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No. S 335

BUILDING CONTROL ACT 1989

BUILDING CONTROL (BUILDABILITY AND PRODUCTIVITY) (AMENDMENT) REGULATIONS 2022

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 (Buildability and Productivity) (Amendment) Regulations 2022 and come into operation on 30 April 2022.

Amendment of regulation 2

2. In regulation 2 of the Building Control (Buildability and Productivity) Regulations 2011 (G.N. No. S 199/2011) (called in these Regulations the principal Regulations), after the definition of “residential (non-landed) building”, insert —

““specified person”, in relation to any building works, means —

- (a) a qualified person appointed under section 8(1)(a) or 11(1)(d)(i) of the Act in respect of the building works; and
- (b) for building works in respect of which planning permission is submitted on or after 30 April 2022, unless the qualified person mentioned in paragraph (a) has the applicable qualification mentioned in sub-paragraph (i), (ii) or (iii), in addition the following person or persons:

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- (i) if the building works involve any mechanical or plumbing component or equipment but no electrical component or equipment — a registered professional engineer qualified to practise in the branch of mechanical engineering under the Professional Engineers Act 1991;
 - (ii) if the building works involve any electrical component or equipment but no mechanical or plumbing component or equipment — a registered professional engineer qualified to practise in the branch of electrical engineering under the Professional Engineers Act 1991;
 - (iii) if the building works involve both any mechanical or plumbing component or equipment and any electrical component or equipment — both a registered professional engineer qualified to practise in the branch of mechanical engineering and a registered professional engineer qualified to practise in the branch of electrical engineering, under the Professional Engineers Act 1991;”.

Amendment of regulation 5A

3. In regulation 5A(2) of the principal Regulations —

(a) replace sub-paragraphs (a), (b) and (c) with —

“(a) the floor plan of each storey of the building (including any basement storey) that clearly marks out —

- (i) the structural floor area and wall length for every structural system and wall system of that storey;

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- (ii) the area of any finishes for walls, floors and ceilings of that storey, indicating —
 - (A) the types of finishes; and
 - (B) the offsite finishes; and
 - (iii) any buildable feature, including the area of every mechanical, electrical or plumbing system;
- (b) the roof plan of the building that clearly marks out —
- (i) the structural floor area and wall length for every structural system and wall system of the roof;
 - (ii) the area of any finishes for walls, floors and ceilings of the roof, indicating —
 - (A) the types of finishes; and
 - (B) the offsite finishes; and
 - (iii) any buildable feature, including the area of every mechanical, electrical or plumbing system;
- (c) the elevation plans and sectional plans of the building that clearly mark out —
- (i) the types of structural systems, wall system and buildable features, including the area of every mechanical, electrical or plumbing system; and

(ii) the area of any finishes for walls, floors and ceilings of the building, indicating —

(A) the types of finishes; and

(B) the offsite finishes;” and

(b) in sub-paragraph (d), replace “precast” wherever it appears with “prefabricated”.

Amendment of Second Schedule

4. In the Second Schedule to the principal Regulations —

(a) replace item 4 with —

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4. Standard floor height	All categories of building use
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”;

(b) in item 6, replace “Precast household shelter” with “Standard precast household shelter”; and

(c) after item 8, insert —

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9. Standard prefabricated bathroom unit	Use as a residential (non-landed) building for which planning permission is submitted on or after 30 April 2022
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Miscellaneous amendments

5. In the following provisions of the principal Regulations, replace “all qualified persons appointed under section 8(1)(a) or 11(1)(d)(i) of the Act” with “every specified person”:

Regulation 6(a), (aa)(ii), (b) and (c)

Regulation 7(a), (b) and (c)

Regulation 11(2)(b)

Regulation 13(2)(a) and (3)(a).

Transitional provision

6. Items 4 and 6 of the Second Schedule to the principal Regulations as in force immediately before 30 April 2022 continue to apply in respect of any building works for which planning permission was submitted before that date as if regulation 4(a) and (b) had not been made.

*[G.N. Nos. S 522/2013; S 729/2014; S 252/2015;
S 572/2015; S 729/2015; S 56/2016; S 395/2016;
S 572/2016; S 70/2017; S 125/2017; S 431/2017;
S 689/2017; S 288/2018; S 583/2018; S 392/2019;
S 721/2019; S 781/2019; S 819/2019; S 335/2020;
S 863/2020; S 257/2021; S 703/2021]*

Made on 19 April 2022.

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Ministry of National Development,
Singapore.*

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