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## **No. S 990**

### **BUILDING CONTROL ACT 1989**

#### **BUILDING CONTROL (BUILDABILITY AND PRODUCTIVITY) (AMENDMENT NO. 4) REGULATIONS 2022**

In exercise of the powers conferred by section 49 of the Building Control Act 1989, 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 2022 and come into operation on 22 December 2022.

#### **Amendment of regulation 4B**

2. In regulation 4B of the Building Control (Buildability and Productivity) Regulations 2011 (G.N. No. S 199/2011) (called in these Regulations the principal Regulations) —

(a) in paragraph (1), after “(7)” (wherever it appears), insert “, (7A)”; and

(b) after paragraph (7), insert —

“(7A) Where the relevant building works relate to any building to be built for use as a hotel building or a residential (non-landed) building on any State land that is sold under the Government Land Sales Programme on or after 22 December 2022, and that land is situated wholly or partly within the area described in the Sixteenth Schedule —

(a) all of the following requirements must be satisfied:

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- (i) the building, or the aggregate of the component of the building that is a hotel building and the component of the building that is a residential (non-landed) building (as the case may be) incorporates the minimum level of use of —
    - (A) prefabricated mechanical, electrical or plumbing systems;
    - (B) prefabricated prefinished volumetric construction; and
    - (C) system formwork,  
specified in the Twelfth Schedule;
  - (ii) the prefabricated mechanical, electrical or plumbing systems that are used conform to the requirements set out in the Code of Practice in relation to prefabricated mechanical, electrical or plumbing systems;
  - (iii) the prefabricated prefinished volumetric construction that is used conforms to the requirements set out in the Code of Practice in relation to prefabricated prefinished volumetric construction; or
- (b) the building works must be carried out in accordance with the approved productivity concept implementation plan for those building works.”.

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**Amendment of regulation 5B**

3. In regulation 5B of the principal Regulations, replace paragraph (1) with —

“(1) For the purposes of section 5(1) of the Act —

- (a) the plans of building works mentioned in regulation 4B(6) or (7) for which an application for approval is to be made to the Commissioner of Building Control must include the productivity concept implementation plan; and
- (b) the plans of building works mentioned in regulation 4B(7A) for which an application for approval is to be made to the Commissioner of Building Control may include the productivity concept implementation plan.”.

**Amendment of regulation 11A**

4. In regulation 11A of the principal Regulations, replace “or (7)” with “, (7) or (7A)(b)”.

**Amendment of Twelfth Schedule**

5. In the Twelfth Schedule to the principal Regulations —

- (a) in the Schedule reference, replace “and (4C)” with “, (4C) and (7A)”;
- (b) in the Schedule heading, replace “OR THIRTEENTH SCHEDULE” with “, THIRTEENTH SCHEDULE OR SIXTEENTH SCHEDULE”.

**New Sixteenth Schedule**

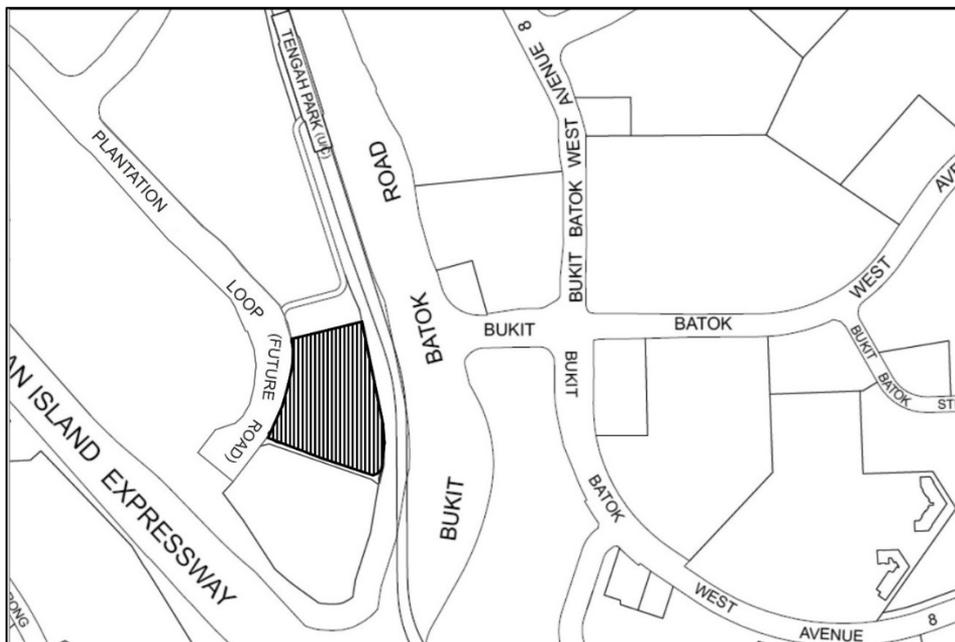
6. In the principal Regulations, after the Fifteenth Schedule, insert —

## “SIXTEENTH SCHEDULE

Regulation 4B(7A) and Twelfth  
Schedule

## 1. Shaded area in Map 1 at Tengah Plantation Loop

MAP 1



[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; S 70/2017; S 125/2017; S 431/2017;  
S 689/2017; S 288/2018; S 583/2018; S 392/2019;  
S 721/2019; S 781/2019; S 819/2019; S 335/2020;  
S 863/2020; S 257/2021; S 703/2021; S 335/2022;  
S 506/2022; S 579/2022; S 827/2022]

Made on 15 December 2022.

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

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(To be presented to Parliament under section 52 of the Building Control Act 1989).