.

*[47/2007 wef 16/12/2008]*

### **Power of Minister to make regulations**

**29L.** The Minister may make regulations for giving effect to the provisions of this Part and for the due administration thereof, and, in particular, for or with respect to all or any of the following matters:

- (a) prescribing the form and procedure for applications for builder's licences;
- (b) varying the minimum paid-up capital of a corporation specified in section 29F(3)(c) or 29G(3)(c) in connection with applications for a general builder's licence or specialist builder's licence;

- (c) prescribing the different classes of construction tradesmen and construction foremen for the purposes of section 29H;
- (d) prescribing offences in respect of the contravention of any regulations made under this section, and prescribing fines, not exceeding \$10,000 or imprisonment which may not exceed 12 months or both, that may, on conviction, be imposed in respect of any such offence;
- (e) prescribing any matter which is required under this Part to be prescribed.

*[47/2007 wef 16/12/2008]*

### **Savings and transitional provision**

**29M.** Notwithstanding the provisions of this Part, any person who, immediately before the commencement of section 9 of the Building Control (Amendment) Act 2007, is carrying on the business of a general builder or specialist builder in Singapore shall be entitled to continue doing so for a period of 6 months from that date, and if before the expiry of that period a licence is applied for under this Part, that person shall be entitled to continue carrying on the business of a general builder or specialist builder, as the case may be, until —

- (a) the date on which a general builder's licence or specialist builder's licence under this Part is issued; or
- (b) the application for a licence under this Part is refused or withdrawn.

*[47/2007 wef 16/12/2008]*

## **PART VI**

### **MISCELLANEOUS**

#### **Exemption**

**30.** The Minister may by order, either generally or in any particular case, and subject to such conditions as he may impose, exempt any person, premises or building or any building works from all or any of

the provisions of this Act or any subsidiary legislation made thereunder.

[31

*[Act 22 of 2012 wef 01/12/2012]*

*[47/2007 wef 15/02/2008]*

### **Offences by bodies corporate, etc.**

**31.**—(1) Where an offence under this Act or any subsidiary legislation made thereunder has been committed by a body corporate, every officer of the body corporate shall also be guilty of the offence and shall be liable to be proceeded against and punished accordingly unless the officer proves that —

(a) the offence was committed without the consent or connivance of the officer; and

(b) the offence was not attributable to any neglect on his part.

*[Act 22 of 2012 wef 01/12/2012]*

(2) Where the affairs of a body corporate are managed by its members, subsection (1) shall apply in relation to the acts and defaults of a member in connection with his functions of management as if he were a director of the body corporate.

(3) Where an offence under this Act or any subsidiary legislation made thereunder has been committed by a partnership, each partner of the partnership shall also be guilty of the offence and shall be liable to be proceeded against and punished accordingly unless the partner proves that —

(a) the offence was committed without the consent or connivance of the partner; and

(b) the offence was not attributable to any neglect on his part.

*[Act 22 of 2012 wef 01/12/2012]*

(4) Where an offence under this Act or any subsidiary legislation made thereunder has been committed by an unincorporated association (other than a partnership), every officer of the unincorporated association and every member of its governing body shall also be guilty of the offence and shall be liable to be proceeded against and punished accordingly unless the officer or member, as the case may be, proves that —

- (a) the offence was committed without the consent or connivance of the officer of the unincorporated association or member of its governing body, as the case may be; and
- (b) the offence was not attributable to any neglect on the part of that officer or member.

*[Act 22 of 2012 wef 01/12/2012]*

(5) In this section —

“body corporate” includes a limited liability partnership;

“officer” —

- (a) in relation to a body corporate, means any director, partner, member of the committee of management, Chief Executive, manager, secretary or other similar officer of the body corporate and includes any person purporting to act in any such capacity; or
- (b) in relation to an unincorporated association (other than a partnership), means the president, the secretary, or any member of the committee of the unincorporated association, or any person holding a position analogous to that of president, secretary or member of a committee and includes any person purporting to act in any such capacity;

“partner” includes a person purporting to act as a partner.

(6) The Minister may make regulations providing for the application of any provision of this section, with such modifications as the Minister considers appropriate, to any body corporate or unincorporated association formed or recognised under the law of a territory outside Singapore.

*[47/2007 wef 15/02/2008]*

### **Protection from liability**

**32.—**(1) No liability shall lie against any public officer by reason of the fact that any building works are carried out in accordance with the provisions of this Act or that such building works or plans of the

building works are subject to inspection or approval by the Commissioner of Building Control or the public officer.

[4/99]

[Act 2 of 2012 wef 01/03/2012]

(2) Nothing in this Act shall make it obligatory for the Commissioner of Building Control to inspect any building or building works or the site of any proposed building to ascertain whether the provisions of this Act are complied with or whether any plans, certificates, notices or other documents submitted to him are accurate.

[4/99]

(3) No matter or thing done by the Commissioner of Building Control or by any public officer shall, if it were done bona fide for the purpose of carrying out the provisions of this Act, subject the Commissioner of Building Control or the public officer personally to any action, liability, claim or demand.

[4/99]

(4) Where the Commissioner of Building Control provides any information to any person in respect of any building or building works by electronic or other means, neither the Government, the Commissioner of Building Control nor any public officer shall be liable for any loss or damage suffered by any person by reason of any error or omission of whatever nature or howsoever caused, including any defect or breakdown in the electronic equipment used for providing the information, if such error or omission is made in good faith and in the ordinary course of duties of the Commissioner of Building Control or public officer.

[33

[18/95; 4/99]

### **Power to enter premises**

**33.—**(1) The Commissioner of Building Control or any person appointed by him for this purpose may enter any premises at all reasonable hours for the purpose of —

- (a) ascertaining whether there is, or has been, on or in connection with the premises, a contravention of this Act or any subsidiary legislation made thereunder;

[Act 22 of 2012 wef 01/12/2012]

- (b) ascertaining whether circumstances exist that would authorise the Commissioner of Building Control or any person appointed by him for this purpose to take any action or execute any work under this Act or any subsidiary legislation made thereunder;

*[Act 22 of 2012 wef 01/12/2012]*

*[47/2007 wef 15/02/2008]*

- (c) taking any action or carrying out any work, authorised or required by this Act or any subsidiary legislation made thereunder; or

*[Act 22 of 2012 wef 01/12/2012]*

- (d) inspecting the documents, books or records kept and maintained by a qualified person or builder under section 9(4) or 11(1)(c), respectively.

*[47/2007 wef 15/02/2008]*

*[18/2003 wef 01/01/2004]*

(1A) For the purposes of subsection (1), the Commissioner of Building Control or a person appointed under subsection (1) may take such steps as he may consider necessary, including the making of openings and the taking without payment of reasonable samples of building materials for analysis.

*[4/99]*

*[47/2007 wef 15/02/2008]*

(2) The results of any analysis of a sample of building materials taken under subsection (1A) shall not be admissible as evidence in any proceedings under this Act or the building regulations unless the samples were taken in the prescribed manner.

(3) A certificate of the results of an analysis of a part of a sample taken under subsection (1A) shall be signed by the analyst but the analysis may be made by a person acting under the direction of the analyst.

(4) For the purposes of any inspection under subsection (1)(d), the qualified person or builder concerned shall afford the Commissioner of Building Control or a person appointed under subsection (1) access to and shall produce the documents, books or records and shall give such information and facilities as may be required by the

Commissioner of Building Control or a person appointed under subsection (1).

[4/99]

[47/2007 wef 15/02/2008]

(4A) Any qualified person or builder, as the case may be, who contravenes or fails to comply with subsection (4) shall be guilty of an offence.

[4/99]

(5) The documents, books or records referred to in subsection (4) shall not be required to be produced at such times or at such places as would interfere with the proper execution of the building works.

(6) Any person who wilfully obstructs the Commissioner of Building Control or a person appointed under subsection (1) in the performance of any matter or thing which he is authorised to do by this section shall be guilty of an offence.

[34

[4/99]

[47/2007 wef 15/02/2008]

### **Presumptions and defences**

**34.—**(1) In any proceedings instituted under this Act for the commencement or carrying out of any building works on any premises in contravention of the provisions of this Act or the building regulations, the owner of the premises at the time the building works were commenced or carried out shall be presumed, until the contrary is proved, to be the person commencing or carrying out the building works.

(2) Where anything is required under this Act to be done by the owner of a building, and there is more than one owner of such building, it shall be a defence to any prosecution for failing to do that thing —

- (a) that such thing was done by another owner of the building;  
or
- (b) that any notice or order in respect of such thing required under this Act to be served on the owner was served on



another owner of the building and not on the person charged.

[35]

### **Occupier may execute work in default of owner**

**35.**—(1) Whenever default is made by an owner of any premises in the execution of any work required under this Act to be executed by him, an occupier of the premises may, with the approval of the Commissioner of Building Control, cause the work to be executed.

[4/99]

(2) The costs and expenses thereof shall be recoverable by the occupier from the owner or the amount may be deducted out of the rent from time to time becoming due from him to the owner.

(3) The occupier may, in the absence of any special agreement to the contrary, retain possession of the premises until the costs and expenses incurred by him have been fully reimbursed.

[36]

### **Proceedings if occupier opposes execution of works**

**36.**—(1) Where —

- (a) the owner of any premises is required under any provision of this Act or the building regulations to carry out any work or make any provision in respect of the premises;
- (b) the owner has given written notice to the occupier of the premises of his intention to carry out the work or make such provision; and
- (c) the occupier prevents the owner from carrying out the work or making such provision in respect of the premises,

a Magistrate's Court, upon proof thereof and upon application by the owner, may make an order in writing requiring the occupier to permit the owner to execute all such work or to make such provision with respect to the premises as may be required by the provisions of this Act or the building regulations and may also, if the Court thinks fit, order the occupier to pay to the owner the costs relating to the application or order.

(2) If, after the expiration of 8 days from the date of the order, the occupier continues to refuse to permit the owner to execute such work or make such provision as may be required by the provisions of this Act or the building regulations, the occupier shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$2,000 for every day during which he so continues to refuse.

[47/2007 wef 15/02/2008]

(3) Every such owner shall, during the continuance of such refusal, be discharged from any penalties to which he might otherwise have become liable by reason of his default in executing the work or making provision in respect of the premises or building.

[37]

### **Recovery of costs and expenses payable by owners**

**37.—**(1) All expenses incurred by the Commissioner of Building Control in or about the execution of any work pursuant to any provision of this Act, together with interest accruing in accordance with subsection (3), shall be recoverable from the person who is the owner of the premises on the date on which the works are completed.

[4/99]

(1A) As from the date of the completion of the work, the expenses and interest accrued due thereon shall be, until recovered, a first charge on the premises and on all estates and interests therein, exercisable against the premises and the estates and interests therein and all movable property or crops for the time being found thereon, notwithstanding any change in the ownership or occupation of the premises subsequent to that date.

(2) The Commissioner of Building Control may certify under his hand the expenses due and the names of the persons liable therefor and may by such certificate apportion the expenses among those persons.

[4/99]

(2A) A copy of the certificate shall be served upon each of those persons referred to in subsection (2), but where no such persons may be found, the certificate shall be deemed to have been duly served if a copy thereof is posted at the office of the Commissioner of Building

Control and another copy thereof is affixed to some conspicuous part of the premises in respect of which the expenses have been incurred.

[4/99]

(3) Interest at the rate of 9% per annum from the expiry of one month from the date of service of a certificate under subsection (2A) shall be recoverable as part of the expenses incurred by the Commissioner of Building Control.

[4/99]

(4) A certificate purporting to be under the hand of the Commissioner of Building Control and to be made under subsection (2) and setting forth the amount claimed as due to the Commissioner of Building Control and the persons as liable for the payment thereof shall be prima facie evidence of the facts certified therein and of the signature of the Commissioner of Building Control thereto.

[4/99]

(5) If any sum or any part thereof due to the Commissioner of Building Control under this Act remains unpaid at the expiration of one month commencing from the date of service of the certificate under subsection (2A), or such further period as the Commissioner of Building Control may allow, it shall be deemed to be arrears.

[38

[4/99]

### **Recovery of costs and expenses by instalments**

**38.**—(1) Where the Commissioner of Building Control has incurred expenses in or about the execution of any work which are recoverable from any person, the Commissioner of Building Control may either recover such expenses in the manner provided in section 37 or, if he thinks fit, may obtain an undertaking from the person for the payment of such instalments as will be sufficient to defray the whole amount of such expenses with interest thereon at a rate not exceeding 9% per annum within a period of 10 years.

[4/99]

(2) Upon default in payment of any instalment upon the date appointed for payment thereof by any such undertaking, the whole of the balance then outstanding of such amount shall immediately become due and payable and, notwithstanding any change in the

ownership or occupation of the premises since the date of the undertaking, may be recovered by the same means and in the like manner as provided in section 37.

[39]

### **Power to vary interest rates**

**39.** The Minister may, at any time by notification in the *Gazette*, vary the rates of interest specified in sections 37(3) and 38(1).

[40]

### **Liability of transferor of property in respect of expenses incurred by Commissioner of Building Control**

**40.—**(1) Where a person sells or transfers any premises in respect of which expenses have been incurred by the Commissioner of Building Control in or about the execution of any work required to be done under this Act which are recoverable from the owner thereof, the person shall continue to be liable for the payment of all such expenses payable in respect of the premises and for the performance of all other obligations imposed by this Act upon the owner of those premises which became payable or were required to be performed prior to the transfer.

[4/99]

(2) Nothing in subsection (1) shall affect the liability of the purchaser or transferee to pay such expenses in respect of the premises or affect the right of the Commissioner of Building Control to recover such expenses or to enforce any obligation under this Act.

[41]

[4/99]

### **Property and materials seized or removed by Commissioner of Building Control**

**41.—**(1) Any property or materials seized or removed by the Commissioner of Building Control, in the exercise of his powers under this Act, may be forfeited to the Government and sold or otherwise disposed of by the Commissioner of Building Control unless a claim is made by the person to whom the property or materials belong within 2 weeks of the seizure or removal in which case the property or materials may be returned to the person on such

terms and conditions as the Commissioner of Building Control may impose.

[2/91; 4/99]

(2) Where the Commissioner of Building Control sells any property or materials under subsection (1), the Commissioner of Building Control shall pay on demand the proceeds of the sale to the owner to whom the property or materials belonged after deducting the amount of any expenses recoverable by the Commissioner of Building Control from him.

[2/91; 18/95; 4/99]

(3) Any proceeds of the sale of property or materials under this section not claimed within 2 years of the sale shall be paid into the Consolidated Fund.

[42  
[2/91]

### Service of documents

**42.**—(1) Any notice, order or document required or authorised to be served under this Act (including any subsidiary legislation made thereunder) shall be deemed to be sufficiently served —

(a) by delivering a copy thereof personally or by leaving it with some adult person at the last known place of abode of the person on whom the notice, order or document is to be served;

[Act 22 of 2012 wef 01/12/2012]

(b) by leaving it at the usual or last known place of abode or business of the person on whom the notice, order or document is to be served in a cover addressed to that person or by posting it upon a conspicuous part of those premises;

[Act 22 of 2012 wef 01/12/2012]

(c) by sending it by registered post addressed to the person on whom the notice, order or document is to be served at his usual or last known place of abode or business;

[2/91]

[Act 22 of 2012 wef 01/12/2012]

(ca) by sending it by facsimile transmission to the fax transmission number operated at the usual or last known address of the place of residence or business of the individual, or the last fax number given to the Commissioner of Building Control by the individual as the facsimile transmission number for the service of documents on the individual; or

*[Act 22 of 2012 wef 01/12/2012]*

(d) in the case of an incorporated company, a partnership or a body of persons —

(i) by delivering it to the secretary or other like officer of the company, partnership or body of persons at its registered office or principal place of business;

*[Act 22 of 2012 wef 01/12/2012]*

*[47/2007 wef 15/02/2008]*

(ii) by sending it by registered post addressed to the company, partnership or body of persons at its registered office or principal place of business; or

*[47/2007 wef 15/02/2008]*

*[Act 22 of 2012 wef 01/12/2012]*

(iii) by sending it by facsimile transmission to the fax transmission number operated at the registered office or principal place of business of the company, partnership or body of persons.

*[Act 22 of 2012 wef 01/12/2012]*

(1A) Any notice or document (other than an order) required or authorised to be served under this Act (including any subsidiary legislation made thereunder) shall, in addition to any mode of service under subsection (1), be deemed to be sufficiently served —

(a) by sending it by ordinary post addressed to the person on whom the notice or document is to be served at his usual or last known place of abode or business;

(b) by electronic communication, by sending an electronic communication of the notice or document to the last email address given to the Commissioner of Building Control by

the individual as the email address for the service of documents on the individual; or

- (c) in the case of an incorporated company, a partnership or a body of persons —
- (i) by sending it by ordinary post addressed to the company, partnership or body of persons at its registered office or principal place of business; or
  - (ii) by electronic communication, by sending an electronic communication of the notice or document to the last email address given to the Commissioner of Building Control by the company, partnership or body of persons as the email address for the service of documents on it.

*[Act 22 of 2012 wef 01/12/2012]*

(2) Any notice, order or document required or authorised to be served under this Act on the owner or occupier of any premises or building shall also be deemed to be sufficiently served by delivering a copy thereof personally to some adult person on the premises or building or, if there is no such person to whom it can with reasonable diligence be delivered, by affixing the notice, order or document to some conspicuous part of the premises or building.

*[2/91]*

(3) Any notice, order or document required or authorised by this Act to be served on the owner or the occupier of any premises shall be deemed to be properly addressed if addressed by the description of the “owner” or “occupier” of the premises without further name or description.

(4) Any notice, order or document to be issued by the Commissioner of Building Control under this Act or any subsidiary legislation made thereunder may be issued in such form as the Commissioner of Building Control may determine and every such notice, order or document shall be valid if the signature of the Commissioner of Building Control or any officer authorised under this Act is duly printed or written thereon.

*[18/95; 4/99]*

*[Act 22 of 2012 wef 01/12/2012]*

(5) Where any notice, order or other document to be served on any person is —

- (a) sent by a facsimile transmission to the fax transmission number operated at the last known place of residence or business or registered office or principal place of business in accordance with subsection (1), it shall be deemed to be duly served on the person to whom it is addressed on the day of transmission, subject to receipt on the sending facsimile machine of a notification (by electronic or other means) of a successful transmission to the place of residence or business or registered office or principal place of business, as the case may be;
- (b) sent by registered post to any person in accordance with subsection (1), it shall be deemed to be duly served on the person at the time when it would, in the ordinary course of post, be delivered, whether or not it is returned undelivered, and in proving service of the notice, order or document, it shall be sufficient to prove that the envelope containing the same was properly addressed, stamped and posted by registered post;
- (c) sent by ordinary post to any person in accordance with subsection (1A), it shall be deemed to be duly served on the person to whom it is addressed on the day succeeding the day on which it would, in the ordinary course of post, be delivered; and
- (d) sent by electronic communication to an email address in accordance with subsection (1A), it shall be deemed to be duly served on the person to whom it is addressed at the time of entering the information system addressed to the email address.

*[Act 22 of 2012 wef 01/12/2012]*

(6) Service of any notice or document under this Act on a person by electronic communication may be effected only if the person gives as part of his or its address for service an email address.

*[Act 22 of 2012 wef 01/12/2012]*



(7) This section shall not apply to notices, orders or documents to be served in proceedings in court.

*[Act 22 of 2012 wef 01/12/2012]*

### **Inaccuracies in notices, etc.**

**42A.**—(1) No misnomer or inaccurate description of any person, premises, building or building works or any other thing named or described in any notice or order issued or served under or for the purposes of this Act or any subsidiary legislation made thereunder shall render invalid the notice or order or affect the operation of this Act or its subsidiary legislation if the person, premises, building or building works or other thing named or described in the notice or order is so designated or described as to be identifiable.

(2) No proceedings taken under or by virtue of this Act or any subsidiary legislation made thereunder shall be rendered invalid merely by reason of want of form, which otherwise would be valid.

*[Act 22 of 2012 wef 01/12/2012]*

### **Furnishing of information**

**43.**—(1) The Commissioner of Building Control may by notice require any person who appears to the Commissioner of Building Control to be acquainted with the circumstances of any case which is under investigation to furnish him within such time as may be specified in the notice with information relating to that case in the possession of that person.

*[4/99]*

(2) Any person who fails to comply with any notice under subsection (1) or who furnishes any information which he knows or has reason to believe is false shall be guilty of an offence.

[44

### **Furnishing documents false in a material particular**

**43A.** Any person who, being required by or by virtue of this Act or any subsidiary legislation made thereunder to make or produce to the Commissioner of Building Control any plan, declaration, certificate, report, record, notice or other document, or who, for the purpose of obtaining any licence, permit, waiver or approval from the Commissioner of Building Control under this Act or its subsidiary

legislation or for the purpose of establishing any fact relevant to the administration of this Act or its subsidiary legislation —

- (a) makes or produces any plan, declaration, certificate, report, record, notice or other document which is false in a material particular; or
- (b) produces any plan, declaration, certificate, report, record, notice or other document which is false in a material particular, or has not been made by the person by whom it purports to have been made, or has been in any way altered or tampered with,

shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$20,000 or to imprisonment for a term not exceeding 12 months or to both.

*[Act 22 of 2012 wef 01/12/2012]*

### **Powers of arrest**

**44.—**(1) A police officer may arrest without warrant any person who has committed, or whom he reasonably suspects to have committed, an offence under this Act or any subsidiary legislation made thereunder —

- (a) if the person declines to give his name and address; or
- (b) if there is reason to doubt the accuracy of the name and address, if given.

*[Act 22 of 2012 wef 01/12/2012]*

(2) A person arrested under this section may be detained until his name and address are correctly ascertained except that no person so arrested shall be detained longer than is necessary for bringing him before a court unless the order of a court for his detention is obtained.

[45

### **Evidence**

**45.—**(1) Subject to this section, the contents of any document prepared, issued or served under, by virtue of or for the purposes of this Act or any subsidiary legislation made thereunder shall until the contrary is proved be presumed to be correct.

*[Act 22 of 2012 wef 01/12/2012]*

(1A) The production of any document purporting to contain any apportionment made under section 37(2) shall, without any other evidence, be received as prima facie proof of the making and validity of the apportionment mentioned therein.

(2) In any proceedings under this Act or the building regulations, a certificate of analysis under section 33 purporting to be signed by an analyst shall, on its production by the prosecution without proof of the signature of the analyst, be sufficient evidence of the facts stated therein unless the defendant requires the analyst to be called as a witness, in which case he shall give notice thereof to the prosecution not less than 3 clear days before the day fixed for the hearing of the summons.

(3) All records and other documents required by this Act or any subsidiary legislation made thereunder to be kept by the Commissioner of Building Control shall be deemed to be public documents, and copies thereof or extracts therefrom certified by the officer responsible for the custody thereof to be true copies or extracts, as the case may be, subscribed by that officer with his name and his official title shall be admissible in evidence as proof of the contents of the documents or extracts.

[4/99]

[Act 22 of 2012 wef 01/12/2012]

(4) Where any information in respect of any building or building works is provided by the Commissioner of Building Control by electronic means, the production of any document under the hand of a public officer responsible for providing such information purporting to be a hard-copy transcript of all or any such information shall, in all courts and in all proceedings, be sufficient evidence of the information provided electronically and all courts shall in all proceedings take judicial notice of the signature of the public officer.

[46

[18/95; 4/99]

### **Jurisdiction of Courts**

**46.** Notwithstanding the provisions of the Criminal Procedure Code (Cap. 68), a District Court or a Magistrate's Court shall have power to

impose the maximum penalties provided for an offence under this Act.

[47

### General penalty

47. Any person who is guilty of an offence under this Act for which no penalty is expressly provided shall be liable on conviction to a fine not exceeding \$10,000 or to imprisonment for a term not exceeding 6 months or to both.

[48

[47/2007 wef 15/02/2008]

### Composition of offences

48.—(1) The Commissioner of Building Control may, in his discretion, compound any offence under this Act or any subsidiary legislation made thereunder which is prescribed as a compoundable offence by collecting from a person reasonably suspected of having committed the offence a sum not exceeding —

- (a) one half of the amount of the maximum fine that is prescribed for the offence; or
- (b) \$5,000,

whichever is the lower.

(2) On payment of such sum of money, no further proceedings shall be taken against that person in respect of the offence.

(3) The Minister may make regulations to prescribe the offences which may be compounded.

(4) All sums collected under this section shall be paid to the Building and Construction Authority.

[47/2007 wef 15/02/2008]

### Regulations

49.—(1) The Minister may make regulations for carrying out the purposes of this Act and for any matter which is required under this Act to be prescribed.

(2) Without prejudice to the generality of subsection (1), the Minister may make regulations for or in respect of all or any of the following matters:

- (a) the regulation or prohibition of the exhibition of advertising signs, skysigns, aerial signs and projected advertisement in or on any premises and the regulation of the size and construction of those signs and advertisements;
- (b) the submission of plans of building works, the authorisation of persons qualified to submit the same and their duties and responsibilities, and the nature or classification of plans which each person may submit;
- (c) the manner of making applications for and granting of approval of plans of building works and permits to carry out building works;
- (ca) the establishing of objectives and performance requirements for the design and construction of buildings;  
*[18/2003 wef 01/01/2004]*
- (d) the structural strength and stability of buildings or proposed buildings, including —
  - (i) precautions against overloading;
  - (ii) measures to safeguard adjacent buildings;
  - (iii) underpinning;
- (e) the design and construction of buildings, including —
  - (i) the preparation of sites for building works;
  - (ii) exterior features;  
*[34/2004 wef 01/10/2004]*
  - (iii) *[Deleted by Act 18/2003 wef 01/01/2004]*
  - (iv) *[Deleted by Act 18/2003 wef 01/01/2004]*
  - (v) the natural lighting and ventilation of buildings;
  - (vi) the headroom of rooms, cubicles and staircases and other spaces within buildings;

- (vii) the suitability and use of materials and components;
- (viii) environmental sustainability measures that improve the total quality of life and minimises adverse effects to the environment, both now and in the future;  
*[47/2007 wef 15/02/2008]*
- (ea) the minimum standards of environmental sustainability for buildings or classes or types of buildings, and the method by which such standards may be assessed;  
*[Act 22 of 2012 wef 01/12/2012]*
- (eb) the manner in which an assessment of environmental sustainability of a building or an audit of the energy efficiency of a cooling system of a building is to be carried out;  
*[Act 22 of 2012 wef 01/12/2012]*
- (ec) the qualifications required, and the application process, to be registered as an energy auditor and the grounds on which such registration may be cancelled or suspended;  
*[Act 22 of 2012 wef 01/12/2012]*
- (ed) the preparation and submission of reports, certifications or other documents in relation to a design score, an as-built score or an energy audit under Part IIIB;  
*[Act 22 of 2012 wef 01/12/2012]*
- (f) the demolition of buildings and the safety precautions to be taken in respect thereof;
- (fa) the reporting of dangerous occurrences (as defined in section 25A) in premises at which building works are carried out;  
*[47/2007 wef 15/02/2008]*
- (g) prohibiting or regulating the occupation of buildings;
- (h) the control and regulation of measures for energy conservation in buildings;
- (i) the provision of embankments and retaining walls;
- (j) measures to improve efficiency and standardisation in the construction industry relating to design, processes, construction techniques, products and materials;

- (k) the regulation of persons authorised to carry out installation or retrofitting of any exterior feature, including prescribing the qualifications and training of such persons, and their duties and responsibilities in connection with installing or retrofitting the exterior feature;

*[34/2004 wef 01/10/2004]*

- (l) measures for the construction, installation and inspection of lifts and escalators;
- (m) the control, regulation and supervision by registration, licensing, inspection or otherwise of places to which the public has access;
- (n) the prescribing of documents, books or records to be kept and reports or certificates to be made under this Act;
- (o) the time and manner of making, and the information and documents to be furnished in respect of, an application for a temporary occupation permit and a certificate of statutory completion;

*[18/2003 wef 01/01/2004]*

- (p) the manner in which the duties and responsibilities of accredited checkers and specialist accredited checkers are to be discharged;
- (q) the manner in which appeals may be made to and determined by the Minister under this Act and the information to be supplied by the Commissioner of Building Control in connection therewith;
- (r) the granting of permits for the erection, demolition and occupation and the control of buildings required for a limited time or constructed of short-lived materials;
- (s) the procedure for the sampling of building materials under section 33;
- (t) the prescribing of forms necessary for the administration of this Act; and

- (u) the prescribing of fees and charges for the purposes of this Act.

[18/95; 4/99; 36/99]

(2A) Regulations made under this section may provide that —

- (a) any particular objective and performance requirement for the design and construction of any building shall be deemed to be complied with if the building is constructed with such specifications, materials, designs or methods of construction as may be specified by the Commissioner of Building Control; and
- (b) the Commissioner of Building Control may issue in such form as he thinks fit, and from time to time amend, one or more Approved Documents setting out the specifications, materials, designs or methods of construction which shall, without prejudice to any alternative means of achieving compliance, be deemed to comply with the relevant objective and performance requirement for the design and construction of buildings prescribed in those regulations.

[18/2003 wef 01/01/2004]

(3) The Minister may, in making any building regulations under this section, provide that any contravention of or failure to comply with any provision thereof shall be an offence and may prescribe punishment by a fine not exceeding \$20,000 or imprisonment for a term not exceeding 12 months or with both.

[50

[Act 22 of 2012 wef 01/12/2012]

[47/2007 wef 15/02/2008]

### **Adoption of codes and standards**

**50.—**(1) Any building regulations made under section 49 may adopt wholly or partially or as amended by the regulations or by reference any code, standard, rule, specification or provision which relates to any matter with which the building regulations deal and which is —

- (a) recommended, issued or adopted by the Singapore Productivity and Standards Board;



- (b) recommended, issued or adopted by —
- (i) the British Standards Institution; or
  - (ii) any other standards organisation or body of any place outside Singapore being an organisation or body approved by the Commissioner of Building Control; or
- (c) included in any document issued by any Government department or issued by any public authority constituted by any written law.

[1/96; 4/99]

(2) The Commissioner of Building Control shall cause a copy of every code, standard, rule, specification or provision adopted under subsection (1) (other than a code, standard, rule, specification or provision recommended, issued or adopted by the Singapore Productivity and Standards Board) to be made available for inspection by members of the public without charge at the office of the Commissioner of Building Control during normal office hours.

[1/96; 4/99]

(3) In any proceedings under the building regulations, a copy certified by the Commissioner of Building Control as a true copy of a code, standard, rule, specification or provision adopted under subsection (1) (other than a code, standard, rule, specification or provision recommended, issued or adopted by the Singapore Productivity and Standards Board) shall be evidence of the code, standard, rule, specification or provision so adopted.

[51

[1/96; 4/99]

### **Application of Act to Government**

**51.—**(1) Except as provided in subsection (2), this Act shall bind the Government and shall apply to —

- (a) any premises wholly or partly owned or occupied by the Government; and
- (b) any premises in which any building operation or any work of engineering construction is carried on by or on behalf of the Government.

(2) Nothing in this Act shall render the Government liable to prosecution for an offence.

(3) For the avoidance of doubt, no person shall be immune from prosecution for any offence under this Act by reason that the person is engaged to provide services to the Government.

[47/2007 wef 15/02/2008]

### **Presentation of order, notification and regulation to Parliament**

**52.** Any order, notification or building regulations made under this Act shall be presented to Parliament as soon as possible after publication in the *Gazette*.

[53

### **Transitional provisions**

**53.—**(1) Any licence, permission, approval or other document prepared, made or granted under the repealed Act and valid immediately prior to 1st May 1989 shall be deemed to have been prepared, made or granted under the corresponding provision of this Act.

(2) A valid and subsisting certificate of fitness for occupation issued under regulations made under the repealed Act or a valid and subsisting temporary occupation licence shall have the same force and effect as a certificate of statutory completion or temporary occupation permit, respectively, granted under this Act.

(3) Any temporary permit, permission or other similar document issued in respect of a temporary building under any written law relating to building control in force before 1st February 1960 shall be presumed, until the contrary is proved, to have lapsed or expired.

[2/91]

(4) The powers conferred on the Commissioner of Building Control by this Act may be exercised in respect of —

- (a) any building erected in contravention of, or deemed to be unauthorised under, any written law relating to building control in force before 1st May 1989; and

- (b) any temporary building in respect of which no temporary permit, permission or other similar document issued under any such written law relating to building control or this Act is in force,

and such building shall be deemed unauthorised for the purposes of this Act.

[2/91; 4/99]

(5) Where any written law or document refers expressly or by implication to a temporary occupation licence or to a certificate of fitness for occupation, the reference shall (except where the context otherwise requires) be construed as a reference to a temporary occupation permit or a certificate of statutory completion, respectively.

(6) For the purposes of this section, “temporary building” means a building which is required for a limited time or constructed of short-lived materials.

[54

## THE SCHEDULE

*Deleted by Act 47/2007, wef 15/02/2008.*

LEGISLATIVE HISTORY  
BUILDING CONTROL ACT  
(CHAPTER 29)

This Legislative History is provided for the convenience of users of the Building Control Act. It is not part of this Act.

**1. Act 9 of 1989 — Building Control Act 1989**

Date of First Reading : 16.1.1989  
(Bill No. 5/89)

Date of Second and Third Readings : 16.2.1989

Date of commencement : 1 May 1989

**2. 1990 Revised Edition — Building Control Act**

Date of operation : 15 March 1990

**3. Act 2 of 1991 — Building Control (Amendment) Act 1990**

Date of First Reading : 9.11.90  
(Bill No. 31/90 published on  
12.11.90)

Date of Second and Third Readings : 20.12.90

Date of commencement : 25 January 1991

**4. Act 22 of 1991 — Architects Act 1991**

(Consequential amendments made by)

Date of First Reading : 26.2.91  
(Bill No. 9/91 published on  
28.2.91)

Date of Second Reading : 22.3.91

Referred to Select Committee : Parl 3 of 1991 presented to  
Parliament on 17. 6. 91

Date of Third Reading : 28.6.91

Date of commencement : 30 August 1991

**5. Act 23 of 1991 — Professional Engineers Act 1991**

(Consequential amendments made by)

Date of First Reading : 26.2.91  
(Bill No. 10/91 published on  
28.2.91)

Date of Second Reading	: 22.3.91
Referred to Select Committee	: Parl 3 of 1991 presented to Parliament on 17.6.91
Date of Third Reading	: 28.6.91
Date of commencement	: 30 August 1991

**6. Act 9 of 1989 — Building Control Act 1989**

Date of First Reading	: 16.1.1989 (Bill No. 5/89)
Date of Second and Third Readings	: 16.2.1989
Date of commencement	: 4 December 1992

**7. Act 18 of 1995 — Building Control (Amendment) Act 1995**

Date of First Reading	: 1.3.95 (Bill No. 10/95 published on 2.3.95)
Date of Second and Third Readings	: 25.5.95
Date of commencement	: 1 September 1995

**8. Act 1 of 1996 — Singapore Productivity and Standards Board Act 1995**  
(Consequential amendments made by)

Date of First Reading	: 1.11.95 (Bill No. 39/95 published on 2.11.95)
Date of Second and Third Readings	: 5.12.95
Date of commencement	: 1 April 1996

**9. G. N. No. S 310/1997 — Building Control Act (Amendment of Schedule) Order 1997**

Date of commencement	: 7 July 1997
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**10. G. N. No. S 96/1998 — Building Control Act (Amendment of Schedule) Order 1998**

Date of commencement	: 13 March 1998
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**11. Act 3 of 1998 — Planning Act 1998**  
(Consequential amendments made by)

Date of First Reading	: 19.11.97 (Bill No. 18/97 published on 20.11.97)
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Date of Second and Third Readings : 14.1.98  
 Date of commencement : 1 April 1998

**12. Act 12 of 1997 — Civil Defence Shelter Act 1997**

(Consequential amendments made by)

Date of First Reading : 25.8.97  
 (Bill No. 12/97 published on  
 26.8.97)  
 Date of Second and Third Readings : 7.10.97  
 Date of commencement : 1 May 1998 (except Parts IV  
 and V)

**13. Act 4 of 1999 — Building and Construction Authority Act 1999**

(Consequential amendments made by)

Date of First Reading : 23.11.98  
 (Bill No. 51/98 published on  
 24.11.98)  
 Date of Second and Third Readings : 20.1.99  
 Date of commencement : 1 April 1999

**14. Act 36 of 1999 — Building Control (Amendment) Act 1999**

Date of First Reading : 3.8.99  
 (Bill No. 30/99 published on  
 4.8.99)  
 Date of Second and Third Readings : 18.8.99  
 Date of commencement : 1 October 1999

**15. 1999 Revised Edition — Building Control Act**

Date of operation : 30 December 1999

**16. Act 26 of 2000 — Building Control (Amendment) Act 2000**

Date of First Reading : 30 June 2000  
 (Bill No. 21/2000 published on  
 1 July 2000)  
 Date of Second and Third Readings : 25 August 2000  
 Dates of commencement : 15 October 2000 (sections 3, 4  
 and 5)  
 1 September 2001 (except  
 sections 3, 4 and 5)

**17. Act 18 of 2003 — Building Control (Amendment) Act 2003**

Date of First Reading : 14 August 2003  
(Bill No. 17/2003 published on  
15 August 2003)

Date of Second and Third Readings : 2 September 2003

Date of commencement : 1 January 2004

**18. Act 34 of 2004 — Building Control (Amendment) Act 2004**

Date of First Reading : 20 July 2004  
(Bill No. 32/2004 published on  
21 July 2004)

Date of Second and Third Readings : 1 September 2004

Date of commencement : 1 October 2004

**19. Act 47 of 2004 — Building Maintenance and Strata Management Act 2004**

Date of First Reading : 6 February 2004  
(Bill No. 6/2003 published on  
26 November 2004)

Date of Second and Third Readings : 19 October 2004

Dates of commencement : 1 April 2005 (except  
sections 11(2), (4) and (6), 12(2)  
and 33(8) and (9), Part VII, item  
(5) in the Third Schedule and  
items (9)(b), (11) and (12)(a) in  
the Fifth Schedule)

**20. Act 47 of 2007 — Building Control (Amendment) Act 2007**

Date of First Reading : 27 August 2007  
(Bill No. 34/2007)

Date of Second and Third Readings : 20 September 2007

Date of commencement : 15 February 2008 (except  
sections 2(r) and 9)  
1 October 2008 (section 2(r))  
16 December 2008 (section 9)

**21. Act 30 of 2008 — Statutes (Miscellaneous Amendments) (No. 2) Act 2008**

Date of First Reading : 15 September 2008  
(Bill No. 27/2008 published on  
16 September 2008)

Date of Second and Third Readings : 17 November 2008

Date of commencement : 17 December 2008

**22. Act 2 of 2012 — Statutes (Miscellaneous Amendments) Act 2012**

Date of First Reading : 21 November 2011  
(Bill No. 22/2011 published on  
21 November 2011)

Date of Second and Third Readings : 18 January 2012

Date of commencement : 1 March 2012 (except  
sections 26 and 29)

**23. Act 22 of 2012 — Building Control (Amendment) Act 2012**

Date of First Reading : 13 August 2012 (Bill No.  
20/2012 published on 13 August  
2012)

Date of Second and Third Readings : 10 September 2012

Date of commencement : 1 December 2012 (except  
sections 2(i), (j) and (k), 4, 5, 14,  
15 and 16)



**COMPARATIVE TABLE**  
**BUILDING CONTROL ACT**  
**(CHAPTER 29)**

The following provisions in the 1990 Revised Edition of the Building Control Act have been renumbered by the Law Revision Commissioners in this 1999 Revised Edition.

This Comparative Table is provided for the convenience of users. It is not part of the Building Control Act.

<b>1999 Ed.</b>	<b>1990 Ed.</b>
<b>6—(4)</b>	<b>6—(3A)</b>
(5)	(3B)
(6)	(3C)
(7) and (8)	(4)
(9)	(5)
(10)	(6)
(11)	(7)
—	<b>9—(1)</b> [ <i>Deleted by Act 18/95</i> ]
<b>9—(1)</b>	(2)
(2)	(3)
(3)	(4)
(4)	(5)
(5)	(6)
<b>11—(7)</b>	Proviso to <b>11—(6)</b>
(8)	(7)
<b>13—(2)</b>	<b>13—(1)</b> (set out)
(3)	(2)
(4)	(3)
(5)	(4)
(6)	(5)
(7)	(6)

<b>15—(1) and (2)</b>	<b>15—(1)</b>
(3)	(2)
<b>16—(7)</b>	<b>16—(6) (set out)</b>
(8) and (9)	(7)
(10)	(8)
(11)	(9)
<b>17</b>	<b>16A</b>
<b>18</b>	<b>17</b>
<b>19</b>	<b>18</b>
<b>20</b>	<b>19</b>
<b>21</b>	<b>20</b>
<b>21—(1A)</b>	Proviso to <b>20—(1)</b>
<b>22</b>	<b>21</b>
Part III	Part IIA
<b>22A</b>	<b>21A</b>
<b>22B</b>	<b>21B</b>
<b>22C</b>	<b>21C</b>
<b>22D—(1) and (2)</b>	<b>21D</b>
<b>22E</b>	<b>21E</b>
<b>22F</b>	<b>21F</b>
Part IV	Part III
<b>25—(2)</b>	<b>25—(1A)</b>
(3) and (3A)	(2)
(4)	(3)
(5)	(4)
(6)	(5)
(7)	(6)
(8)	(7)
Part V	Part IV

<b>28—(4)</b>	<b>28—(3A)</b>
(5) and (5A)	(4)
(6)	(5)
(7)	(5A)
(8)	(6)
(9)	(6A)
(10)	(7)
(11)	(8)
<b>30</b>	<b>31</b>
<b>31</b>	<b>32</b>
<b>32—(1) and (2)</b>	<b>33—(1)</b>
(3)	(2)
(4)	(3)
<b>33</b>	<b>34</b>
(1A)	(1) (set out)
(4) and (4A)	(4)
(5)	Proviso to (4)
(6)	(5)
<b>34</b>	<b>35</b>
<b>35—(1), (2) and (3)</b>	<b>36</b>
<b>36</b>	<b>37</b>
(2) and (3)	(2)
<b>37</b>	<b>38</b>
(1) and (1A)	(1)
(2) and (2A)	(2)
<b>38</b>	<b>39</b>
<b>39</b>	<b>40</b>
<b>40</b>	<b>41</b>
<b>41</b>	<b>42</b>

<b>42—(1)</b>	<b>43—(1)</b>
(2), (3) and (4)	(1A), (2) and (3)
<b>43</b>	<b>44</b>
<b>44</b>	<b>45</b>
<b>45</b>	<b>46</b>
(1) and (1A)	(1)
<b>46</b>	<b>47</b>
<b>47</b>	<b>48</b>
<b>48</b>	<b>49</b>
<b>49</b>	<b>50</b>
<b>50</b>	<b>51</b>
<b>51</b>	<b>52</b>
<b>52</b>	<b>53</b>
<b>53—(1) and (2)</b>	<b>54—(1) and (2)</b>
(3) and (6)	(3)
(4)	(3A)
(5)	(4)