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BUILDING CONTROL ACT (CHAPTER 29)

BUILDING CONTROL (BUILDABILITY) (AMENDMENT) REGULATIONS 2014

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 2014 and shall come into operation on 1 November 2014.

Amendment of regulation 1

2. Regulation 1 of the Building Control (Buildability) Regulations 2011 (G.N. No. S 199/2011) (referred to in these Regulations as the principal Regulations) is amended by inserting, immediately after the word “Buildability”, the words “and Productivity”.

Amendment of regulation 2

3. Regulation 2 of the principal Regulations is amended —

(a) by inserting, immediately before the definition of “buildable design score”, the following definitions:

““biometric authentication system” means an electronic system capable of identifying or authenticating the identity of a person using distinguishing physiological traits of the person such as finger prints, palm shapes or facial features;

“buildability detailed design and implementation plan” means a plan (of the building works of a

building) which describes and defines the types, extent of use and details of the building systems, building components and buildable features to be implemented for the building works of the building, for the purpose of —

- (a) computing the buildable design score or structural design score, as the case may be, with respect to the design of the building works; and
 - (b) where applicable, ascertaining compliance with the requirements under regulations 4A and 4B with respect to the design of the building works;”;
- (b) by deleting the existing definition of “buildability detailed design and implementation plan”;
- (c) by deleting the definition of “Government Land Sales Programme” and substituting the following definition:
 - ““Government Land Sales Programme” means a programme under which State land is sold by a statutory board referred to in the First Schedule or the Government and through a public selection process;”;
- (d) by inserting, immediately after the definition of “immaterial changes”, the following definitions:
 - ““industrial building” means any building that is constructed or used, or is to be constructed or used, primarily for —
 - (a) the manufacturing, altering, repairing, ornamenting, finishing, cleaning, washing, packing, canning, adapting, breaking up or demolishing of any article or part of an article;
 - (b) the getting, processing or treatment of any minerals;

(c) the manufacturing, preparation, brewing, packing or storage of any foodstuff or beverage;

(d) the storage of any goods; or

(e) the carrying out of any printing works;

“prefabricated bathroom unit” means a bathroom unit complete with finishes for walls and floors which is —

(a) constructed and assembled outside the premises of the building works and installed at those premises to form a bathroom unit of a building; and

(b) manufactured in a manufacturing plant, and in accordance with fabrication methods, accredited by any body which is acceptable to the Commissioner of Building Control and specified in the Code of Practice;

“prefabricated prefinished volumetric construction” means a construction method whereby free-standing volumetric modules complete with finishes for walls, floors and ceilings are constructed and assembled outside the premises of the building works and installed at those premises for the purposes of those building works;

“prefabricated systems” means building systems or components that are manufactured or constructed outside the premises of the building works and assembled at those premises for the purposes of those building works;”;

(e) by deleting the words “regulation 3(1), (2), (3) or (4)” in the definition of “relevant building works” and substituting the words “regulation 3(1), (2), (3), (4) or (4A)”;

(f) by inserting, immediately after the definition of “relevant building works”, the following definition:

““residential (non-landed) building” means any non-landed building that is constructed for use solely or partly as a residence or private dwelling;”;

(g) by deleting the definition of “structural buildable design score”; and

(h) by deleting the full-stop at the end of the definition of “submission requirements” and substituting a semi-colon, and by inserting immediately thereafter the following definition:

““total super-structural floor area” means the total constructed floor area of the building consisting of the ground floor and all floors above the ground floor, but excluding any floor area constructed for use as a roof or car park.”.

Amendment of regulation 3

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

“(4A) Subject to paragraph (5), regulations 4A and 4B shall apply to any building works (other than repairs, alterations or additions to an existing building) in respect of which an application for planning permission is submitted on or after 1 November 2014.”.

Amendment of regulation 4

5. Regulation 4 of the principal Regulations is amended by deleting the words “on or after 15th October 2013” in paragraphs (2) and (3) and substituting in each case the words “on or after 15 October 2013 but before 1 November 2014”.

New regulations 4A and 4B

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

“Mandatory buildable systems and standard components

4A. 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 building implements or incorporates the building systems and standard components applicable to the category of building use specified in the Second Schedule which applies to that building.

Minimum productivity requirements

4B.—(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 referred to in paragraph (2) or (3), shall ensure that the building works are designed and carried out such that the building works satisfy the requirements referred to in paragraph (2), (3) or (4), as the case may be.

(2) Where the relevant building works relate to any building to be built for use as a residential (non-landed) building on any State land which is sold under the Government Land Sales Programme on or after 1 November 2014 —

- (a) the building or the component of the building that is a residential (non-landed) building, as the case may be, must incorporate the minimum number of prefabricated bathroom units specified in the Third Schedule; and
- (b) each of the prefabricated bathroom units must conform to the requirements set out in the Code of Practice in relation to prefabricated bathroom units.

(3) Where the relevant building works relate to any building to be built for use as an industrial building on any State land which is sold under the Government Land Sales Programme on or after 1 November 2014, the building must incorporate the minimum

level of use of prefabricated systems specified in the Fourth Schedule.

(4) Where the relevant building works relate to any building to be built for use as a residential (non-landed) building on any State land which is sold under the Government Land Sales Programme on or after 1 November 2014, and that land is situated wholly or partly within the area described in the Fifth Schedule —

- (a) the building or the component of the building that is a residential (non-landed) building, as the case may be, must incorporate the minimum level of use of prefabricated prefinished volumetric construction specified in the Sixth Schedule; and
- (b) the prefabricated prefinished volumetric construction which is used must conform to the requirements set out in the Code of Practice in relation to prefabricated prefinished volumetric construction.”.

Amendment of regulation 5

7. Regulation 5 of the principal Regulations is amended by deleting the words “on or after 15th October 2013” and substituting the words “on or after 15 October 2013 but before 1 November 2014”.

New regulation 5A

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

“Submission of buildability detailed design and implementation plan for approval

5A.—(1) For the purposes of section 5(1) of the Act, the plans of building works for which an application for approval is to be made to the Commissioner of Building Control shall include the buildability detailed design and implementation plan.

(2) The buildability detailed design and implementation plan shall include the following:

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- (a) the floor plan of each storey of the building (including any basement storey) 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;
 - (b) 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;
 - (c) the elevation plans and sectional plans of the building which clearly mark out the types of structural systems, wall system and buildable features to be constructed for the building works;
 - (d) 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;
 - (e) such other details as may be required by the Commissioner of Building Control.”.

Deletion and substitution of regulations 6 and 7

9. Regulations 6 and 7 of the principal Regulations are deleted and the following regulations substituted therefor:

“Submission of buildable design score

6. Every developer shall, at the time of application for approval of building plans under section 5(1) of the Act, submit the following documents to the Commissioner of Building Control:

- (a) a document (in such form as may be required by the Commissioner of Building Control) as to the buildable design score of the building works which bears an endorsement, by all qualified persons appointed under section 8(1)(a) or 11(1)(d)(i) of the Act in respect of the building works, that the buildable design score of the

building works is not less than the minimum buildable design score referred to in regulation 4(2) or (3), as the case may be;

- (b) where regulation 4A applies, a document (in such form as may be required by the Commissioner of Building Control) which bears an endorsement, by all qualified persons appointed under section 8(1)(a) or 11(1)(d)(i) of the Act in respect of the building works, that the building works satisfy the requirement under that regulation;
- (c) where regulation 4B applies, a document (in such form as may be required by the Commissioner of Building Control) which bears an endorsement, by all qualified persons appointed under section 8(1)(a) or 11(1)(d)(i) of the Act in respect of the building works, that the building works satisfy the applicable requirements under that regulation.

Submission of structural buildable design score

7. In addition to the requirements under regulation 6, if an application for approval of the detailed structural plans of any proposed building works under section 5(1) of the Act is made before an application for approval of the building plans, then the person making the application shall, at the time the application for approval of the detailed structural plans of the building works is made, submit the following documents to the Commissioner of Building Control:

- (a) a document (in such form as may be required by the Commissioner of Building Control) which bears an endorsement, by all qualified persons appointed under section 8(1)(a) or 11(1)(d)(i) of the Act in respect of the building works, as to the buildable design score of the building works relating to the structural elements of the building works;
- (b) where regulation 4A applies, a document (in such form as may be required by the Commissioner of Building Control) which bears an endorsement, by all qualified

persons appointed under section 8(1)(a) or 11(1)(d)(i) of the Act in respect of the building works, that the building works satisfy the requirement under that regulation;

- (c) where regulation 4B applies, a document (in such form as may be required by the Commissioner of Building Control) which bears an endorsement, by all qualified persons appointed under section 8(1)(a) or 11(1)(d)(i) of the Act in respect of the building works, that the building works satisfy the applicable requirements under that regulation.”.

Deletion and substitution of regulations 10 and 11

10. Regulations 10 and 11 of the principal Regulations are deleted and the following regulations substituted therefor:

“Collection and submission of Construction Productivity Data

10. Every builder referred to in regulation 5 shall —

- (a) install and operate a biometric authentication system at the premises on which the building works are carried out for the purposes of collecting the Construction Productivity Data; and
- (b) submit the Construction Productivity Data of the building works to the Commissioner of Building Control in accordance with the submission requirements on a monthly basis and at such times as may be required by the Commissioner of Building Control.

Departure and deviation from approved plans

11.—(1) Notwithstanding 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 buildability detailed design and implementation plan of any building works, or to the approved plan of the building works, which affects the buildable design score, shall apply to the Commissioner of Building Control under section 5A(1) of the Act.

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- (2) The application referred to in paragraph (1) shall —
- (a) be accompanied by the amended buildability detailed design and implementation plan or the amended plan of the building works, as the case may be, showing clearly the departures or deviations; and
 - (b) bear an endorsement, by all qualified persons appointed under section 8(1)(a) or 11(1)(d)(i) of the Act in respect of the building works, that the building works are designed such that the buildable design score of the building works is not less than the minimum buildable design score.”.

Amendment of regulation 13

11. Regulation 13 of the principal Regulations is amended —

- (a) by deleting the word “as-built” wherever it appears in paragraphs (1) and (2) and substituting in each case the words “record plans of”;
- (b) by inserting, immediately after the words “minimum buildable design score” in paragraph (2)(a), the words “referred to in regulation 4(2) or (3), as the case may be”;
- (c) by deleting the word “and” at the end of sub-paragraph (aa) of paragraph (2), and by inserting immediately thereafter the following sub-paragraph:
 - “(ab) where regulation 4B(2) applies, be accompanied by a manufacturer’s manual —
 - (i) which relates to the prefabricated bathroom units that are incorporated in the building, or the component of the building that is a residential (non-landed) building; and
 - (ii) which contains the information specified in the Code of Practice relating to prefabricated bathroom units; and”;

(d) by deleting the regulation heading and substituting the following regulation heading:

“Submission of record plans of buildable design score”.

Amendment of regulation 15

12. Regulation 15 of the principal Regulations is amended by deleting the words “regulation 4, 5, 8, 9, 10, 11, 12, 13 or 14” and substituting the words “regulation 4, 4A, 4B, 5, 8, 9, 10, 11, 12, 13 or 14”.

Renaming of Schedule and new Second to Sixth Schedules

13. The principal Regulations are amended by renaming the Schedule as the First Schedule, and by inserting immediately thereafter the following Schedules:

“SECOND SCHEDULE

Regulation 4A

MANDATORY BUILDING SYSTEMS AND STANDARD COMPONENTS

<i>Building systems and standard components</i>	<i>Applicable category of building use</i>
1. Drywall	Use as a residential (non-landed) building
2. Standard door size	Use as a residential (non-landed) building
3. Standard precast refuse chute	Use as a residential (non-landed) building
4. Standard floor height	Use as a residential (non-landed) building or an office building
5. Standard precast staircase	All categories of building use

 THIRD SCHEDULE

Regulation 4B(2)

 MINIMUM NUMBER OF PREFABRICATED BATHROOM UNITS
 IN RESIDENTIAL (NON-LANDED) BUILDING

1. The minimum number of prefabricated bathroom units shall be 65% of the total number of bathroom units in the building or the residential (non-landed) component of the building.

FOURTH SCHEDULE

Regulation 4B(3)

 MINIMUM LEVEL OF USE OF
 PREFABRICATED SYSTEMS FOR BUILDINGS

1. The minimum level of use of prefabricated systems shall be as follows:

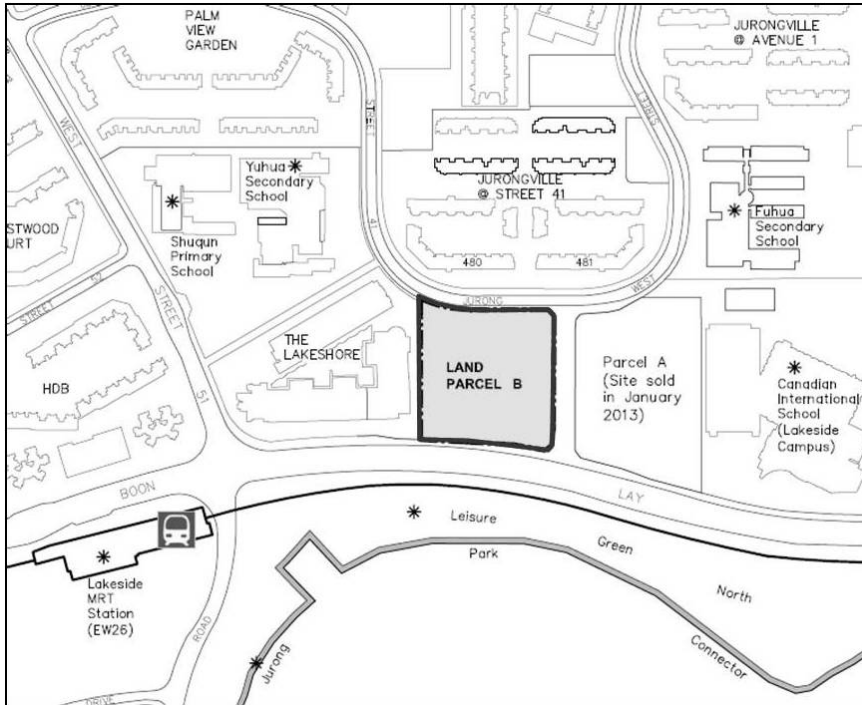
	<i>For buildings with a gross floor area that is less than 5,000 square metres</i>	<i>For buildings with a gross floor area that is equal to or more than 5,000 square metres but less than 25,000 square metres</i>	<i>For buildings with a gross floor area that is equal to or more than 25,000 square metres</i>
(a) In respect of total structural floor area of the building works	0%	20%	35%
(b) In respect of total wall length of the building works	0%	35%	50%

FIFTH SCHEDULE

Regulation 4B(4)

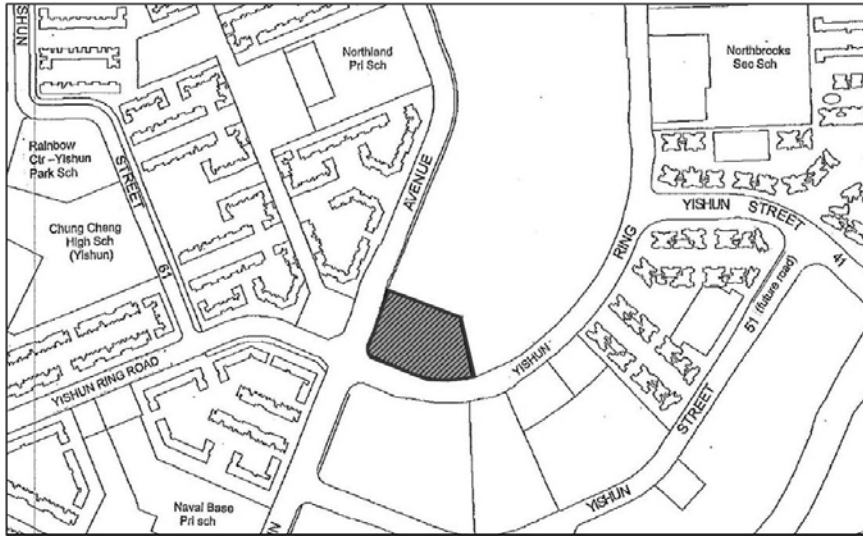
1. Shaded area in Map 1 at Jurong West Street 41

MAP 1



2. Shaded area in Map 2 at Yishun Avenue 4/Yishun Ring Road

MAP 2



SIXTH SCHEDULE

Regulation 4B(4)(a)

MINIMUM LEVEL OF USE OF PREFABRICATED PREFINISHED VOLUMETRIC CONSTRUCTION FOR BUILDINGS ON LAND SITUATED WITHIN AREA DESCRIBED IN FIFTH SCHEDULE

1. The minimum level of use of prefabricated prefinished volumetric construction shall be 65% of the total super-structural floor area.”

[G.N. No. S 522/2013]

Made on 31 October 2014.

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