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First published in the *Government Gazette*, Electronic Edition, on 27 February 2017 at 5 pm.

**No. S 70**

**BUILDING CONTROL ACT  
(CHAPTER 29)**

**BUILDING CONTROL (BUILDABILITY AND  
PRODUCTIVITY) (AMENDMENT) 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) Regulations 2017 and come into operation on 28 February 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 “industrial building”, the following definitions:

“ “office” has the same meaning as in rule 2 of the Planning (Use Classes) Rules (Cap. 232, R 2);

“office building” means any building that is constructed for use solely or partly as an office;”;

(b) by inserting, immediately after the definition of “State land”, the following definition:

“ “structural steel construction” means a construction method whereby a building or a part of the building is constructed using composite steel and concrete deck floors that are —

(a) connected to steel beams or steel trusses; and

(b) supported by steel columns, composite steel columns or precast concrete columns;”.

## Amendment of regulation 4B

3. Regulation 4B of the principal Regulations is amended by inserting, immediately after paragraph (4), the following paragraph:

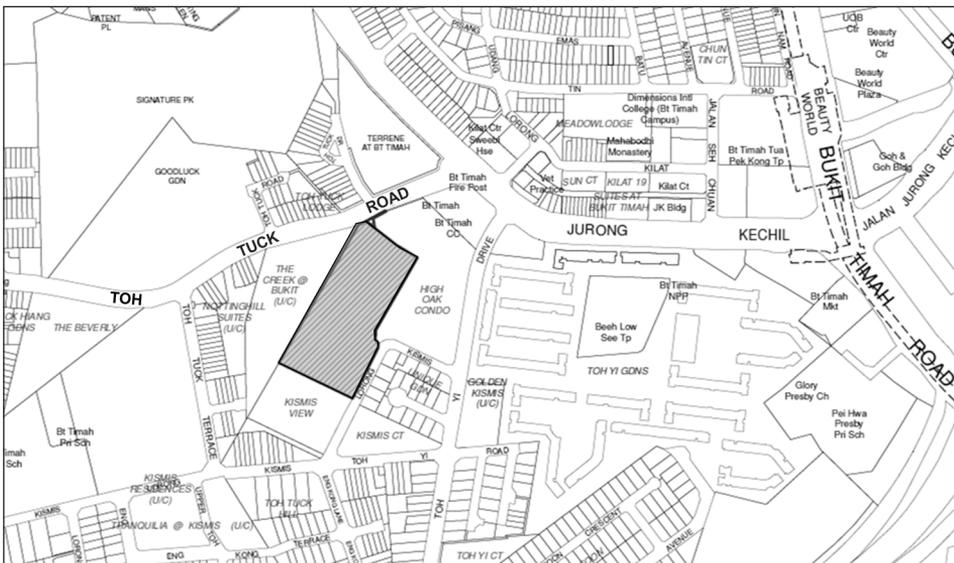
“(5) Where the relevant building works relate to any building to be built for use as an office building on any State land which is sold under the Government Land Sales Programme on or after 28 February 2017, and that land is situated wholly or partly within the area described in the Seventh Schedule, the building or the office component of the building, as the case may be, must incorporate the minimum level of use of structural steel construction specified in the Eighth Schedule.”.

## Amendment of Fifth Schedule

4. The Fifth Schedule to the principal Regulations is amended by inserting, immediately after item 10, the following items:

“11. Shaded area in Map 11 at Toh Tuck Road

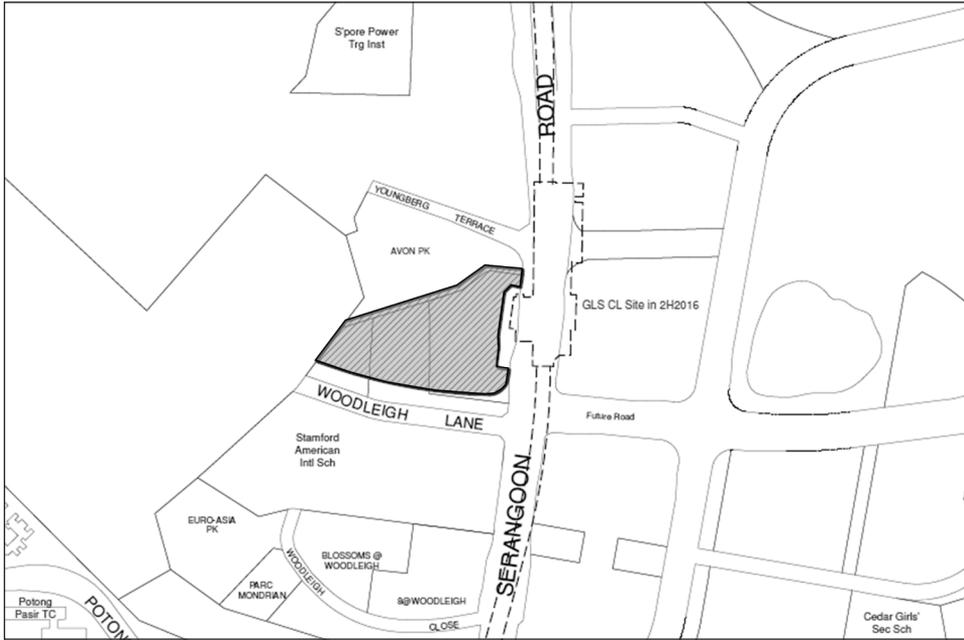
MAP 11





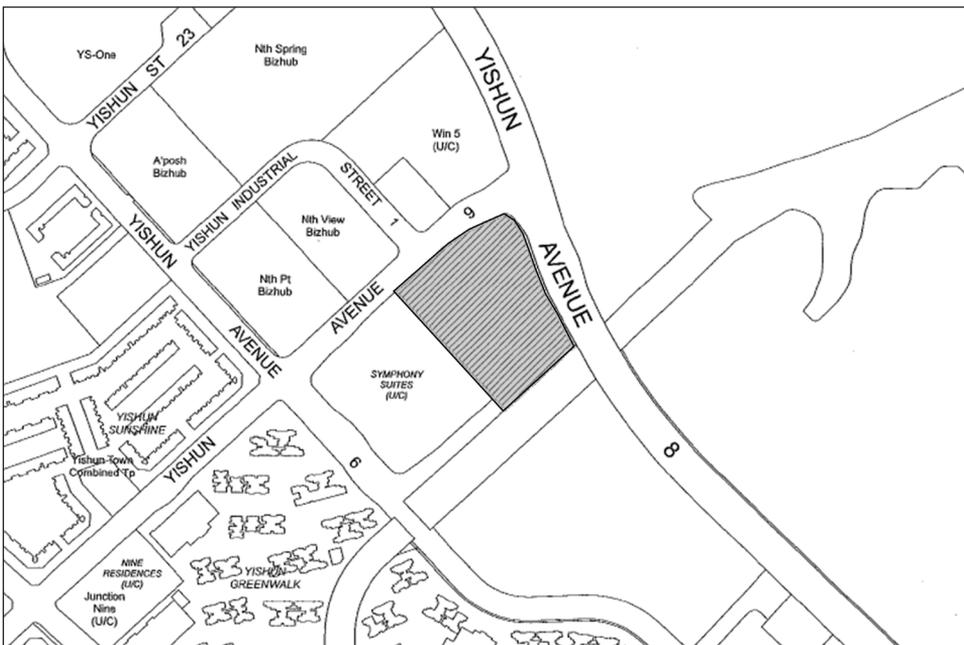
14. Shaded area in Map 14 at Woodleigh Lane

MAP 14



15. Shaded area in Map 15 at Yishun Avenue 9

MAP 15



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## New Seventh and Eight Schedules

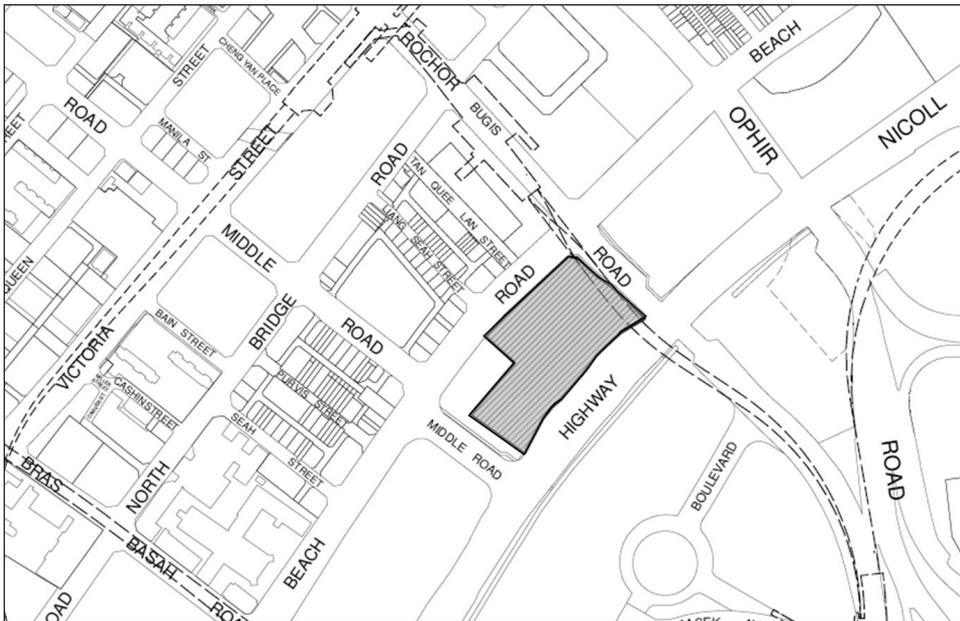
5. The principal Regulations are amended by inserting, immediately after the Sixth Schedule, the following Schedules:

### “SEVENTH SCHEDULE

Regulation 4B(5)

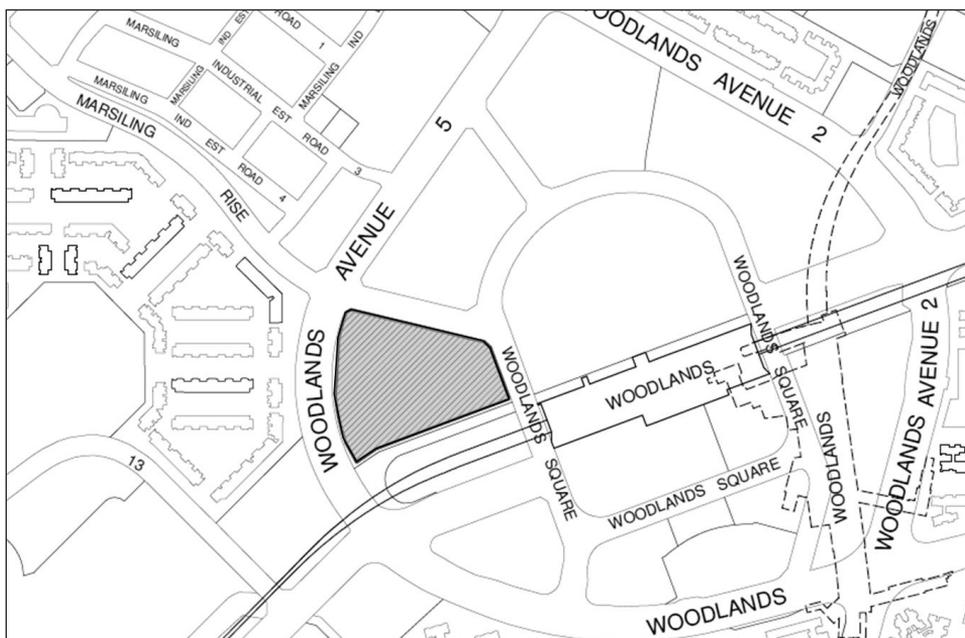
1. Shaded area in Map 1 at Beach Road

MAP 1



2. Shaded area in Map 2 at Woodlands Square

MAP 2



## EIGHTH SCHEDULE

Regulation 4B(5)

### MINIMUM LEVEL OF USE OF STRUCTURAL STEEL CONSTRUCTION FOR BUILDINGS ON LAND SITUATED WITHIN AREA DESCRIBED IN SEVENTH SCHEDULE

1. The minimum level of use of structural steel construction is 80% of the total office floor area of a building.

2. In paragraph 1, “total office floor area”, in relation to a building, means the total super-structural floor area of the building less any floor area that is not constructed for use as an office.”

[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]

Made on 24 February 2017.

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

[202/01-073 Vol. 12; AG/LEGIS/SL/29/2015/2 Vol. 1]

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