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BUILDING CONTROL ACT
(CHAPTER 29)

BUILDING CONTROL
(BUILDABILITY AND PRODUCTIVITY)
(AMENDMENT NO. 4) REGULATIONS 2017

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 (Buildability and Productivity) (Amendment No. 4) Regulations 2017 and come into operation on 15 December 2017.

Amendment of regulation 2

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

(a) by inserting, immediately after the definition of “accredited”, the following definitions:

“ “approved buildability detailed design and implementation plan” means a buildability detailed design and implementation plan approved by the Commissioner of Building Control under section 5(3) of the Act;

“approved productivity concept implementation plan” means a productivity concept implementation plan approved by the Commissioner of Building Control under section 5(3) of the Act;”;

(b) by inserting, immediately after the definition of “prefabricated systems”, the following definition:

“ “productivity concept implementation plan” means a plan (of the building works of a building) which describes and demonstrates the types, extent of use and details of the construction methods, construction systems, construction processes, construction management, buildable features and innovative features to be implemented for the building works, for the purpose of achieving site productivity improvement;”.

Amendment of regulation 4B

3. Regulation 4B of the principal Regulations is amended —

- (a) by deleting the words “or (3A)” in paragraph (1) and substituting the words “, (3A), (4), (5) or (6)”;
- (b) by deleting the words “or (4)” in paragraph (1) and substituting the words “, (4), (5) or (6)”;
- (c) by inserting, immediately after paragraph (5), the following paragraph:

“(6) Where the relevant building works relate to any building to be built on any State land which is sold under the Government Land Sales Programme on or after 15 December 2017, and that land is situated wholly or partly within the area described in the Ninth Schedule, the building works must be carried out in accordance with the approved productivity concept implementation plan for those building works.”.

New regulation 5B

4. The principal Regulations are amended by inserting, immediately after regulation 5A, the following regulation:

“Submission of productivity concept implementation plan for approval

5B.—(1) For the purposes of section 5(1) of the Act, the plans of building works mentioned in regulation 4B(6) for which an application for approval is to be made to the Commissioner of Building Control must include the productivity concept implementation plan.

(2) The productivity concept implementation plan must include the following:

- (a) the details of the proposed construction methods and construction systems to be implemented for the building works;
- (b) the level of use of buildable features, prefabricated systems and offsite finishes for the proposed construction system;
- (c) the details of the proposed construction process and construction management to be implemented for the building works;
- (d) the details of any innovative features to be implemented for the building works;
- (e) the details of how productivity improvement can be achieved from implementing the productivity concept implementation plan;
- (f) such other documents or information as may be required by the Commissioner of Building Control.”.

New regulation 11A

5. The principal Regulations are amended by inserting, immediately after regulation 11, the following regulation:

“Departure and deviation from approved productivity concept implementation plans

11A.—(1) Despite regulation 18 of the Building Control Regulations 2003 (G.N. No. S 666/2003), any person who wishes to make any change to the approved productivity concept implementation plan of any building works mentioned in regulation 4B(6) must apply to the Commissioner of Building Control under section 5A(1) of the Act.

(2) The application mentioned in paragraph (1) must be accompanied by the amended productivity concept implementation plan showing clearly the departures or deviations.”.

New Ninth Schedule

6. The principal Regulations are amended by inserting, immediately after the Eighth Schedule, the following Schedule:

