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No. S 218

BUILDING CONTROL ACT 1989

BUILDING CONTROL (AMENDMENT) REGULATIONS 2025

In exercise of the powers conferred by section 49 of the Building Control Act 1989, the Minister for National Development makes the following Regulations:

Citation and commencement

1. These Regulations are the Building Control (Amendment) Regulations 2025 and come into operation on 1 April 2025.

Amendment of First Schedule

2. In the Building Control Regulations 2003 (G.N. No. S 666/2003) (called in these Regulations the principal Regulations), in the First Schedule —

(a) in paragraph 1, replace sub-paragraph (c) with —

“(c) any boundary wall, boundary fence or gate, that is not load bearing;”;

(b) in paragraph 1, replace sub-paragraph (f) with —

“(f) any single storey shelter (whether open-sided or enclosed) that is erected on the ground or on an existing reinforced concrete roof and —

(i) does not exceed an area of 10 square metres if the shelter does not contain any safety barriers;
or

(ii) does not exceed an area of 50 square metres if —

(A) the shelter is in a private space within a residential building;

(B) the span of beam of the shelter does not exceed 6 metres;

- (C) the span of any cantilever of the shelter does not exceed 3 metres;
- (D) the sides of the shelter are enclosed with lightweight material, windows or doors;
- (E) the sides of the shelter do not act as safety barriers; and
- (F) the roof of the shelter is constructed of lightweight material;”;

(c) in paragraph 1, replace sub-paragraph (*fd*) with —

“(f*d*) temporary decking over any trench or excavation site, where the decking —

- (i) is not accessible to the public; or
- (ii) has a span not exceeding 3 metres;

(f*e*) the removal of any temporary decking over any trench or excavation site;”;

(d) in paragraph 1, replace sub-paragraph (*m*) with —

“(m) any plinth or other base not exceeding 2.5 metres in height and not supported by piled foundation, where the space on or below the plinth or other base is not accessible except for maintenance purposes, that is used for the sole purpose of supporting —

- (i) any mechanical plant, tank, equipment, machinery or other components (other than a building) not exceeding 2.5 metres in height; or
- (ii) any sculpture if —

(A) no part of the sculpture exceeds 6 metres from the plinth or other base on which the sculpture stands; and

(B) the side of the sculpture with the largest surface area does not exceed an area of 10 square metres;”;

(e) in paragraph 1, replace sub-paragraph (*q*) with —

“(q) any retaining wall or earth retaining structure not supported by piled foundation that —

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- (i) is not located within a horizontal distance of 3 metres from another retaining wall or earth retaining structure; and
 - (ii) is constructed —
 - (A) with structural steel or reinforced concrete and with a visible height not exceeding 1.5 metres; or
 - (B) with any material other than structural steel or reinforced concrete and with a visible height not exceeding one metre;”;
- (f) in paragraph 1, replace sub-paragraphs (t) and (u) with —
- “(t) any single storey building on land used for agriculture or to house livestock, including a greenhouse or a building used to house fixed plant or machinery, if —
 - (i) no part of the building is —
 - (A) used as a dwelling or for the purposes of packing; or
 - (B) made accessible to the public for any purpose; and
 - (ii) each point of the building is situated not less than 1.5 times its height away from —
 - (A) any adjacent building, except where the adjacent building is another single storey building described in this sub-paragraph; or
 - (B) any route of public access;
 - (ta) any single storey floating building used for aquaculture or the harvesting of solar energy, including a floating greenhouse or a floating building used to house fixed plant or machinery, if —
 - (i) no part of the building is made accessible to the public for any purpose; and
 - (ii) each point of the building is situated not less than 1.5 times its height away from —
 - (A) any adjacent building, except where the adjacent building is another single storey

floating building described in this sub-paragraph; or

(B) any route of public access;

(u) any pre-fabricated swimming or wading pool placed on the ground, if —

(i) the maximum depth of water that the pool may contain does not exceed one metre; and

(ii) where the pool is located on higher ground — the distance between the pool and any retaining structure or slope exceeds 3 metres and the difference in elevation of the ground levels is less than 1.5 metres;

(ua) the removal of any pre-fabricated swimming or wading pool placed on the ground;”;

(g) in paragraph 1(v)(ii), replace the full-stop at the end with a semi-colon;

(h) in paragraph 1, after sub-paragraph (v), insert —

“(w) the removal of any loft of timber or steel construction;

(x) any netted fencing that —

(i) does not act as a safety barrier; and

(ii) has a highest point not exceeding 10 metres above the ground or adjacent floor;

(y) any structure in a playground (whether indoor or outdoor), if the structure —

(i) is designed for the primary purpose of giving users amusement, pleasure, thrills or excitement (including climbers, slides and trampolines); and

(ii) does not exceed 6 metres in height;

(z) any lighting masts, lattice towers or other similar structure not exceeding 15 metres in height;

(za) any single level platform (including the space below the platform) —

(i) used solely for the purpose of the storage of goods;

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- (ii) located in an industrial building or a part of an industrial building;
 - (iii) that is not accessible to the public;
 - (iv) that —
 - (A) does not exceed a height of 4 metres; and
 - (B) does not exceed an area of 50 square metres;
 - (v) where no span of beam or any slab that is part of the platform exceeds 6 metres; and
 - (vi) where no span of any cantilever that is part of the platform exceeds 3 metres;
- (zb) any staircase, ladder or similar device that is used solely for providing access to a single level platform described in sub-paragraph (za);
- (zc) any cladding or screen wall supporting a lightweight material, or green wall, where —
- (i) no part of the framing structure of the cladding, screen wall or green wall exceeds 6 metres above the adjoining ground or floor level; or
 - (ii) the cladding, screen wall or green wall has an aggregate surface area on the face of a building that does not exceed 10 square metres;
- (zd) any single storey detached bus shelter erected on a public street, including any associated safety bollards, where —
- (i) the area of the roof plan does not exceed 35 square metres;
 - (ii) no span of beam in the bus shelter exceeds 6 metres;
 - (iii) no span of any cantilever in the bus shelter exceeds 3 metres; and
 - (iv) the height of the bus shelter does not exceed 4 metres; or
- (ze) any single storey lean-to extension with roof covering of tiles, or of any lighter material, in any bungalow, semi-detached, terrace or linked house.”;

(i) replace paragraph 4 with —

“4. Installation or replacement of any false ceiling structure (including any supporting system that is used solely for supporting the false ceiling structure) that —

- (a) is suspended from the main structural ceiling;
- (b) is made of lightweight material;
- (c) is used solely for aesthetic purposes, including the complete or partial concealment of wiring, piping or ductwork; and
- (d) is not accessible to any person,

provided that no span of the supporting system supporting the false ceiling structure exceeds 6 metres.”;

(j) after paragraph 4, insert —

“4A. Demolition of any false ceiling structure that is suspended from the main structural ceiling (including any supporting system that is used solely for supporting the structure).”;

(k) replace paragraph 6 with —

“6. Erection or alteration of any partition (including any supporting system that is used solely for supporting the partition) up to a height not exceeding 10 metres provided that —

- (a) if the partition is in any bungalow, semi-detached, terrace or linked house — any non-laminated glass used in the partition is not situated more than 2.4 metres in height from the ground; or
- (b) if the partition is in any other building — the partition is constructed of lightweight material.”;

(l) delete paragraph 10; and

(m) replace paragraph 13 with —

“13. Demolition of any awning, windowhood or cantilevered roof, having a projection not exceeding 6 metres, or not exceeding 10 metres above the adjoining ground or floor level.

14. Demolition of an entire standalone non-residential single storey building that does not exceed a height of 10 metres and an area of 100 square metres, provided that —

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- (a) the building is not —
 - (i) a vehicular or pedestrian bridge; or
 - (ii) a chimney constructed with concrete;
 - (b) the building is at least 15 metres away from any residential building; and
 - (c) each point of the building is situated a distance of at least 1.5 times its height from —
 - (i) any other building; or
 - (ii) any route of public access.

15. Formation of any opening in a slab (excluding a cantilever slab, a flat slab and any prestressed elements) for the installation of building services that does not involve the alteration of any other structural elements of the relevant building, provided that —

- (a) the slab is a ground slab (situated at-grade); or
- (b) where the slab is not a ground slab —
 - (i) if the opening is —
 - (A) a circle — the opening does not exceed 150 millimetres in diameter; or
 - (B) a rectangle or square — no side of the opening exceeds 150 millimetres; and
 - (ii) if there is already an opening in the slab — the distance between the centre of the opening to be formed and the edge of any other openings in the slab is not less than 450 millimetres.

16. In this Schedule —

“agriculture” includes horticulture, fruit growing, the growing of plants for seed and aquaculture;

“lightweight material” means —

- (a) any sheet or board material such as timber board, plywood, fibreboard, plasterboard, gypsum board, calcium silicate board, fibre-based cement board, aluminium sheet, corrugated metal sheet or polycarbonate sheet;

(b) any concrete product made with lightweight aggregates such as pumice, perlite or vermiculite; or

(c) any hollow concrete block, hollow glass block, autoclaved aerated concrete block and the like;

“non-laminated glass” means glass other than laminated glass;

“non-load bearing wall” or “non-load bearing vertical panel” means a wall or vertical panel (as the case may be) that supports no load other than its own weight;

“partition” means a non-load bearing wall or non-load bearing vertical panel, that is used for the subdivision of spaces within a building;

“public street” has the meaning given by section 2 of the Street Works Act 1995.”.

Amendment of Fourth Schedule

3. In the principal Regulations, in the Fourth Schedule, in paragraph 1 —

(a) in sub-paragraph (l), delete “and” at the end;

(b) in sub-paragraph (m)(iii), replace the full-stop at the end with “; and”; and

(c) after sub-paragraph (m), insert —

“(n) the supporting structure of a mechanised car parking system, if the height of the supporting structure does not exceed 10 metres and the span of the supporting structure does not exceed 15 metres.”.

Amendment of Fifth Schedule

4. In the principal Regulations, in the Fifth Schedule —

(a) above paragraph 29, delete the heading “**I. Energy efficiency**”;

(b) delete paragraphs 29 to 31A (including the paragraph headings); and

(c) in paragraph 36, after “ground level”, insert “and any basement level”.

*[G.N. Nos. S 598/2004; S 549/2005; S 478/2007;
S 495/2007; S 54/2008; S 250/2008; S 643/2008; S 4/2011;
S 591/2012; S 665/2013; S 287/2016; S 443/2017;
S 709/2017; S 808/2018; S 101/2020; S 695/2020;
S 579/2022; S 905/2022; S 302/2023; S 797/2023;
S 854/2023; S 415/2024; S 1003/2024]*

Made on 26 March 2025.

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[ND202/1-19; AG/LEGIS/SL/29/2020/2]

(To be presented to Parliament under section 52 of the Building Control Act 1989).