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No. S 313

BUILDING CONTROL ACT (CHAPTER 29)

BUILDING CONTROL (ENVIRONMENTAL SUSTAINABILITY MEASURES FOR EXISTING BUILDINGS) (AMENDMENT) REGULATIONS 2016

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

Citation and commencement

1. These Regulations are the Building Control (Environmental Sustainability Measures for Existing Buildings) (Amendment) Regulations 2016 and come into operation on 2 January 2017.

Amendment of regulation 2

2. Regulation 2 of the Building Control (Environmental Sustainability Measures for Existing Buildings) Regulations 2013 (G.N. No. S 383/2013) is amended —

- (a) by deleting the definitions of “hotel” and “office building”;
and
- (b) by deleting the definition of “retail building” and substituting the following definitions:

“religious building” means a building approved for use under the Planning Act (Cap. 232) as a place of public worship or for the conduct of religious studies, teaching or talks;

“serviced apartments” means a residential building comprising non-strata subdivided apartments that —

- (a) provide self-contained accommodation for tourists or visitors; and
- (b) are regularly cleaned by or on behalf of the proprietor or manager of the building.”.

Deletion and substitution of regulation 3

3. Regulation 3 of the Building Control (Environmental Sustainability Measures for Existing Buildings) Regulations 2013 is deleted and the following regulation substituted therefor:

“Prescribed buildings

3.—(1) Each of the following is a prescribed building for the purposes of Part IIIB of the Act:

- (a) a single-use building with a gross floor area of 5,000 m² or more, that is —
 - (i) not used for a Type A use or Type B use; and
 - (ii) not served by a large shared cooling system;
- (b) a mixed-use building with a gross floor area of 5,000 m² or more, where —
 - (i) no part of the building is used for a Type A use or Type B use;
 - (ii) there is only one prescribed cooling system serving the building; and
 - (iii) the prescribed cooling system is not a large shared cooling system;
- (c) all the parts of a mixed-use building X that are not used for a Type A use, where —
 - (i) the total gross floor area of the parts is 5,000 m² or more;
 - (ii) there is only one prescribed cooling system serving the parts;

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- (iii) the prescribed cooling system does not serve any part of the building used for a Type A use; and
 - (iv) the prescribed cooling system is not a large shared cooling system;
 - (d) each single-use part of a mixed-use building Y, where the single-use part —
 - (i) is not used for a Type A use;
 - (ii) has a gross floor area of 5,000 m² or more; and
 - (iii) is served by one or more prescribed cooling systems, all of which serve the single-use part exclusively;
 - (e) a building served by a large shared cooling system where —
 - (i) no part of the building is used for a Type A use or Type B use; and
 - (ii) no part of the other buildings served by the large shared cooling system is used for a Type A use or Type B use.
- (2) In this regulation —
- “large shared cooling system” means a prescribed cooling system specified in regulation 4 that serves 2 or more buildings with a total gross floor area of 5,000 m² or more;
- “mixed-use building X” means a mixed use building where —
- (a) no part of the building is used for a Type B use; and
 - (b) part of the building is used for a Type A use;
- “mixed-use building Y” means a mixed-use building —
- (a) where no part of the building is used for a Type B use;

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- (b) where part of the building may be used for a Type A use;
 - (c) that comprises 2 or more single-use parts;
 - (d) that is served by more than one prescribed cooling system; and
 - (e) where none of the prescribed cooling systems serving the building is a large shared cooling system;

“single-use part”, in relation to a mixed-use building Y, means all the parts of the mixed-use building Y that are used for the same type of use;

“Type A use”, in relation to a building, means use of the building —

- (a) as a data centre;
- (b) as a religious building;
- (c) as a residential building (other than serviced apartments); or
- (d) as a utility building;

“Type B use”, in relation to a building, means use of the building —

- (a) as an industrial building, an industrial retail building, a light industrial building or a special industrial building;
- (b) as railway premises;
- (c) to provide airport services and facilities; or
- (d) to provide port services and facilities.”.

Made on 29 June 2016.

OW FOONG PHENG
Permanent Secretary,
Ministry of National Development,
Singapore.

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