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**BUILDING CONTROL ACT
(CHAPTER 29)**

**BUILDING CONTROL
(BUILDABILITY) (AMENDMENT)
REGULATIONS 2013**

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

Citation and commencement

1. These Regulations may be cited as the Building Control (Buildability) (Amendment) Regulations 2013 and shall come into operation on 1st September 2013.

Amendment of regulation 2

2. Regulation 2 of the Building Control (Buildability) Regulations 2011 (G.N. No. S 199/2011) (referred to in these Regulations as the principal Regulations) is amended —

(a) by deleting the definition of “buildable design score” and substituting the following definitions:

“ “buildable design score” means the score relating to the extent to which a design of building works affects the ease of implementation of the building works, computed in accordance with the Buildable Design Appraisal System as set out in the Code of Practice;

“buildability detailed design and implementation plan”, in relation to the building works of a building, means a document which describes and defines the type, extent of use and details of building systems, building components and

buildable features to be implemented for the building works of the building for the purpose of computing the buildable design score or structural buildable design score, as the case may be, with respect to the design of the building works;”;

(b) by inserting, immediately after the definition of “Code of Practice”, the following definition:

““constructability implementation plan”, in relation to the building works of a building, means a document which describes and defines the type, extent of use and details of construction techniques and processes, plant, equipment and innovative methods and systems to be implemented for the building works of the building for the purpose of computing the constructability score with respect to the building works;”;

(c) by inserting, immediately after the definition of “detailed structural plans”, the following definition:

““Government Land Sales Programme” means a programme under which State land is sold for development through a public selection process by a statutory board referred to in the Schedule or the Government;”;

(d) by inserting, immediately after the definition of “gross floor area”, the following definitions:

““immaterial changes” has the same meaning as in regulation 2 of the Building Control Regulations 2003 (G.N. No. S 666/2003);

“relevant building works” means the building works referred to in regulation 3(1), (2), (3) or (4), as the case may be;

“State land” has the same meaning as in section 2 of the Singapore Land Authority Act (Cap. 301);

“structural buildable design score” has the same meaning as in regulation 7(1);”.

Amendment of regulation 3

3. Regulation 3 of the principal Regulations is amended —
- (a) by inserting, immediately after paragraph (1), the following paragraph:
- “(1A) Regulation 4, except for regulation 4(3)(b), shall not apply to building works consisting of repairs, alterations or additions to an existing building.”; and
- (b) by deleting the words “Regulations 4” in paragraph (2) and substituting the words “Regulations 4(3)(b)”.

Deletion and substitution of regulations 4 and 5

4. Regulations 4 and 5 of the principal Regulations are deleted and the following regulations substituted therefor:

“Minimum buildable design score

4.—(1) Every qualified person appointed under section 8(1)(a) or 11(1)(d)(i) of the Act and every developer, in respect of any relevant building works, shall ensure that the building works are designed and carried out such that the buildable design score of the building works is not less than the minimum buildable design score referred to in paragraph (2) or (3), as the case may be.

(2) The minimum buildable design score for any relevant building works which relate to any building to be built on any State land which is sold under the Government Land Sales Programme on or after 15th October 2013 shall be —

- (a) in the case where the building works relate to any building to be built for one category of building use, the minimum buildable design score for that category of building use specified for any building on such State land as set out according to the category of building use in the Code of Practice; or

(b) in the case where the building works relate to any building to be built for mixed categories of building use, the sum of the minimum buildable design scores for each of the categories of building use specified for any building on such State land as set out according to the category of building use in the Code of Practice pro-rated in proportion to the percentage of gross floor area of the building works relating to the building to be built for building use for that category.

(3) The minimum buildable design score for any relevant building works which relate to any building on any land, other than State land sold under the Government Land Sales Programme on or after 15th October 2013, shall be —

(a) in the case where the building works relate to any building to be built —

(i) where the building is to be built for one category of building use, the minimum buildable design score for that category of building use specified for any building on such land as set out according to the category of building use in the Code of Practice; or

(ii) where the building is to be built for mixed categories of building use, the sum of the minimum buildable design scores for each of the categories of building use specified for any building on such land as set out according to the category of building use in the Code of Practice pro-rated in proportion to the percentage of gross floor area of the building works relating to the building to be built for building use for that category; or

(b) in the case where the building works consists of repairs, alterations or additions to an existing building —

(i) where the repairs, alterations or additions involve one type of building works and are implemented for one category of building use, the minimum

buildable design score for that type of building works corresponding to that category of building use specified for any building on such land as set out according to the type of building works against the category of building use in the Code of Practice; or

- (ii) where the repairs, alterations or additions involve mixed types of building works and are implemented for mixed categories of building use, the sum of the minimum buildable design scores for each of the types of building works which is implemented for the corresponding category of building use specified for any building on such land as set out according to the type of building works against the category of building use in the Code of Practice pro-rated in proportion to the percentage of gross floor area of the building works relating to the building which consist of repairs, alterations or additions involving that type of building works.

Minimum constructability score

5. Every builder appointed under section 8(1)(c) of the Act, in respect of any relevant building works, shall ensure that construction of the building works, including those carried out on any land which is sold on or after 15th October 2013 under the Government Land Sales Programme, is not less than the applicable minimum constructability score for the relevant gross floor area of the building works relating to any building as set out in the Code of Practice.”.

Amendment of regulation 6

5. Regulation 6(2) of the principal Regulations is amended —
- (a) by deleting the word “and” at the end of sub-paragraph (a);
and

(b) by deleting sub-paragraph (b) and substituting the following sub-paragraphs:

“(b) be accompanied by a buildability detailed design and implementation plan of the building works, which shall include the following:

- (i) the floor plan of each storey of the building with respect to the building works (including the basement storeys) which clearly marks out the structural floor area and wall length for every structural system and wall system of that storey and any buildable feature;
- (ii) the roof plan of the building which clearly marks out the structural floor area and wall length for every structural system and wall system of the roof and any buildable feature;
- (iii) the elevation plans and sectional plans of the building which clearly mark out the types of structural system, wall system and buildable features to be constructed for the building works;
- (iv) where applicable, the dimensions of the building components, the type and extent of repetition of precast components, the connection and details of precast components, details on the prefabricated reinforcement and the locations of all buildable features to be constructed for the building works; and
- (v) such other details as may be required by the Commissioner of Building Control; and

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- (c) be accompanied by such document and information as the Commissioner of Building Control may determine.”.

Amendment of regulation 7

6. Regulation 7(2) of the principal Regulations is amended —

(a) by deleting the word “and” at the end of sub-paragraph (a);
and

(b) by deleting sub-paragraph (b) and substituting the following sub-paragraphs:

“(b) be accompanied by a buildability detailed design and implementation plan of the building works, which shall include the following:

(i) the floor plan of each storey of the building with respect to the building works (including the basement storeys) which clearly marks out the structural floor area for every structural system of that storey and any buildable feature;

(ii) the roof plan of the building which clearly marks out the structural floor area for every structural system of the roof of the building and any buildable feature;

(iii) the elevation plans and sectional plans of the building which clearly mark out the types of structural system and buildable features to be constructed for the building works;

(iv) where applicable, the dimensions of the building components, the type and extent of repetition of precast components, the connection and details of precast components, details on the

prefabricated reinforcement and the locations of all buildable features to be constructed for the building works; and

(v) such other details as may be required by the Commissioner of Building Control; and

(c) be accompanied by such document and information as the Commissioner of Building Control may determine.”.

Amendment of regulation 8

7. Regulation 8 of the principal Regulations is amended by deleting paragraph (2) and substituting the following paragraph:

“(2) The submission of the constructability score referred to in paragraph (1) shall be accompanied by —

(a) a constructability implementation plan of the building works which shall include the floor plan of each storey of the building with respect to the building works, including the basement storeys, the roof plan of the building and the elevation plans and sectional plans of the building which clearly mark out —

(i) the types of construction techniques and processes, plant, equipment, innovative methods and systems and materials which will be used for that storey, roof or building, as the case may be; and

(ii) details on the extent of adoption of each construction technique and process, plant, equipment, innovative method and system or material; and

(b) such document or information as the Commissioner of Building Control may determine.”.

Amendment of regulation 9

8. Regulation 9 of the principal Regulations is amended by deleting paragraph (2) and substituting the following paragraphs:

“(2) The builder shall, at every 3-monthly interval after the date of the grant of the permit to carry out structural works under section 6(1) of the Act until completion of the building works, submit the following items to the Commissioner of Building Control:

- (a) the progress report referred to in paragraph (1)(a); and
- (b) records of the construction processes put in place for the building works, referred to in paragraph (1)(b).

(3) The builder shall make available, at the request of the Commissioner of Building Control, any document, report or record referred to in paragraph (1) for his inspection.”.

Amendment of regulation 10

9. Regulation 10 of the principal Regulations is amended by deleting the words “Commission of Building Control” and substituting the words “Commissioner of Building Control”.

Deletion and substitution of regulation 11

10. Regulation 11 of the principal Regulations is deleted and the following regulation substituted therefor:

“Departure and deviation from approved plans

11.—(1) Any person who wishes to make any change to the buildability detailed design and implementation plan of any building works shall procure the preparation and submission of the altered buildability detailed design and implementation plan by all qualified persons appointed under section 8(1)(a) or 11(1)(d)(i) of the Act with respect to the building works.

(2) Notwithstanding regulation 18 of the Building Control Regulations 2003 and subject to paragraph (3), any person who wishes to depart or deviate from any plan of building works approved by the Commissioner of Building Control under

section 5(3)(a) or 5A(1) of the Act, whether such departure or deviation involves immaterial changes, shall procure the preparation and submission of the buildable design score and the buildability detailed design and implementation plan of the altered plan of building works by all qualified persons appointed under section 8(1)(a) or 11(1)(d)(i) of the Act with respect to the altered plan of building works to the Commissioner of Building Control.

(3) Where a person referred to in paragraph (2) submits the detailed structural plans of the altered plan of building works, before the submission of any building plans of the altered plan of building works, to the Commissioner of Building Control, the person shall be deemed to have satisfied the requirement under paragraph (2) by procuring the preparation and submission of the structural buildable design score and the buildability detailed design and implementation plan of the altered plan of building works to the Commissioner of Building Control.”.

Amendment of regulation 12

11. Regulation 12 of the principal Regulations is amended by deleting sub-paragraph (ii) of paragraph (a) and substituting the following sub-paragraph:

“(ii) submit the recomputed constructability score resulting from the departure or deviation and the constructability implementation plan in respect of the recomputed constructability score to the Commissioner of Building Control; and”.

Amendment of regulation 13

12. Regulation 13(2) of the principal Regulations is amended —

(a) by deleting the word “and” at the end of sub-paragraph (a);
and

(b) by inserting, immediately after sub-paragraph (a), the following sub-paragraph:

“(aa) be accompanied by the buildability detailed design and implementation plan of the building works as completed; and”.

New Schedule

13. The principal Regulations are amended by inserting, immediately after regulation 17, the following Schedule:

“THE SCHEDULE

Regulation 2

LIST OF STATUTORY BOARDS

1. Housing and Development Board
2. Jurong Town Corporation
3. Land Transport Authority of Singapore
4. Singapore Land Authority
5. Urban Redevelopment Authority.”.

Savings and transitional provision

14. The principal Regulations in force immediately before 1st September 2013 shall continue to apply to building works, in respect of which an application for planning permission under the Planning Act (Cap. 232) has been submitted to the competent authority before 1st September 2013.

Made this 14th day of August 2013.

BENNY LIM
*Permanent Secretary,
Ministry of National Development,
Singapore.*

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