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BUILDING CONTROL ACT (CHAPTER 29)

BUILDING CONTROL (AMENDMENT) REGULATIONS 2017

In exercise of the powers conferred by section 49(1) of the Building Control Act, the Minister for National Development makes the following Regulations:

Citation and commencement

1. These Regulations are the Building Control (Amendment) Regulations 2017 and come into operation on 10 September 2017.

Amendment of regulation 18

2. Regulation 18 of the Building Control Regulations 2003 (G.N. No. S 666/2003) is amended by inserting, immediately after paragraph (5), the following paragraph:

“(6) Every application under section 5A(1) of the Act must be accompanied by the appropriate fee specified in the Second Schedule.”.

Deletion and substitution of Second Schedule

3. The Second Schedule to the Building Control Regulations 2003 is deleted and the following Schedule substituted therefor:

“SECOND SCHEDULE

Regulations 4(2), 13, 18(6) and 20(3)

FEES

PART 1

DEFINITIONS

Definitions

1.—(1) In this Schedule, unless the context otherwise requires —

“first storey”, in relation to a general building that is the subject of an application under section 5, 5A or 6 of the Act, means the storey designated as the first storey in the building plans submitted with the application;

“general building” means a building that is not a specified building;

“SGFA” or “statistical gross floor area” —

(a) in relation to one storey in a general building in a development, means the floor area of that storey;

(b) in relation to 2 or more storeys in a general building in a development, means the aggregate of the floor areas of those storeys in that general building; and

(c) in relation to 2 or more storeys in 2 or more general buildings in a development, means the aggregate of the floor areas of those storeys in those general buildings;

“specified building” means —

(a) a bridge;

(b) a bund;

(c) a canal;

(d) a chimney;

(e) a dry dock;

(f) a jetty;

(g) a landing stage;

(h) a lighting mast;

(i) a pier;

(j) a retaining wall;

(k) a tank (other than a water tank on a roof);

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- (l) a tunnel;
 - (m) a underpass;
 - (n) a wharf;
 - (o) a sewage treatment plant;
 - (p) a silo;
 - (q) a slip dock;
 - (r) a slope;
 - (s) a swimming pool; or
 - (t) any other similar structure;

“storey” includes a basement.

- (2) For the purposes of paragraphs 3, 5, 6 and 9 —
 - (a) a reference to a storey (of a general building) above sublevel is a reference to any of the following:
 - (i) a storey that has a finished floor level that is not more than 6 metres below the finished floor level of the first storey;
 - (ii) the first storey of the general building;
 - (iii) a storey that is above the first storey; and
 - (b) a reference to a storey (of a general building) below sublevel is a reference to a storey of the general building that has a finished floor level that is more than 6 metres below the finished floor level of the first storey of the general building.
- (3) For the purposes of paragraphs 4, 7 and 10 —
 - (a) a reference to a plan view of a specified building is a reference to the plan view of the entire specified building; and
 - (b) a reference to a plan view of a specified building at below sublevel is a reference to the plan view of all parts of the specified building that are more than 6 metres below —
 - (i) the proposed platform level of the specified building; or
 - (ii) where there is no proposed platform level, the existing platform level of the specified building.

PART 2

FEEES FOR APPLICATIONS UNDER SECTION 5 OF ACT

Application fees for approval of building works

2. The fee payable for an application for approval of plans of building works under section 5 of the Act is the aggregate of the following:

- (a) where the building works consist of the erection, extension or demolition of any one or more general buildings in a development (including site formation works connected with or carried out for the purpose of such building works), the fee calculated in accordance with paragraph 3;
- (b) where the building works consist of the erection, extension or demolition of a specified building (including site formation works connected with or carried out for the purpose of such building works), the fee calculated in accordance with paragraph 4;
- (c) subject to sub-paragraph (d), where the building works consist of the alteration, addition or repair of a general building (including site formation works connected with or carried out for the purpose of such building works), the fee calculated in accordance with paragraph 5;
- (d) where the building works —
 - (i) consist of any alteration, addition or repair of a general building that is a non-residential general building (including site formation works connected with or carried out for the purpose of such building works); and
 - (ii) require the submission of any structural plans,
the fee calculated in accordance with paragraph 6;
- (e) where the building works consist of the alteration, addition or repair of a specified building (including site formation works connected with or carried out for the purpose of such building works), the fee calculated in accordance with paragraph 7.

Fee for erection, extension or demolition of general buildings

3. The fee mentioned in paragraph 2(a) in relation to the building works in respect of a general building or general buildings in a development mentioned in that paragraph is an amount computed in accordance with the formula $A + B$, where —

- (a) A is a sum calculated at a rate of \$400 for every 100 m² or part thereof of the SGFA of every storey below sublevel (in respect of

which the building works are to be carried out) in every general building in the development; and

(b) B is a sum calculated at a rate of —

(i) \$300 for every 100 m² or part thereof of the first 2,500 m²; and

(ii) \$240 for every subsequent 100 m² or part thereof,

of the SGFA of every storey above sublevel (in respect of which the building works are to be carried out) in every general building in the development.

Fee for erection, extension or demolition of specified buildings

4.—(1) The fee mentioned in paragraph 2(b) in relation to the building works in respect of a specified building mentioned in that paragraph is an amount computed in accordance with the formula $A + B$, where —

(a) A is a sum calculated at a rate of \$400 for every 100 m² or part thereof of the area of the plan view of the specified building at below sublevel; and

(b) B is a sum calculated at a rate of —

(i) \$300 for every 100 m² or part thereof of the first 2,500 m²; and

(ii) \$240 for every subsequent 100 m² or part thereof,

of the area that is computed in accordance with the formula in sub-paragraph (2).

(2) The formula mentioned in sub-paragraph (1)(b) is $C - D$, where —

(a) C is the area of the plan view of the specified building; and

(b) D is the area of the plan view of the specified building at below sublevel.

Fee for alterations, additions or repairs of general buildings

5.—(1) The fee mentioned in paragraph 2(c) in relation to the building works in respect of a general building mentioned in that paragraph is a sum calculated at a rate of \$200 for every storey of the general building, in respect of which any alteration, addition or repair is to be carried out.

(2) Where any alteration or addition of the general building involves increasing the floor area of the general building, in addition to the fee specified in sub-paragraph (1), there must be paid a fee that is computed in accordance with the formula $A + B$, where —

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- (a) A is a sum calculated at a rate of \$400 for every 100 m² or part thereof of the increase in the floor area of all the storeys of the general building below sublevel; and
- (b) B is a sum calculated at a rate of —
- (i) \$300 for every 100 m² or part thereof of the first 2,500 m²; and
 - (ii) \$240 for every subsequent 100 m² or part thereof,
- of the increase in the floor area of all the storeys of the general building above sublevel.

Fee for alterations, additions or repairs of non-residential buildings

6.—(1) The fee mentioned in paragraph 2(d) in relation to the building works in respect of a general building mentioned in that paragraph is a sum calculated at a rate of \$400 for every storey of the general building, in respect of which the alteration, addition or repair is to be carried out.

(2) Where any alteration or addition of the general building involves increasing the floor area of the general building, in addition to the fee specified in sub-paragraph (1), there must be paid a fee that is computed in accordance with the formula $A + B$, where —

- (a) A is a sum calculated at a rate of \$400 for every 100 m² or part thereof of the increase in the floor area of all the storeys of the general building below sublevel; and
- (b) B is a sum calculated at a rate of —
- (i) \$300 for every 100 m² or part thereof of the first 2,500 m²; and
 - (ii) \$240 for every subsequent 100 m² or part thereof,
- of the increase in the floor area of all the storeys of the general building above sublevel.

Fee for alterations, additions or repairs of specified buildings

7.—(1) The fee mentioned in paragraph 2(e) in relation to the building works in respect of a specified building mentioned in that paragraph is \$400.

(2) Where any alteration or addition of the specified building involves increasing the area of the plan view of the specified building, in addition to the fee specified in sub-paragraph (1), there must be paid a fee that is computed in accordance with the formula $A + B$, where —

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- (a) A is a sum calculated at a rate of \$400 for every 100 m² or part thereof of the increase in the area of the plan view of the specified building at below sublevel; and
 - (b) B is a sum calculated at a rate of —
 - (i) \$300 for every 100 m² or part thereof of the first 2,500 m²; and
 - (ii) \$240 for every subsequent 100 m² or part thereof, of the area that is computed in accordance with the formula in sub-paragraph (3).
 - (3) The formula mentioned in sub-paragraph (2)(b) is C – D, where —
 - (a) C is the increase in the area of the plan view of the specified building; and
 - (b) D is the increase in the area of the plan view of the specified building at below sublevel.
 - (4) For the purposes of sub-paragraph (2), B is deemed to be zero if the area calculated in accordance with the formula in sub-paragraph (3) is a negative value.

PART 3

FEES FOR APPLICATIONS UNDER SECTION 5A OF ACT

Fees for approval of departures and deviations from approved plans

8. The fee payable for an application under section 5A of the Act for the approval of any amended plans showing any proposed departure or deviation from approved plans of building works is —

- (a) where the building works are in respect of a general building, the fee specified in paragraph 9; or
- (b) where the building works are in respect of a specified building, the fee specified in paragraph 10.

Departures and deviations from approved plans for general buildings

9.—(1) The fee mentioned in paragraph 8(a) in relation to the proposed departure or deviation in respect of a general building mentioned in that paragraph is a sum calculated at a rate of \$200 for every storey of the general building, in respect of which the departure or deviation is to be made.

(2) Where any departure or deviation results in an increase of the floor area of the general building, in addition to the fee specified in sub-paragraph (1),

there must be paid a fee that is computed in accordance with the formula $A + B$, where —

- (a) A is a sum calculated at a rate of \$400 for every 100 m² or part thereof of the increase in the floor area of all the storeys of the general building below sublevel; and
- (b) B is a sum calculated at a rate of —
 - (i) \$300 for every 100 m² or part thereof of the first 2,500 m²; and
 - (ii) \$240 for every subsequent 100 m² or part thereof,of the increase in the floor area of all the storeys of the general building above sublevel.

Departures and deviations from approved plans for specified buildings

10.—(1) The fee mentioned in paragraph 8(b) in relation to the proposed departure or deviation in respect of a specified building mentioned in that paragraph is \$200.

(2) Where any departure or deviation results in an increase of the area of the plan view of the specified building, in addition to the fee specified in sub-paragraph (1), there must be paid a fee that is computed in accordance with the formula $A + B$, where —

- (a) A is a sum calculated at a rate of \$400 for every 100 m² or part thereof of the increase in the area of the plan view of the specified building at below sublevel; and
- (b) B is a sum calculated at a rate of —
 - (i) \$300 for every 100 m² or part thereof of the first 2,500 m²; and
 - (ii) \$240 for every subsequent 100 m² or part thereof,of the area that is computed in accordance with the formula in sub-paragraph (3).

(3) The formula mentioned in sub-paragraph (2)(b) is $C - D$, where —

- (a) C is the increase in the area of the plan view of the specified building; and
- (b) D is the increase in the area of the plan view of the specified building at below sublevel.

(4) For the purposes of sub-paragraph (2), B is deemed to be zero if the area calculated in accordance with the formula in sub-paragraph (3) is a negative value.

PART 4

FEES FOR APPLICATIONS UNDER SECTION 6A OF ACT

Fees for modification or waiver

11. The fee payable for an application under section 6A of the Act to modify or waive any requirement of the building regulations in relation to any particular building works is a sum calculated at a rate of \$100 for every item of modification or waiver.”

*[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]*

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