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No. S 199

BUILDING CONTROL ACT (CHAPTER 29)

BUILDING CONTROL (BUILDABILITY AND PRODUCTIVITY) REGULATIONS 2011

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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 and Productivity) Regulations 2011 and shall come into operation 15th July 2011.

[S 729/2014 wef 01/11/2014]

Definitions

2. In these Regulations —

“accredited”, in relation to a fabrication facility or a fabrication method, means that the fabrication facility or the fabrication method is accredited by a body specified in the Code of Practice;

[S 729/2015 wef 01/12/2015]

“alternative solution”, in relation to any relevant building works, means an outcome-based solution to facilitate innovation at the design and construction stages and achieve productivity outcomes, being —

(a) one of the deemed acceptable solutions for those relevant building works that meets the high prefabrication requirements set out in the Code of Practice; or

(b) an open solution for those relevant building works adopting innovative design and construction techniques that meets productivity improvement requirements set out in the Code of Practice;

[S 819/2019 wef 15/12/2019]

“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;

[S 689/2017 wef 15/12/2017]

“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;

[S 689/2017 wef 15/12/2017]

“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;

[S 729/2014 wef 01/11/2014]

“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;

[S 729/2014 wef 01/11/2014]

“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;

[S 522/2013 wef 01/09/2013]

[Deleted by S 729/2014 wef 01/11/2014]

“building plans” means the building plans referred to in regulation 4(1)(a)(i) of the Building Control Regulations 2003 (G.N. No. S 666/2003);

“Code of Practice” means the Code of Practice on Buildability issued by the Building and Construction Authority;

“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;

[S 522/2013 wef 01/09/2013]

“constructability score” means the score relating to the extent to which an adoption of construction techniques and processes affects the productivity level of any building works, computed in accordance with the Constructability Appraisal System as set out in the Code of Practice;

“Construction Productivity Data” means data required for the purpose of assessing the productivity level of any building works, which includes the following:

- (a) manpower utilisation;
- (b) construction output; and
- (c) documentation relating to the construction of the building works;

“Deemed Acceptable Proposal” means a proposal for the use of prefabrication technologies in any relevant building works that satisfies a deemed acceptable solution mentioned in paragraph (a) of the definition of “alternative solution”;

[S 819/2019 wef 15/12/2019]

“detailed structural plans” means the detailed structural plans referred to in regulation 4(1)(a)(ii) of the Building Control Regulations 2003;

“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;

[S 729/2014 wef 01/11/2014]

[S 522/2013 wef 01/09/2013]

“gross floor area” has the same meaning as “floor area” in rule 2(1) of the Planning (Development Charges) Rules (Cap. 232, R 5);

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

[S 522/2013 wef 01/09/2013]

“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;

[S 729/2014 wef 01/11/2014]

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

[S 70/2017 wef 28/02/2017]

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

[S 70/2017 wef 28/02/2017]

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

- (a) constructed and assembled; or
- (b) manufactured and assembled,

in an accredited fabrication facility, in accordance with any accredited fabrication method, and then installed in a building under building works;

[S 729/2015 wef 01/12/2015]

“prefabricated prefinished volumetric construction” means a construction method whereby freestanding volumetric modules (complete with finishes for walls, floors and ceilings) are —

- (a) constructed and assembled; or
- (b) manufactured and assembled,

in an accredited fabrication facility, in accordance with any accredited fabrication method, and then installed in a building under building works;

[S 729/2015 wef 01/12/2015]

“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;

[S 729/2014 wef 01/11/2014]

“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;

[S 689/2017 wef 15/12/2017]

“Project Productivity Improvement Plan” means a plan for the use of innovative designs and construction techniques in any relevant building works that satisfies an open solution mentioned in paragraph (b) of the definition of “alternative solution”;

[S 819/2019 wef 15/12/2019]

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

[S 522/2013 wef 01/09/2013]

[S 729/2014 wef 01/11/2014]

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

[S 729/2014 wef 01/11/2014]

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

[S 522/2013 wef 01/09/2013]

“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;

[S 70/2017 wef 28/02/2017]

[Deleted by S 729/2014 wef 01/11/2014]

“submission requirements” means the requirements specified in the Requirements on Submission of Construction Productivity Data issued by the Building and Construction Authority;

“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.

[S 729/2014 wef 01/11/2014]

Application

3.—(1) Subject to paragraphs (2) and (5) —

- (a) regulations 4, 6, 7, 11 and 13 (except insofar as they relate to an alternative solution) apply to any building works in respect of which an application for planning permission is submitted to the competent authority under the Planning Act (Cap. 232) on or after 15 July 2011 but before 15 December 2019 and which involve a gross floor area of 2,000 square metres or more; and

- (b) regulations 4, 6, 7, 11 and 13 apply to any building works in respect of which an application for planning permission is submitted to the competent authority under the Planning Act on or after 15 December 2019 and which involve a gross floor area of 5,000 square metres or more.

[S 819/2019 wef 15/12/2019]

(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.

[S 522/2013 wef 01/09/2013]

(2) Regulations 4(3)(b), 6, 7, 11 and 13 do not apply to building works consisting of repairs, alterations or additions to an existing building (whether carried out within or outside the existing building) unless —

- (a) the gross floor area of the existing floor to be reconstructed;
- (b) the increase in the gross floor area of the existing building that will result from the building works; or
- (c) the sum of the gross floor areas mentioned in sub-paragraphs (a) and (b),

is —

- (d) 2,000 square metres or more for building works in respect of which an application for planning permission is submitted on or after 15 July 2011 but before 15 December 2019; or
- (e) 5,000 square metres or more for building works in respect of which an application for planning permission is submitted on or after 15 December 2019.

[S 819/2019 wef 15/12/2019]

(3) Subject to paragraphs (4), (5) and (6), regulations 5, 8, 9, 10, 12 and 14 shall apply to any building works in respect of which an application for planning permission is submitted on or after 15th July 2011 and which involve a gross floor area of 5,000 square metres or more.

[S 819/2019 wef 15/12/2019]

(4) Regulations 5, 8, 9, 10, 12 and 14 shall not apply to building works consisting of repairs, alterations or additions to an existing building (whether carried out within or outside the existing building) in respect of which an application for planning permission is submitted on or after 15th July 2011 unless —

- (a) the gross floor area of the existing floor to be reconstructed;
- (b) the increase in the gross floor area of the existing building that will result from the building works; or
- (c) the sum of sub-paragraphs (a) and (b),

is 5,000 square metres or more.

(4A) Subject to paragraphs (5) and (6), 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.

[S 729/2014 wef 01/11/2014]

[S 819/2019 wef 15/12/2019]

(5) These Regulations shall also not apply to any building works relating to —

- (a) any culvert, bridge, underpass, tunnel, earth retaining or stabilising structure, slipway, dock, wharf or jetty;
- (b) any theme park;
- (c) any place of worship;
- (d) any power station; or
- (e) any waste processing or treatment plant.

(6) Regulations 4A, 5, 5A, 7, 8, 12 and 14 do not apply where the plans of the relevant building works contain any alternative solution.

[S 819/2019 wef 15/12/2019]

Minimum buildable design score or alternative solution

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, must ensure that the building works are designed and carried out such that —

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- (a) where the plans of the relevant building works do not contain any alternative solution — 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; or
 - (b) where the plans of the relevant building works contain any alternative solution — either the requirements of the deemed acceptable solution or the requirements of the open solution are met.

[S 819/2019 wef 15/12/2019]

(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 15 October 2013 but before 1 November 2014 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.

[S 729/2014 wef 01/11/2014]

(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 15 October 2013 but before 1 November 2014, shall be —

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

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- (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.

[S 729/2014 wef 01/11/2014]

[S 522/2013 wef 01/09/2013]

[S 819/2019 wef 15/12/2019]

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.

[S 729/2014 wef 01/11/2014]

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), (3), (3A), (4), (4A), (5) or (6), 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), (3A), (4), (4A), (5) or (6), as the case may be.

[S 125/2017 wef 01/04/2017]

[S 689/2017 wef 15/12/2017]

[S 583/2018 wef 25/09/2018]

(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 and before 1 May 2017, the building must incorporate the minimum level of use of prefabricated systems specified in Part 1 of the Fourth Schedule.

[S 125/2017 wef 01/04/2017]

(3A) 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 May 2017, the building must incorporate the minimum level of use of prefabricated systems specified in Part 2 of the Fourth Schedule.

[S 125/2017 wef 01/04/2017]

(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.

[S 729/2014 wef 01/11/2014]

(4A) Where the relevant building works relate to any building to be built for use as a hotel building on any State land which is sold under the Government Land Sales Programme on or after 1 September 2018, and that land is situated wholly or partly within the area described in the Tenth Schedule —

- (a) 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, 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.

[S 583/2018 wef 25/09/2018]

(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.

[S 70/2017 wef 28/02/2017]

(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.

[S 689/2017 wef 15/12/2017]

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 15 October 2013 but before 1 November 2014 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.

[S 522/2013 wef 01/09/2013]

[S 729/2014 wef 01/11/2014]

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:

- (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.

[S 729/2014 wef 01/11/2014]

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.

[S 689/2017 wef 15/12/2017]

Submission of buildable design score or alternative solution

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) where the plans of the building works do not contain any alternative solution — 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;

[S 819/2019 wef 15/12/2019]

(aa) where the plans of the building works contain any alternative solution — a Deemed Acceptable Proposal or Project Productivity Improvement Plan that —

(i) complies with the requirements specified in the Code of Practice; and

(ii) 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 meet either the requirements of the deemed acceptable solution or the requirements of the open solution, as the case may be;

[S 819/2019 wef 15/12/2019]

(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.

[S 729/2014 wef 01/11/2014]

[S 522/2013 wef 01/09/2013]

[S 819/2019 wef 15/12/2019]

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.

[S 729/2014 wef 01/11/2014]

[S 522/2013 wef 01/09/2013]

Submission of constructability score

8.—(1) Every builder referred to in regulation 5 shall submit the constructability score to the Commissioner of Building Control at the time of application for permit to carry out structural works under section 6(1) of the Act or within such time after the grant of the permit as the Commissioner of Building Control may, in his discretion, allow.

(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.

[S 522/2013 wef 01/09/2013]

Site records of construction techniques and processes

9.—(1) Every builder appointed under section 8(1)(c) of the Act, in respect of any relevant building works, shall keep and maintain the following at the premises on which the building works are carried out:

- (a) a progress report on the types of construction techniques and processes (including photographs evidencing the adoption of the construction techniques and process) adopted for the purpose of ensuring that the building works are constructed in accordance with —
 - (i) where the plans of the building works do not contain any alternative solution — the minimum constructability score referred to in regulation 5; or
 - (ii) where the plans of the building works contain any alternative solution — the Deemed Acceptable Proposal or Project Productivity Improvement Plan submitted under regulation 6(aa);

[S 819/2019 wef 15/12/2019]

- (b) records of the construction processes put in place for the building works; and
- (c) such other document, report and record as the Commissioner of Building Control may determine.

[S 819/2019 wef 15/12/2019]

(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).

[S 522/2013 wef 01/09/2013]

(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.

[S 522/2013 wef 01/09/2013]

Collection and submission of Construction Productivity Data

10. Every builder appointed under section 8(1)(c) of the Act, in respect of any relevant building works, 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.

[S 729/2014 wef 01/11/2014]

[S 522/2013 wef 01/09/2013]

[S 819/2019 wef 15/12/2019]

Departure and deviation from approved plans

11.—(1) Despite regulation 18 of the Building Control Regulations 2003 (G.N. No. S 666/2003), a person who wishes to make any change to the following must apply to the Commissioner of Building Control for approval under section 5A(1) of the Act:

- (a) the approved buildability detailed design and implementation plan of any building works;

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- (b) a Deemed Acceptable Proposal or Project Productivity Improvement Plan submitted to the Commissioner of Building Control;
- (c) the approved plan of the building works if the change affects —
- (i) the buildable design score; or
 - (ii) if the plan contains an alternative solution, whether the requirements of the alternative solution will be met.
- (2) The application referred to in paragraph (1) must —
- (a) be accompanied by —
- (i) the amended buildability detailed design and implementation plan;
 - (ii) the amended plan of the building works;
 - (iii) the amended Deemed Acceptable Proposal; or
 - (iv) the amended Project Productivity Improvement Plan, 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 —
- (i) where the plans of the building works do not contain any alternative solution — the building works are designed such that the buildable design score of the building works is not less than the minimum buildable design score; and
 - (ii) where the plans of the building works contain any alternative solution — the building works are designed to meet either the requirements of the deemed acceptable solution or the requirements of the open solution.

[S 819/2019 wef 15/12/2019]

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.

[S 689/2017 wef 15/12/2017]

Departure and deviation from adopted construction techniques and processes

12. Every builder referred to in regulation 5 who wishes to depart or deviate from any construction technique or process adopted for the purpose of computing the constructability score referred to in regulation 8 shall —

(a) at least 3 working days prior to carrying into effect such departure or deviation —

(i) notify the Commissioner of Building Control of his intention and the departure or deviation; and

(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

[S 522/2013 wef 01/09/2013]

(b) ensure that, notwithstanding the departure or deviation, the construction of the building works is carried out such that the constructability score of the building works is not less than the minimum constructability score referred to in regulation 5.

Submission of record plans

13.—(1) On completion of the building works, the developer must, at the time mentioned in paragraph (1A), submit the following to the Commissioner of Building Control:

- (a) where the plans of the building works do not contain any alternative solution — the buildable design score of the building works as completed (called in this regulation the record plans of buildable design score);
- (b) where the plans of the building works contain any alternative solution — the record plans of the Deemed Acceptable Proposal or Project Productivity Improvement Plan (as the case may be) for the building works as completed.

[S 819/2019 wef 15/12/2019]

(1A) The time for the submission of the documents mentioned in paragraph (1) is —

- (a) at the time of application for a temporary occupation permit in respect of the building works; or
- (b) in a case where no application is made for a temporary occupation permit, at the time of application for a certificate of statutory completion in respect of the building works.

[S 819/2019 wef 15/12/2019]

(2) The submission of the record plans of buildable design score referred to in paragraph (1)(a) shall —

- (a) 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 record plans of 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;

[S 729/2014 wef 01/11/2014]

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

[S 522/2013 wef 01/09/2013]

[S 729/2014 wef 01/11/2014]

(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

[S 729/2014 wef 01/11/2014]

(b) be accompanied by such documents as the Commissioner of Building Control may determine.

[S 729/2014 wef 01/11/2014]

[S 819/2019 wef 15/12/2019]

(3) The submission of the record plans of the Deemed Acceptable Proposal or Project Productivity Improvement Plan referred to in paragraph (1)(b) must —

(a) 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 record plans of the Deemed Acceptable Proposal or Project Productivity Improvement Plan meet the requirements of the deemed acceptable solution or the requirements of the open solution, as the case may be; and

(b) be accompanied by such documents as the Commissioner of Building Control may determine.

[S 819/2019 wef 15/12/2019]

[S 819/2019 wef 15/12/2019]

Submission of certificate of compliance of constructability score

14.—(1) On completion of the building works, the developer shall submit a certificate in such form as may be required by the Commissioner of Building Control (referred to in this regulation as the certificate of compliance of constructability score) to the Commissioner of Building Control at the following time:

-
-
- (a) at the time of application for a temporary occupation permit in respect of the building works; or
- (b) in a case where no application is made for a temporary occupation permit, at the time of application for a certificate of statutory completion in respect of the building works.

(2) The submission of the certificate of compliance of constructability score referred to in paragraph (1) shall bear an endorsement by the builder referred to in regulation 5 that the construction of the building works has been carried out such that the constructability score of the building works is not less than the minimum constructability score.

Penalty

15. Any person who contravenes regulation 4, 4A, 4B, 5, 6, 8, 9, 10, 11, 12, 13 or 14 shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$10,000.

[S 729/2014 wef 01/11/2014]

[S 819/2019 wef 15/12/2019]

Revocation

16. The Building Control (Buildable Design) Regulations (Cap. 29, Rg 8) are revoked.

Savings and transitional provision

17. Notwithstanding regulation 16, the revoked Building Control (Buildable Design) Regulations in force immediately before 15th July 2011 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 15th July 2011.

FIRST SCHEDULE

Regulation 2

LIST OF STATUTORY BOARDS

1. Housing and Development Board

FIRST SCHEDULE — *continued*

2. Jurong Town Corporation
3. Land Transport Authority of Singapore
4. Singapore Land Authority
5. Urban Redevelopment Authority.

[S 522/2013 wef 01/09/2013]

[S 729/2014 wef 01/11/2014]

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) a residential (non-landed) building; (b) an office building; or (c) a hotel building
5. Standard precast staircase	All categories of building use
6. Precast household shelter	Use as a residential (non-landed) building
7. Welded mesh for cast-on-site concrete floor	All categories of building use
8. Prefabricated and pre-insulated duct for air-conditioning system	All categories of building use

[S 729/2015 wef 01/12/2015]

[S 729/2014 wef 01/11/2014]

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.

[S 729/2014 wef 01/11/2014]

FOURTH SCHEDULE

Regulation 4B(3) and (3A)

PART 1
**MINIMUM LEVEL OF USE OF PREFABRICATED SYSTEMS FOR
BUILDINGS SOLD UNDER THE GOVERNMENT LAND SALES
PROGRAMME ON OR AFTER 1 NOVEMBER 2014 AND BEFORE
1 MAY 2017**

1. The minimum level of use of prefabricated systems is 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%

FOURTH SCHEDULE — *continued*

PART 2

MINIMUM LEVEL OF USE OF PREFABRICATED SYSTEMS FOR
BUILDINGS SOLD UNDER THE GOVERNMENT LAND SALES
PROGRAMME ON OR AFTER 1 MAY 2017

1. The minimum level of use of prefabricated systems is 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%	25%	40%
(b) In respect of total wall length of the building works	0%	45%	60%

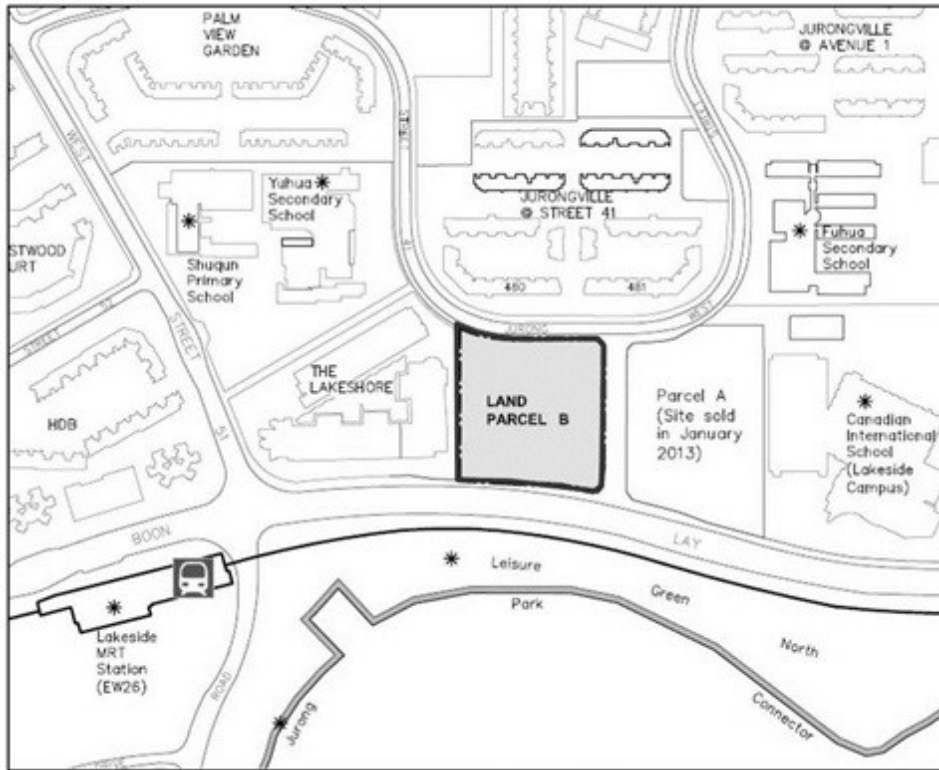
[S 125/2017 wef 01/04/2017]

FIFTH SCHEDULE

Regulation 4B(4)

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

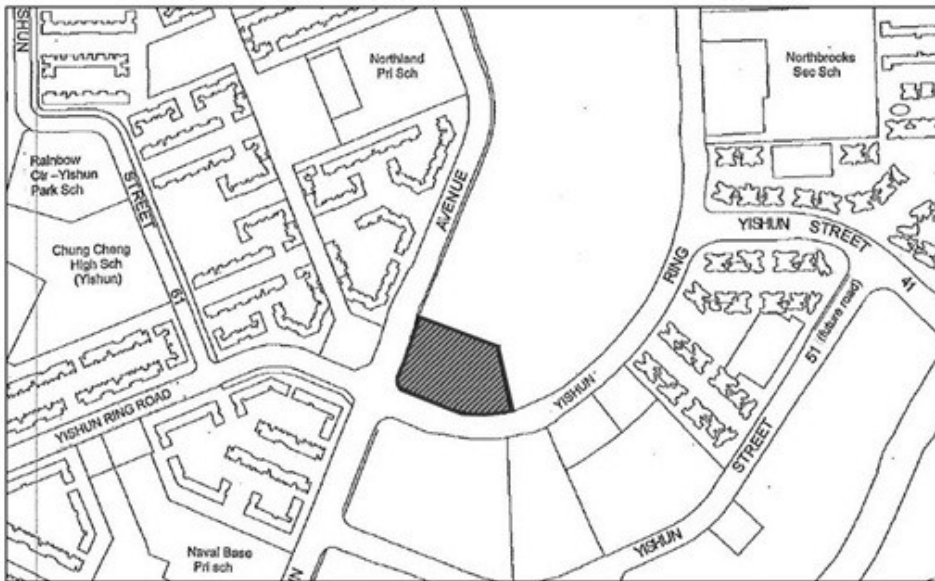
MAP 1

FIFTH SCHEDULE — *continued*

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

MAP 2

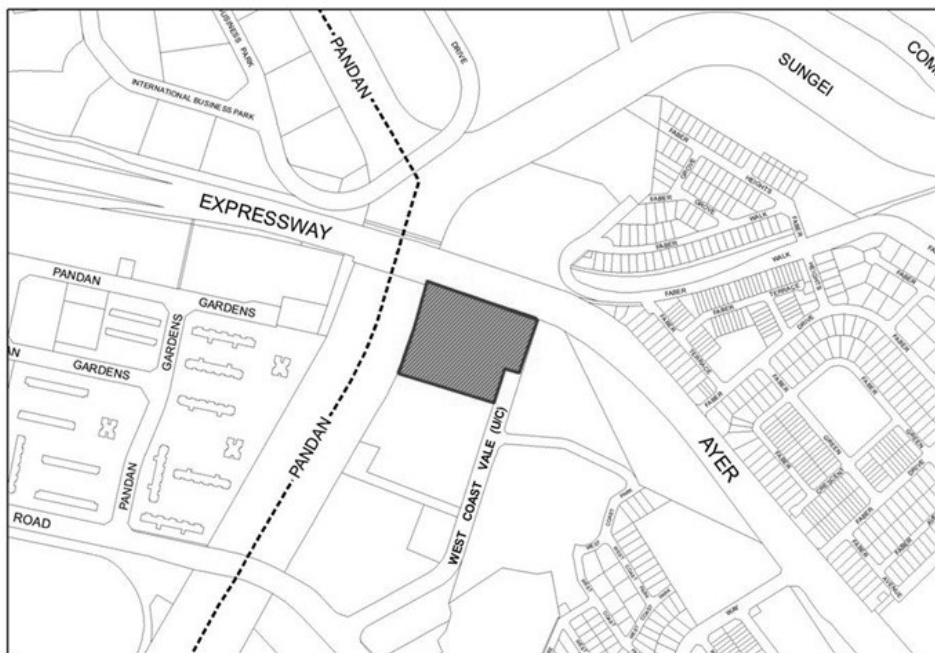
FIFTH SCHEDULE — *continued*



[S 729/2014 wef 01/11/2014]

3. Shaded area in Map 3 at West Coast Vale

MAP 3

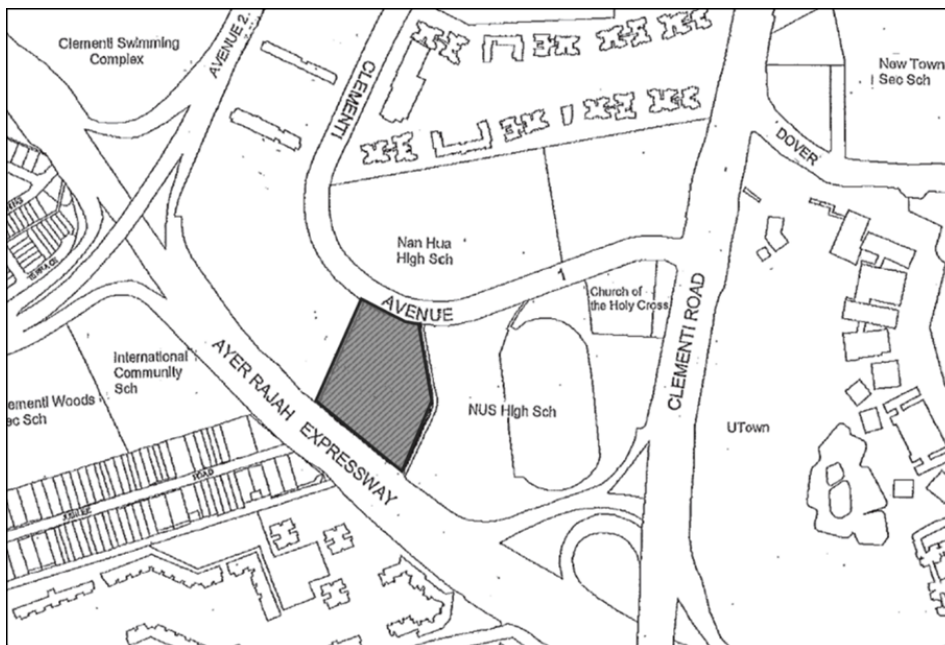


[S 252/2015 wef 01/05/2015]

FIFTH SCHEDULE — *continued*

4. Shaded area in Map 4 at Clementi Avenue 1

MAP 4

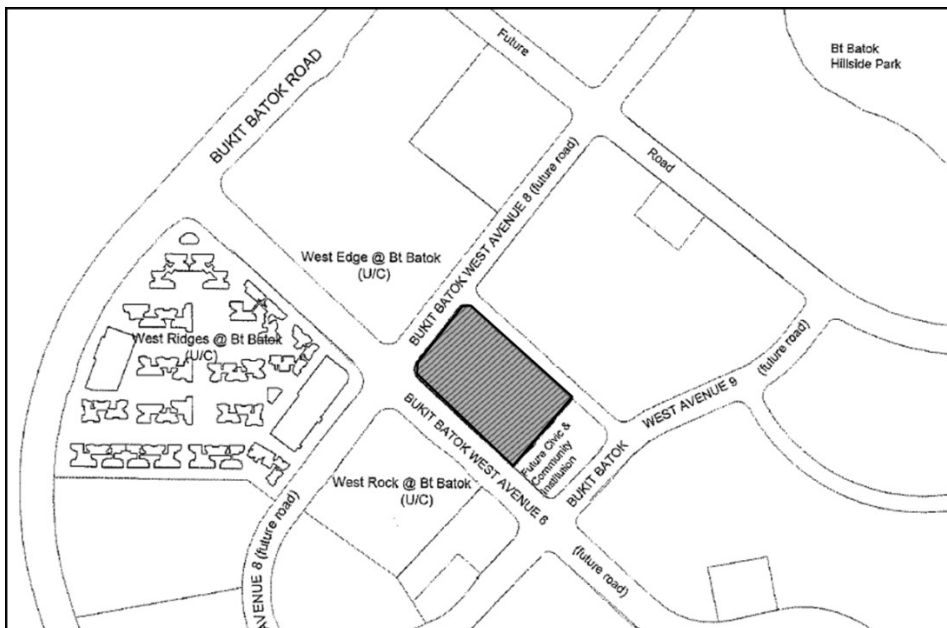


[S 572/2015 wef 01/10/2015]

5. Shaded area in Map 5 at Bukit Batok West Avenue 6

MAP 5

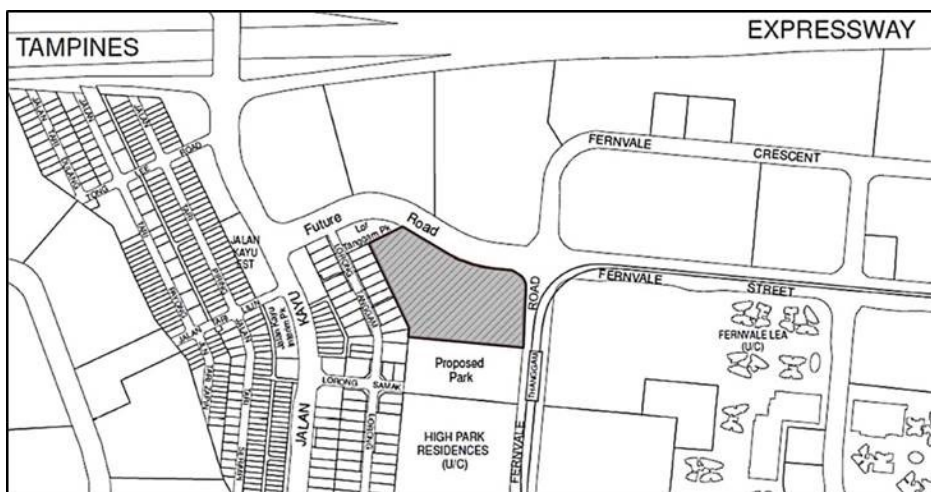
FIFTH SCHEDULE — *continued*



[S 56/2016 wef 01/03/2016]

6. Shaded area in Map 6 at Fernvale Road

MAP 6

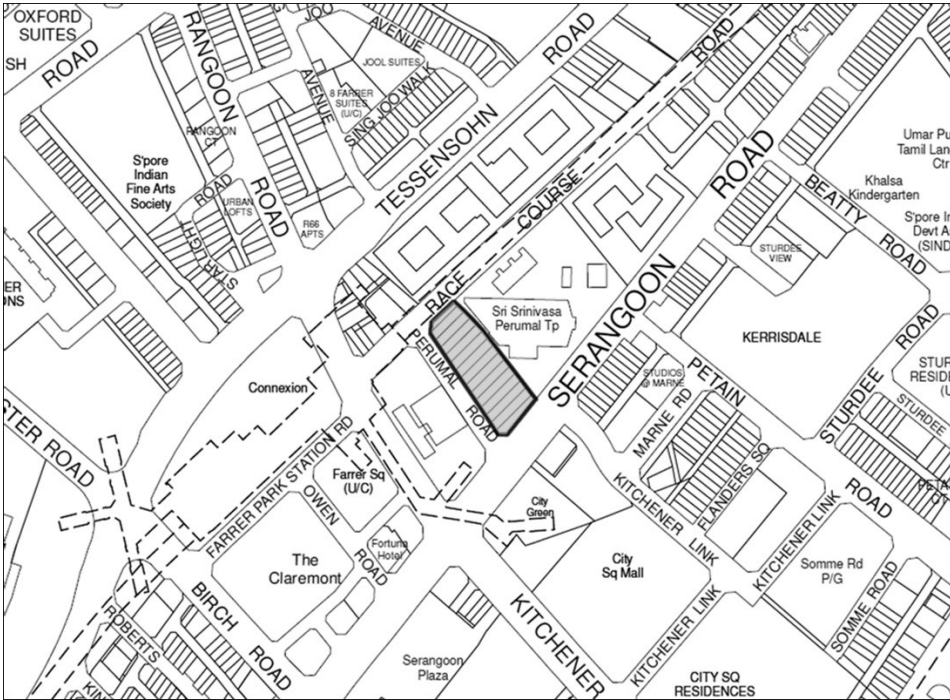


[S 395/2016 wef 16/08/2016]

7. Shaded area in Map 7 at Perumal Road

MAP 7

FIFTH SCHEDULE — continued



[S 572/2016 wef 11/11/2016]

8. Shaded area in Map 8 at West Coast Vale

MAP 8

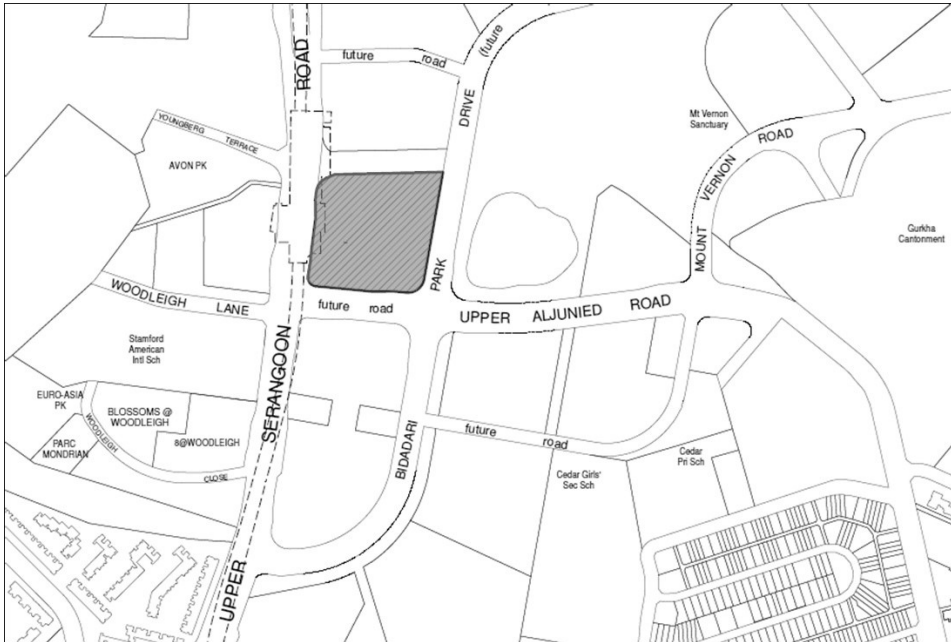


[S 572/2016 wef 11/11/2016]

FIFTH SCHEDULE — *continued*

9. Shaded area in Map 9 at Upper Serangoon Road

MAP 9

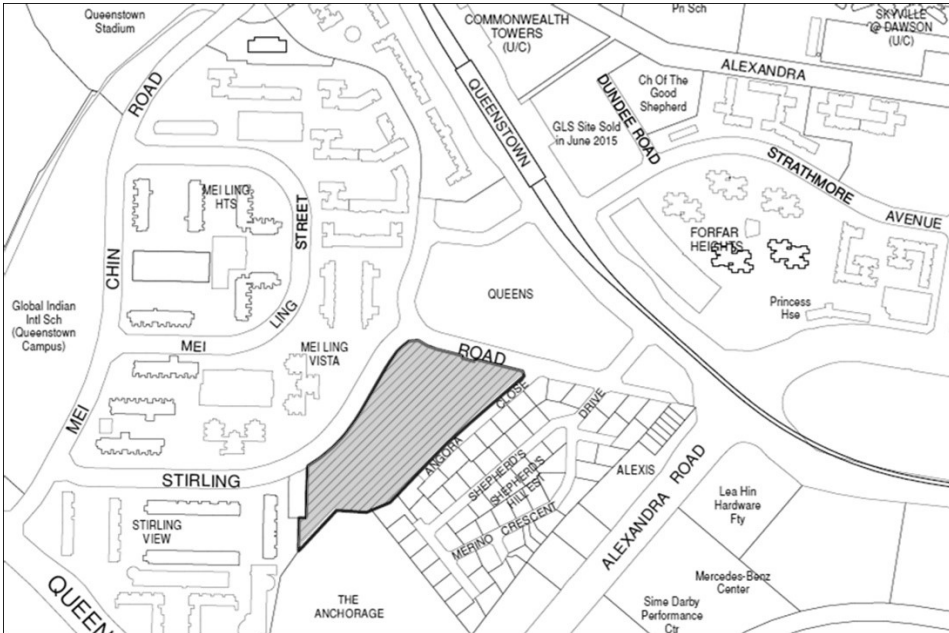


[S 572/2016 wef 11/11/2016]

10. Shaded area in Map 10 at Stirling Road

MAP 10

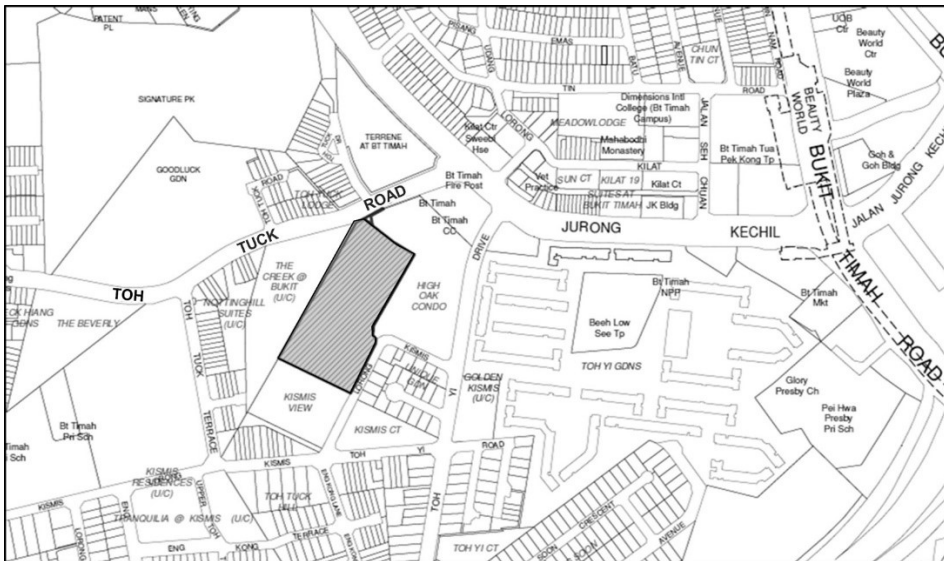
FIFTH SCHEDULE — *continued*



[S 572/2016 wef 11/11/2016]

11. Shaded area in Map 11 at Toh Tuck Road

MAP 11

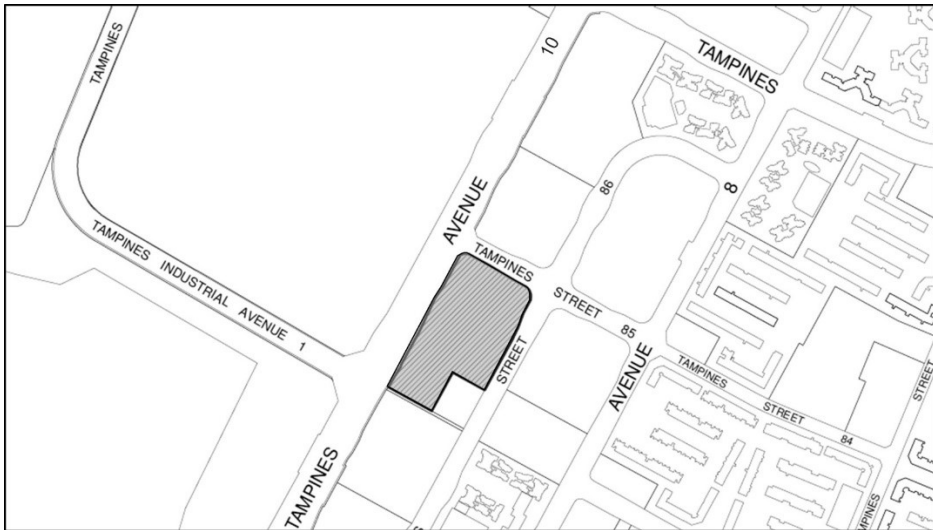


[S 70/2017 wef 28/02/2017]

12. Shaded area in Map 12 at Tampines Avenue 10

FIFTH SCHEDULE — *continued*

MAP 12



[S 70/2017 wef 28/02/2017]

13. Shaded area in Map 13 at Serangoon North Avenue 1

MAP 13

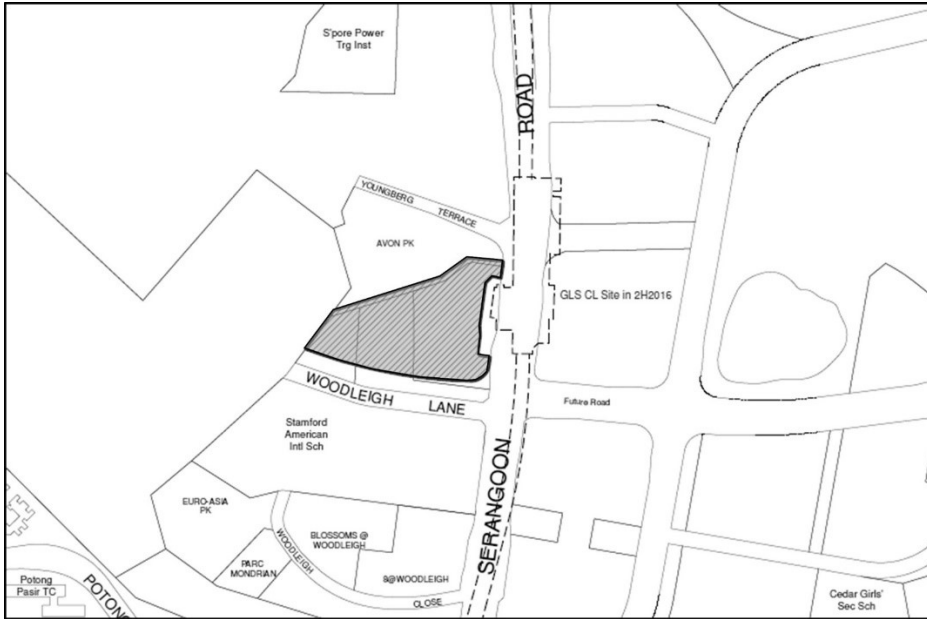


[S 70/2017 wef 28/02/2017]

14. Shaded area in Map 14 at Woodleigh Lane

MAP 14

FIFTH SCHEDULE — *continued*



[S 70/2017 wef 28/02/2017]

15. Shaded area in Map 15 at Yishun Avenue 9

MAP 15

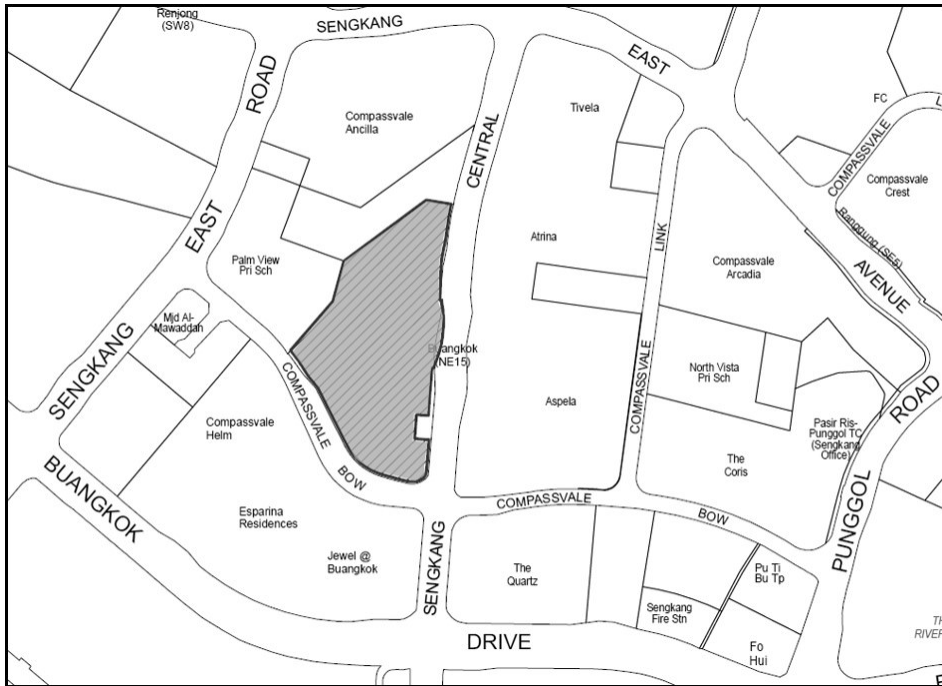


[S 70/2017 wef 28/02/2017]

FIFTH SCHEDULE — *continued*

16. Shaded area in Map 16 at Sengkang Central

MAP 16

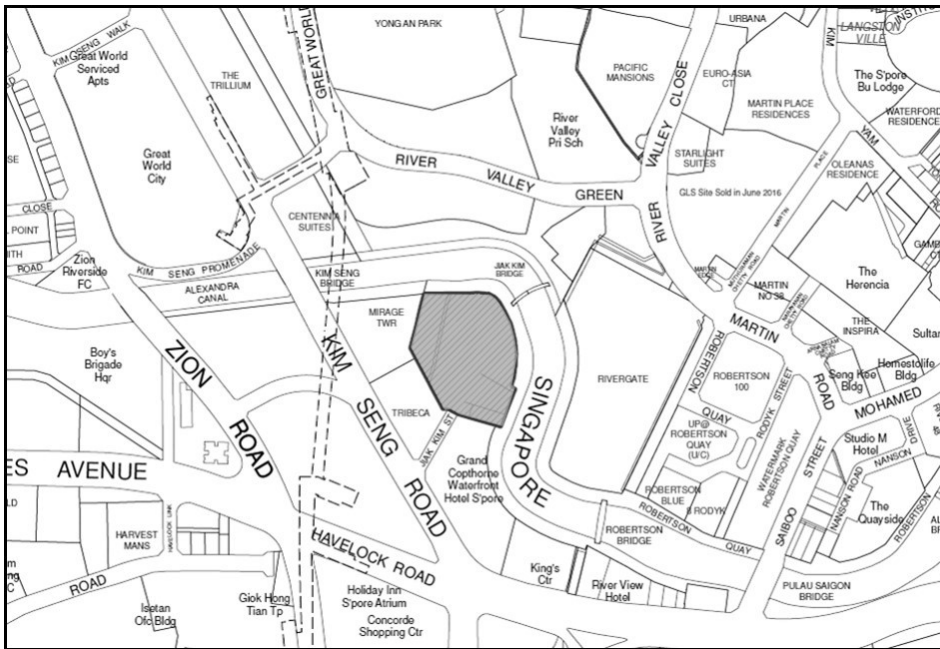


[S 431/2017 wef 01/08/2017]

17. Shaded area in Map 17 at Jiak Kim Street

MAP 17

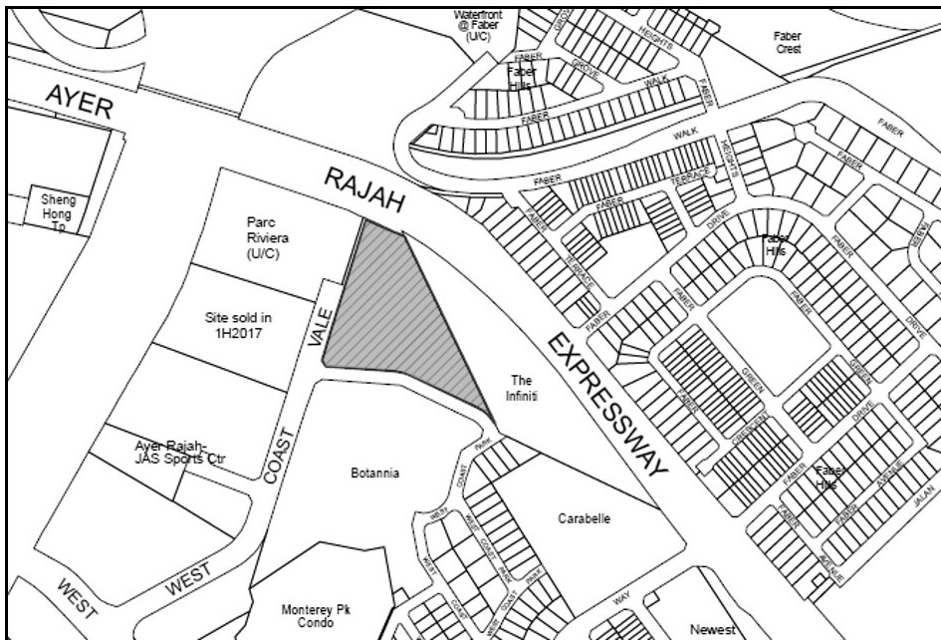
FIFTH SCHEDULE — *continued*



[S 431/2017 wef 01/08/2017]

18. Shaded area in Map 18 at West Coast Vale

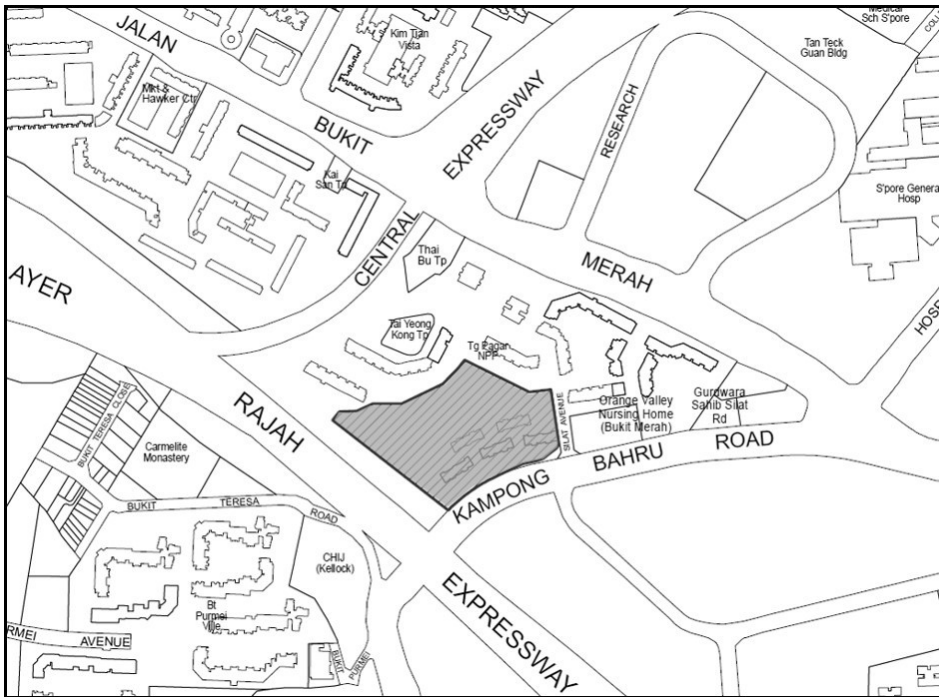
MAP 18

FIFTH SCHEDULE — *continued*

[S 431/2017 wef 01/08/2017]

19. [Deleted by S 781/2019 wef 28/11/2019]
20. Shaded area in Map 20 at Silat Avenue

MAP 20

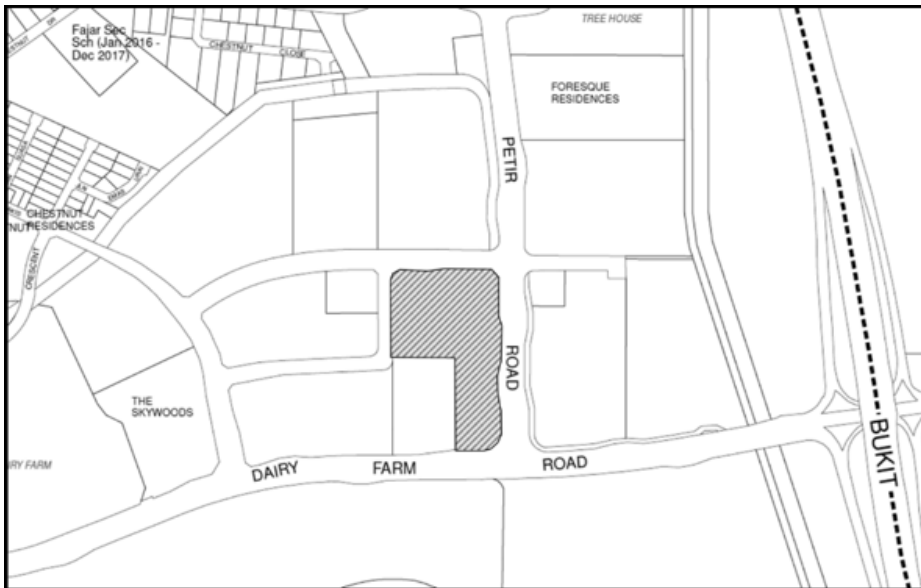
FIFTH SCHEDULE — *continued*

[S 431/2017 wef 01/08/2017]

21. Shaded area in Map 21 at Dairy Farm Road

MAP 21

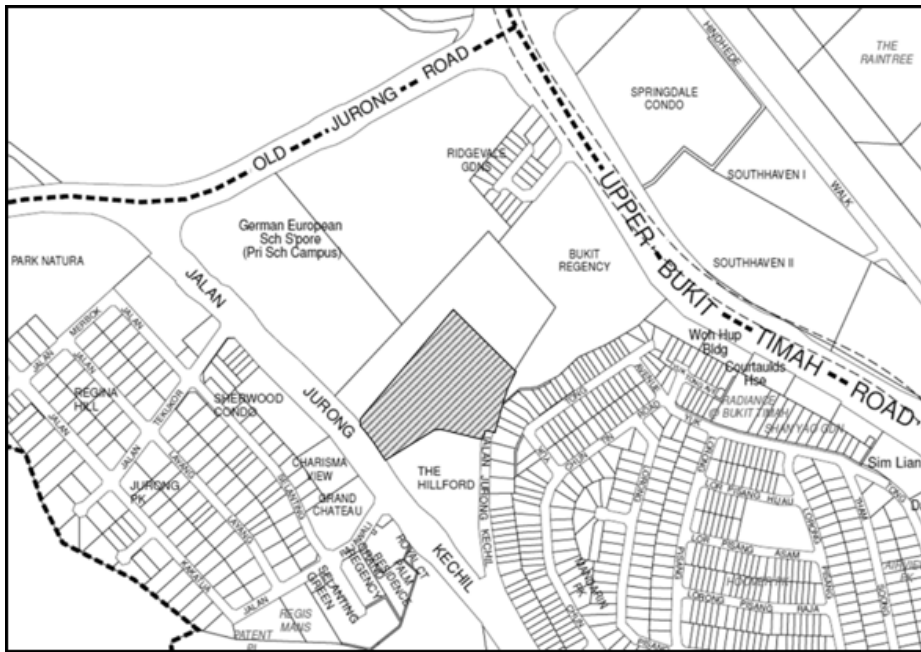
FIFTH SCHEDULE — *continued*



[S 288/2018 wef 18/05/2018]

22. Shaded area in Map 22 at Jalan Jurong Kechil

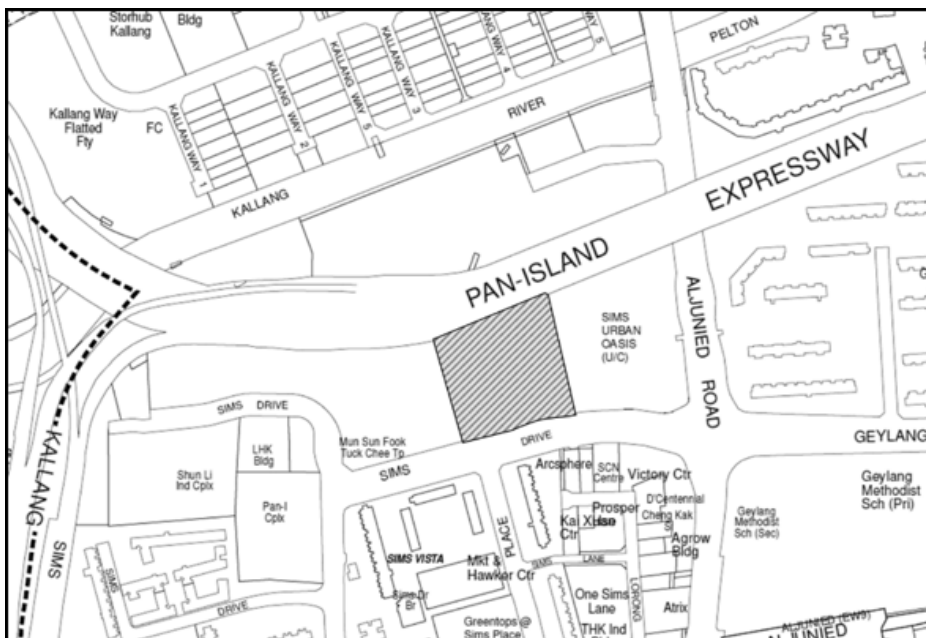
MAP 22

FIFTH SCHEDULE — *continued*

[S 288/2018 wef 18/05/2018]

23. Shaded area in Map 23 at Sims Drive

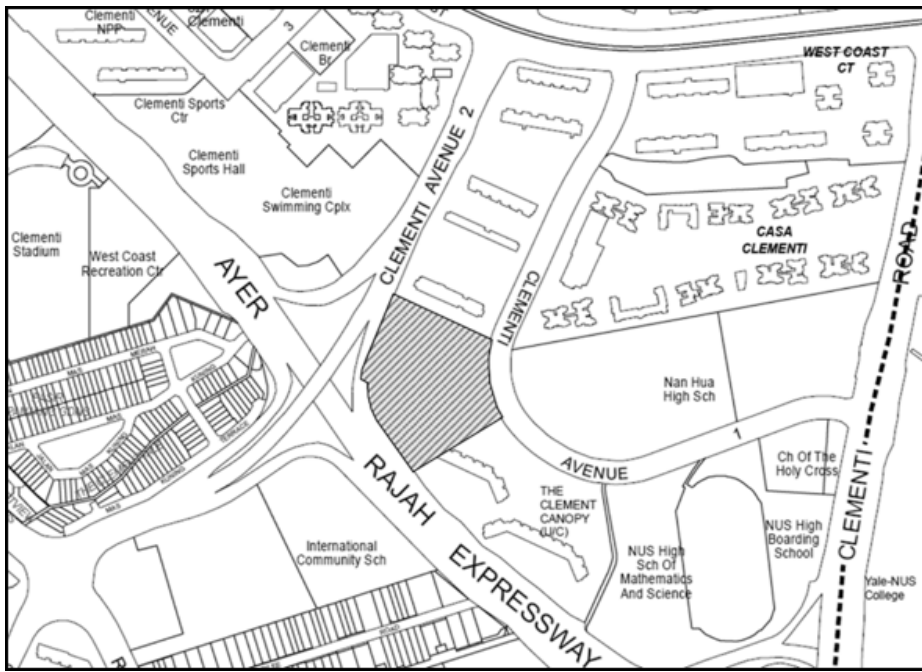
MAP 23

FIFTH SCHEDULE — *continued*

[S 288/2018 wef 18/05/2018]

24. Shaded area in Map 24 at Clementi Avenue 1

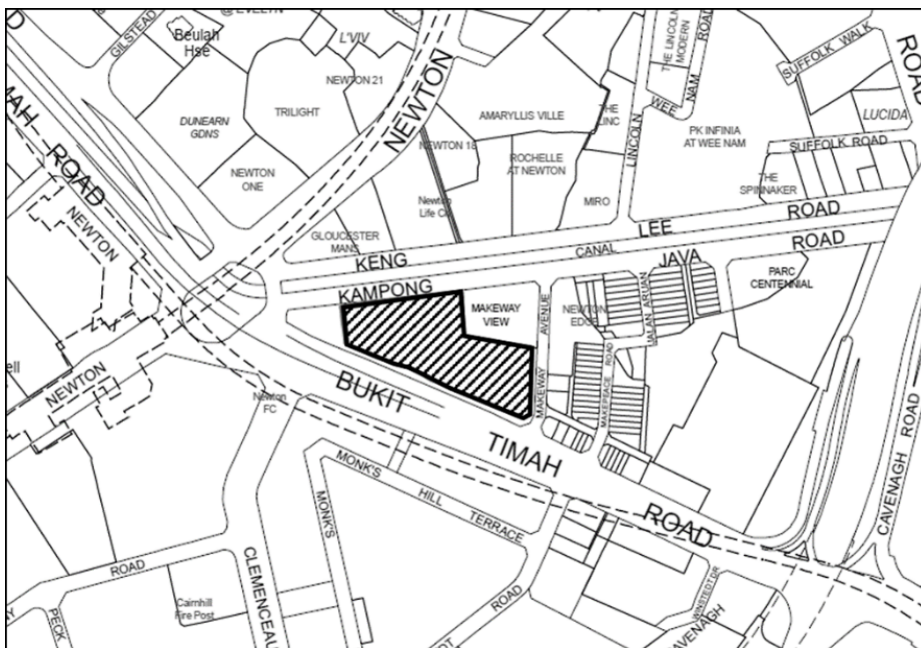
MAP 24

FIFTH SCHEDULE — *continued*

[S 288/2018 wef 18/05/2018]

25. Shaded area in Map 25 at Kampong Java Road

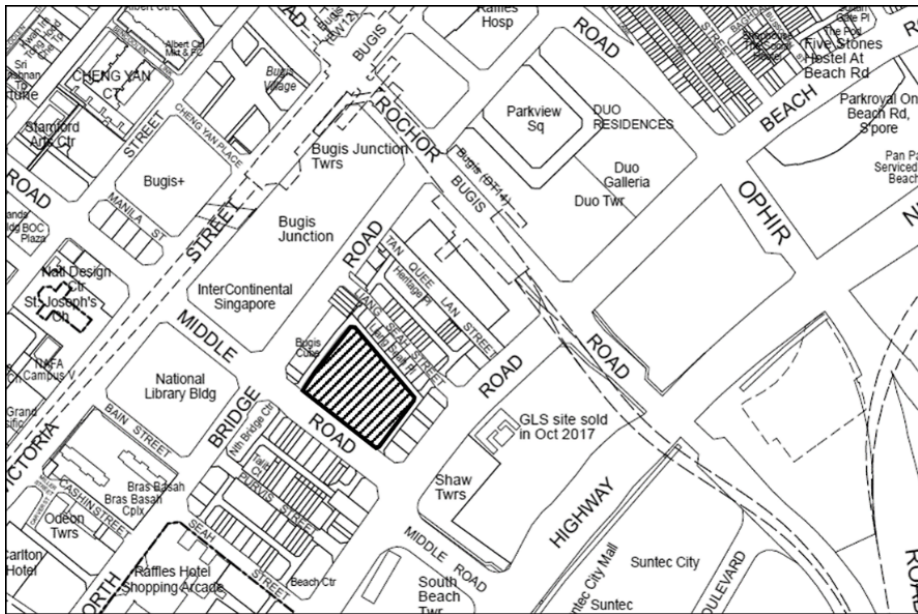
MAP 25

FIFTH SCHEDULE — *continued*

[S 583/2018 wef 25/09/2018]

26. Shaded area in Map 26 at Middle Road

MAP 26

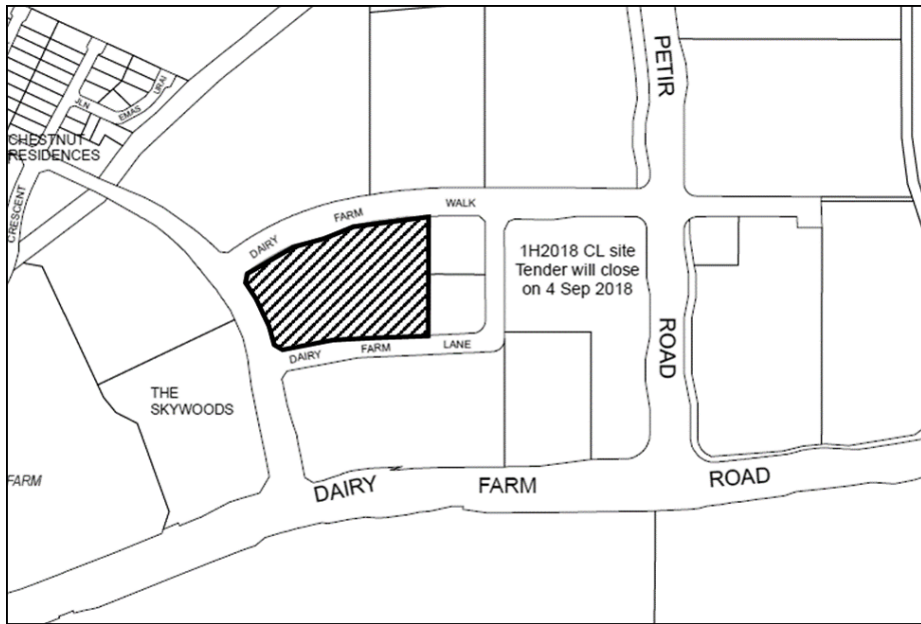
FIFTH SCHEDULE — *continued*

[S 583/2018 wef 25/09/2018]

27. Shaded area in Map 27 at Dairy Farm Walk

MAP 27

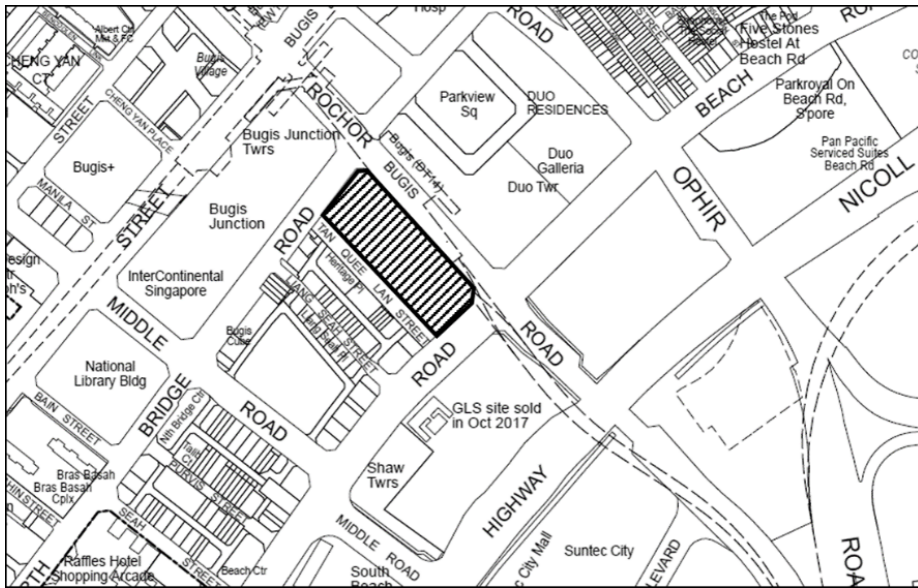
FIFTH SCHEDULE — *continued*



[S 583/2018 wef 25/09/2018]

28. Shaded area in Map 28 at Tan Quee Lan Street

MAP 28

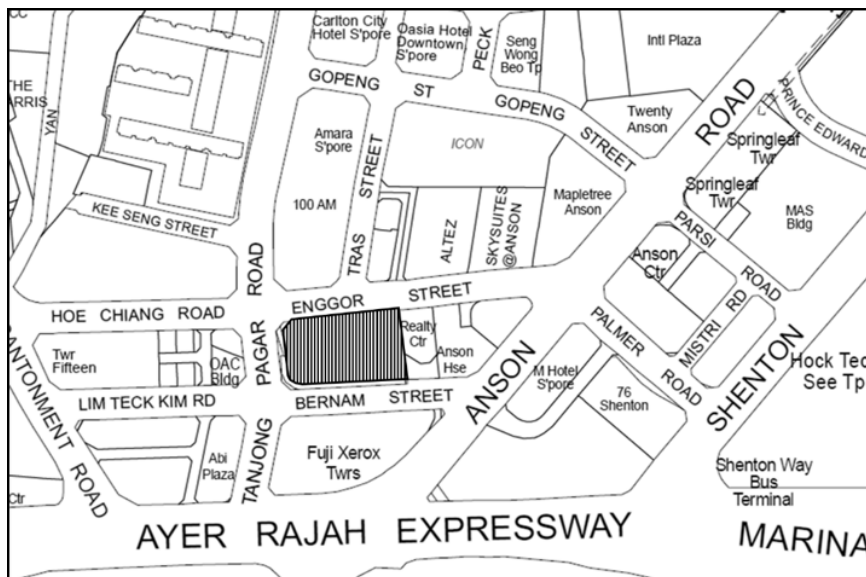
FIFTH SCHEDULE — *continued*

[S 583/2018 wef 25/09/2018]

29. Shaded area in Map 29 at Bernam Street

MAP 29

FIFTH SCHEDULE — continued

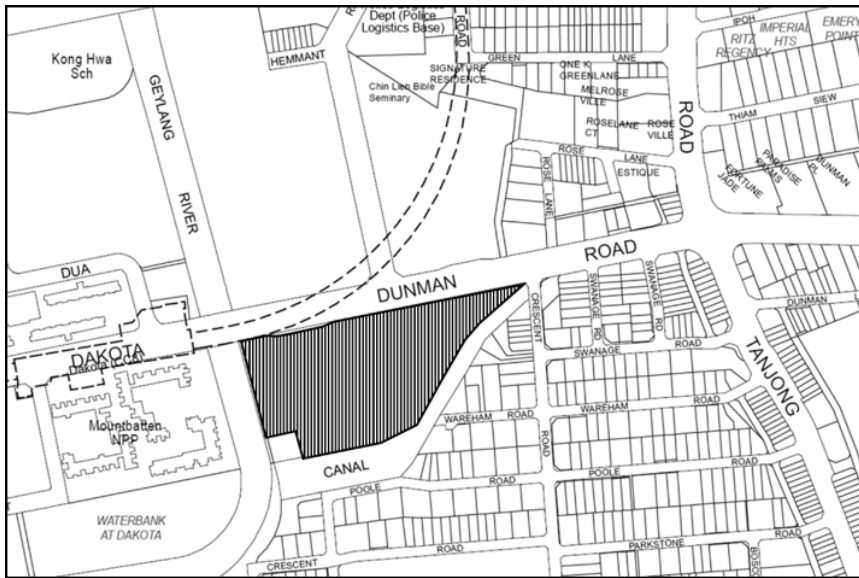


[S 392/2019 wef 27/05/2019]

30. Shaded area in Map 30 at Dunman Road

MAP 30

FIFTH SCHEDULE — *continued*



[S 392/2019 wef 27/05/2019]

31. Shaded area in Map 31 at Hillview Rise

MAP 31

FIFTH SCHEDULE — *continued*

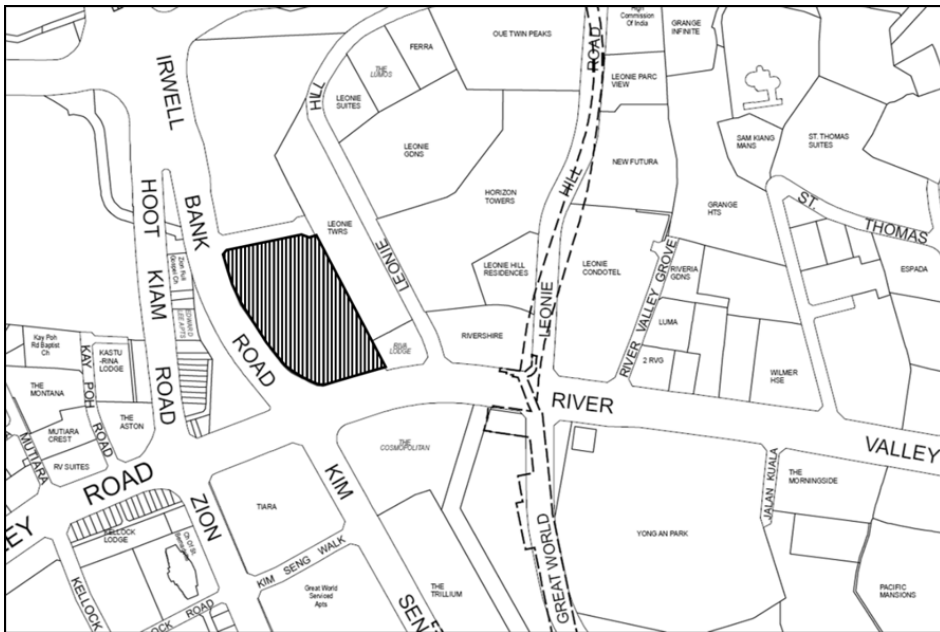


[S 392/2019 wef 27/05/2019]

32. Shaded area in Map 32 at Irwell Bank Road

MAP 32

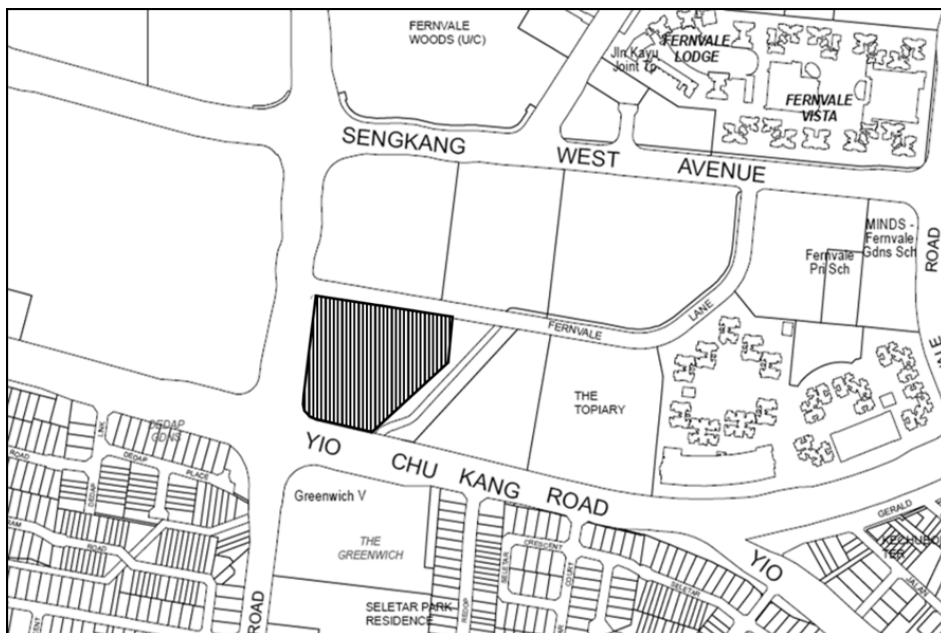
FIFTH SCHEDULE — continued



[S 721/2019 wef 30/10/2019]

33. Shaded area in Map 33 at Fernvale Lane

MAP 33

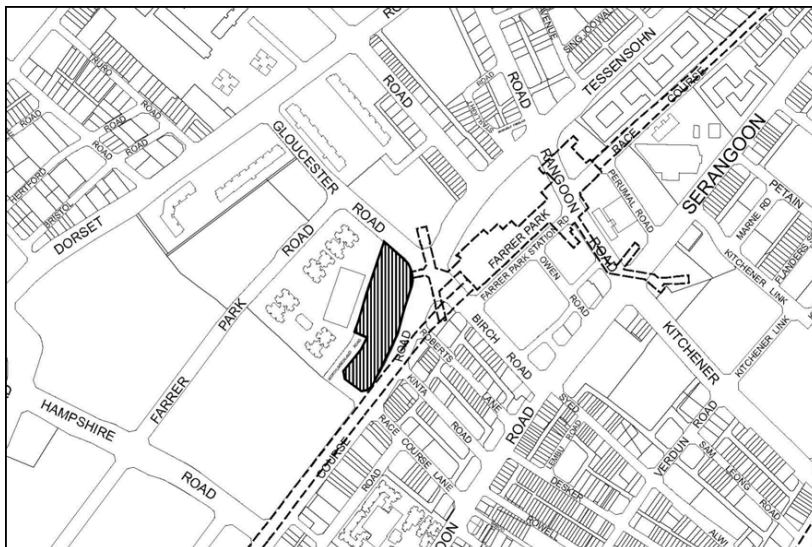
FIFTH SCHEDULE — *continued*

[S 721/2019 wef 30/10/2019]

34. Shaded area in Map 34 at Tanah Merah Kechil Link

MAP 34

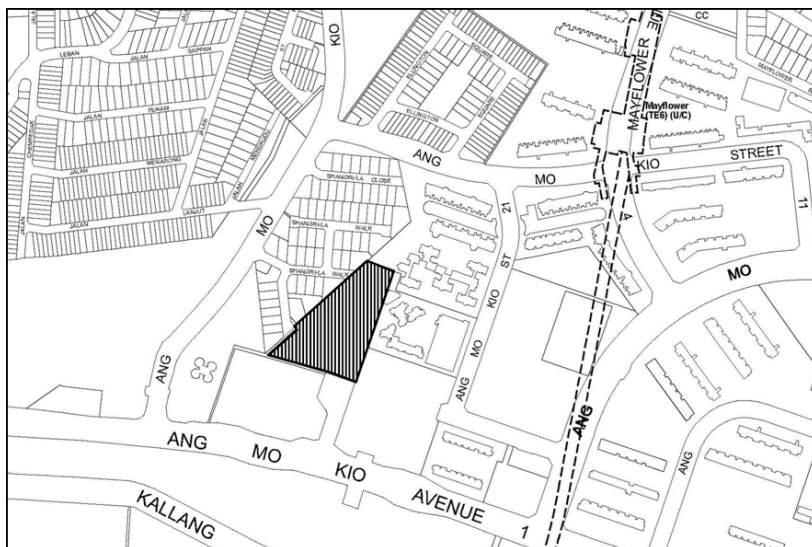
FIFTH SCHEDULE — *continued*



[S 863/2020 wef 09/10/2020]

36. Shaded area in Map 36 at Ang Mo Kio Avenue 1

MAP 36

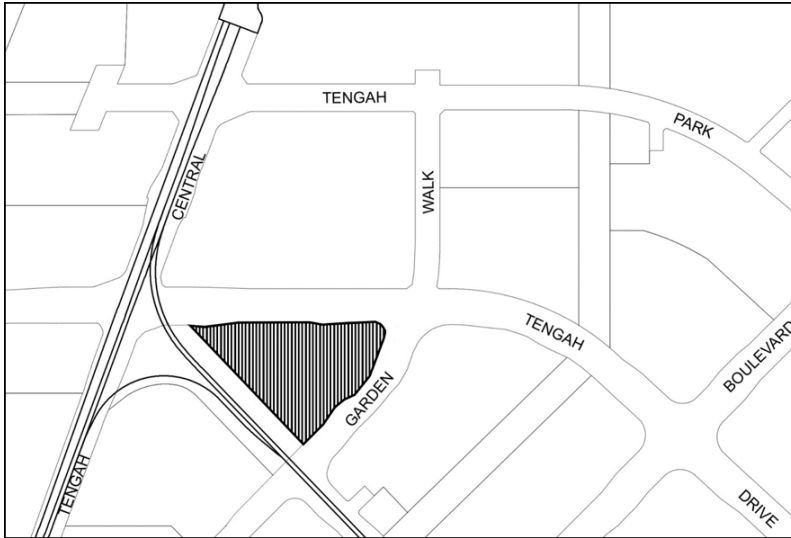


[S 863/2020 wef 09/10/2020]

FIFTH SCHEDULE — *continued*

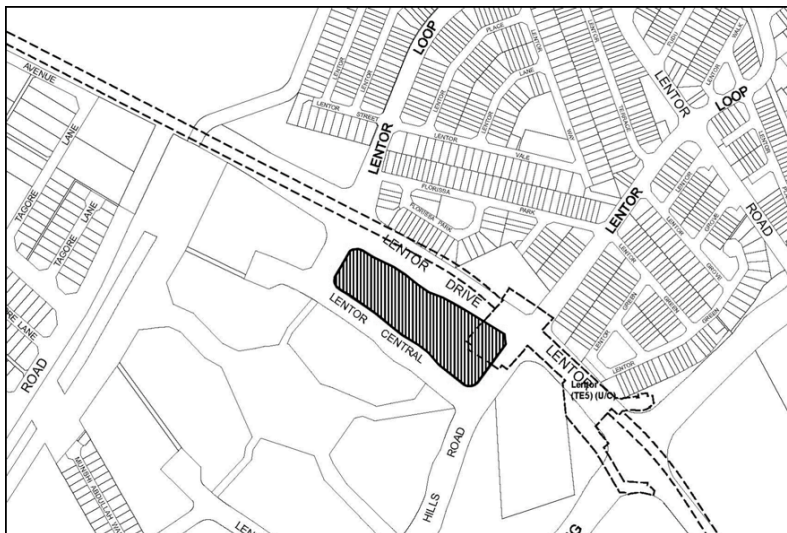
37. Shaded area in Map 37 at Tengah Garden Walk

MAP 37

*[S 863/2020 wef 09/10/2020]*

38. Shaded area in Map 38 at Lentor Central

MAP 38

FIFTH SCHEDULE — *continued*

[S 863/2020 wef 09/10/2020]

SIXTH SCHEDULE

Regulation 4B(4)(a) and (4A)(a)

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

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

[S 729/2014 wef 01/11/2014]

[S 583/2018 wef 25/09/2018]

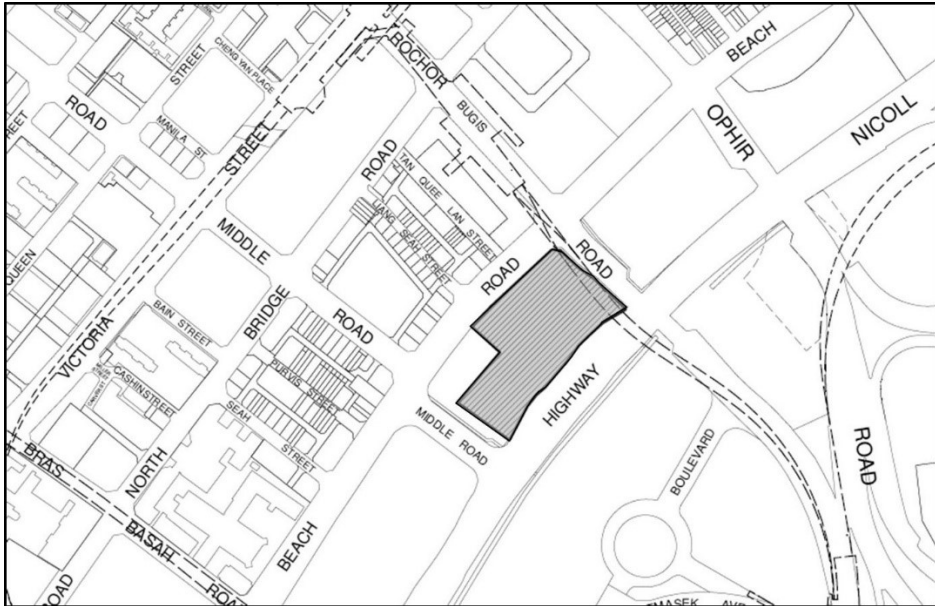
SEVENTH SCHEDULE

Regulation 4B(5)

1. Shaded area in Map 1 at Beach Road

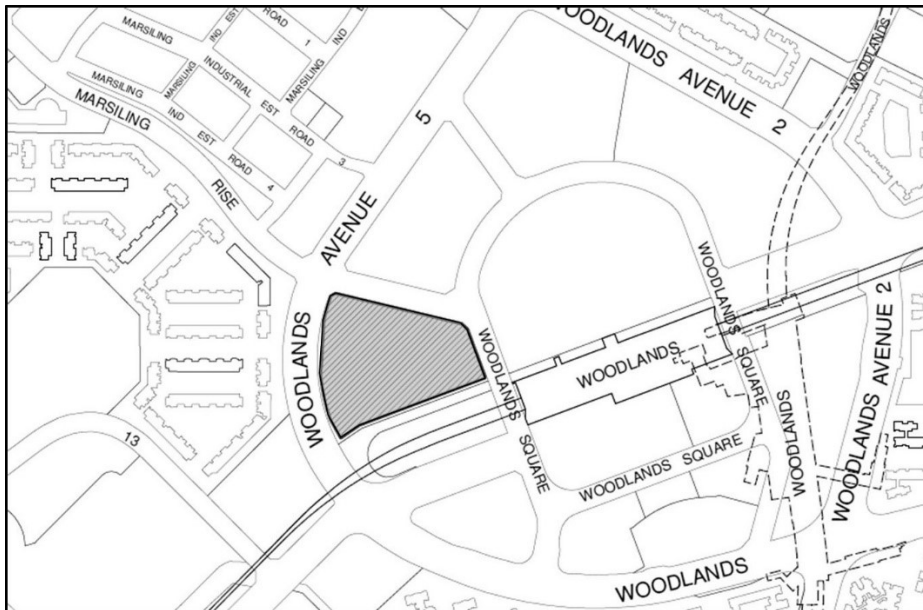
MAP 1

SEVENTH SCHEDULE — continued



2. Shaded area in Map 2 at Woodlands Square

MAP 2



[S 70/2017 wef 28/02/2017]

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.

[S 70/2017 wef 28/02/2017]

NINTH SCHEDULE

Regulation 4B(6)

1. Shaded area in Map 1 at Hillview Rise

MAP 1



[S 689/2017 wef 15/12/2017]

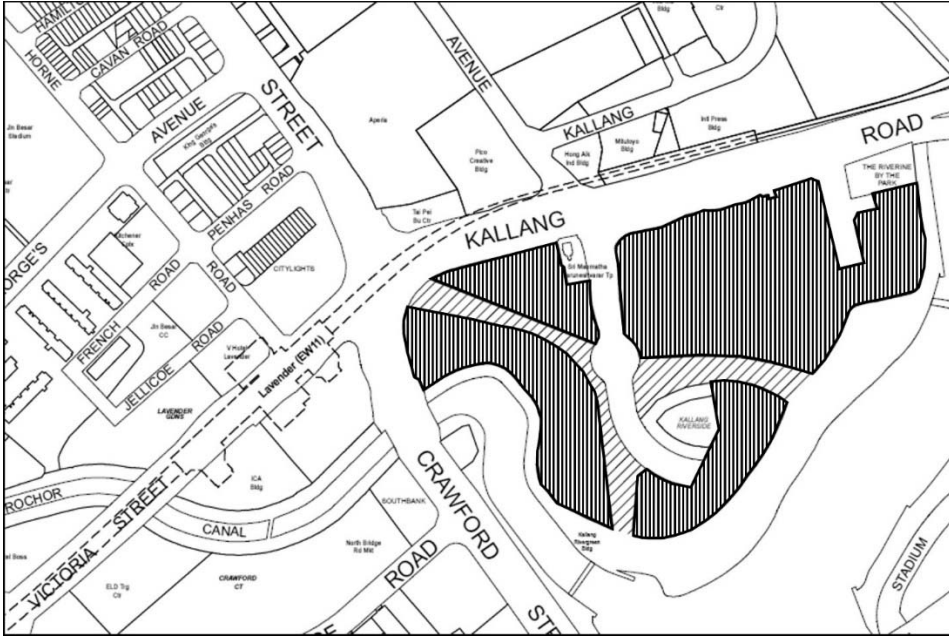
2. Shaded area in Map 2 at Woodlands Avenue 2

MAP 2

NINTH SCHEDULE — *continued**[S 781/2019 wef 28/11/2019]*

6. Shaded area in Map 6 at Kampong Bugis

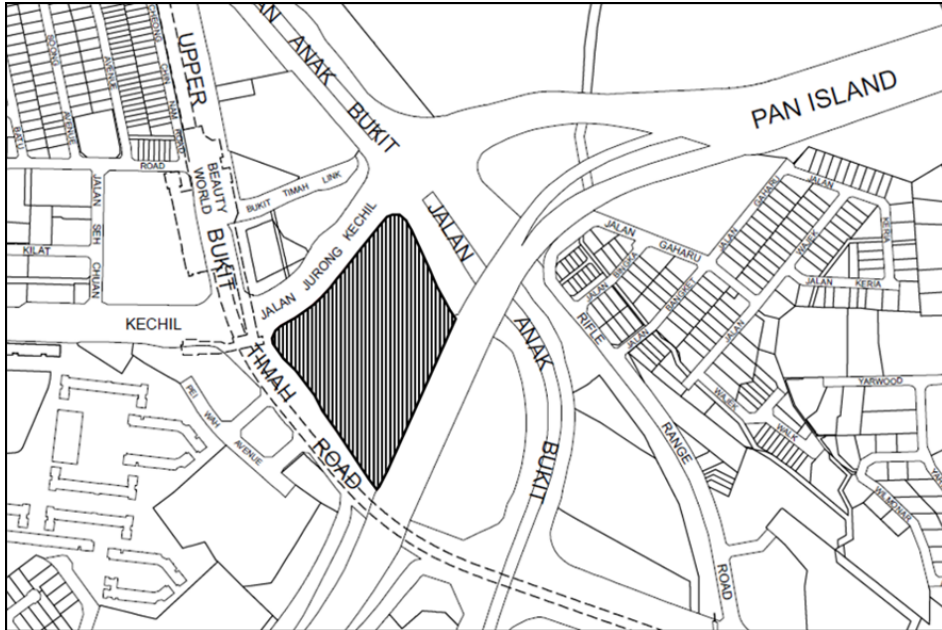
MAP 6

*[S 781/2019 wef 28/11/2019]*

7. Shaded area in Map 7 at Jalan Anak Bukit

NINTH SCHEDULE — *continued*

MAP 7



[S 335/2020 wef 30/04/2020]

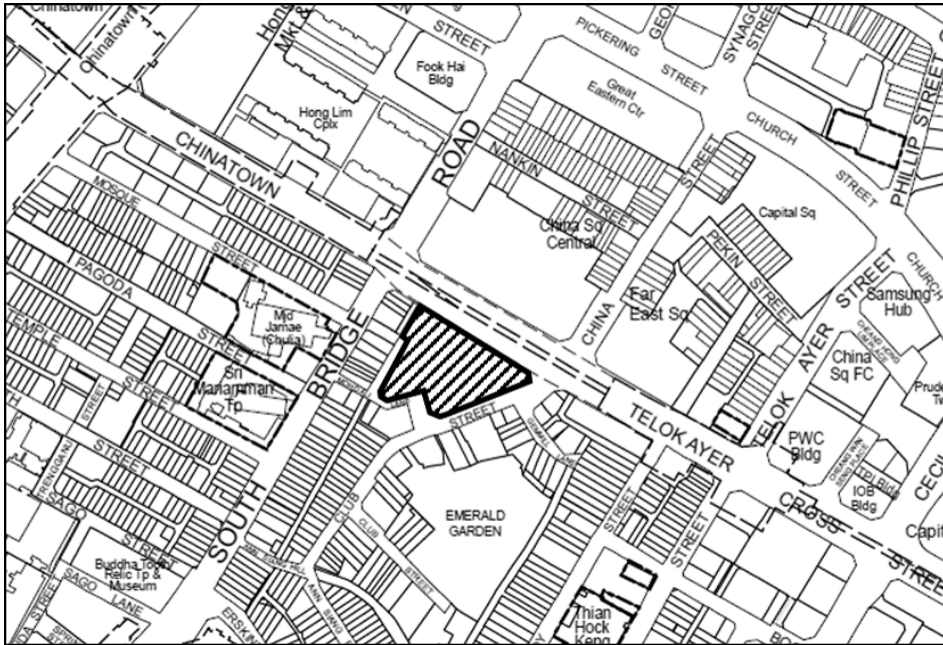
TENTH SCHEDULE

Regulation 4B(4A)

1. Shaded area in Map 1 at Club Street

MAP 1

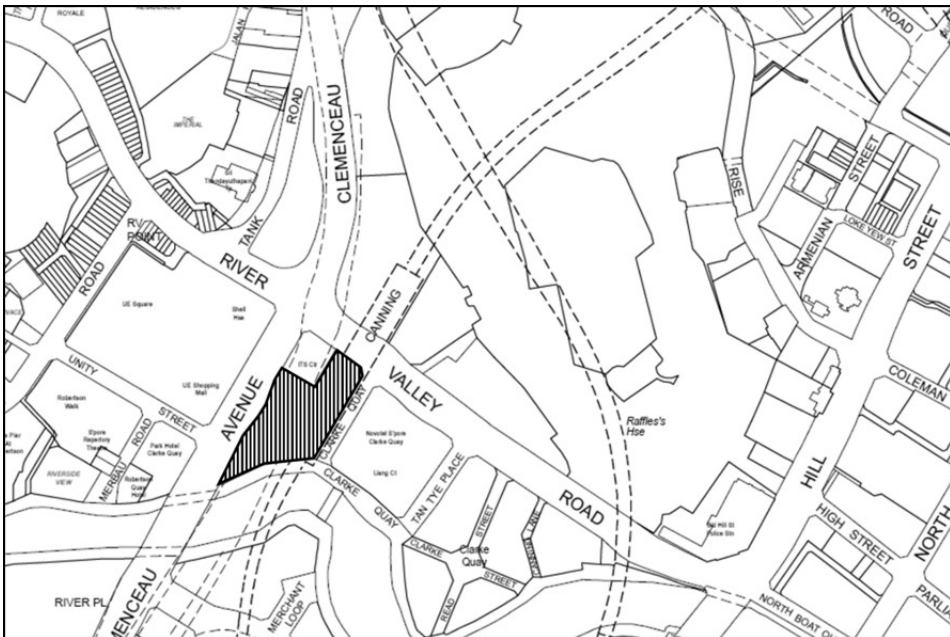
TENTH SCHEDULE — *continued*



[S 583/2018 wef 25/09/2018]

2. Shaded area in Map 2 at River Valley Road

MAP 2



[S 781/2019 wef 28/11/2019]

Made this 13th day of April 2011.

TAN TEE HOW
Permanent Secretary,
Ministry of National Development,
Singapore.

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