

SEWERAGE AND DRAINAGE ACT  
(CHAPTER 294, SECTIONS 51 AND 74)

SEWERAGE AND DRAINAGE (SANITARY WORKS)  
REGULATIONS

ARRANGEMENT OF REGULATIONS

PART I

PRELIMINARY

Regulation

1. Citation
2. Definitions

PART II

SANITARY WORKS

3. Requirements for sanitary works
4. Permission to work in public sewerage system
- 4A. Prohibitions relating to manhole and chamber of public sewerage system

PART III

SANITARY APPLIANCES

5. Sanitary appliance to be provided with flushing cistern, flush valve, etc.
6. Approval for sanitary appliances, etc.

PART IV

MAINTENANCE AND INSPECTION

7. Maintenance and inspection of sanitary plumbing and drainage system

PART V

MISCELLANEOUS

8. Offences

Regulation

9. Rate of interest under section 51(1)(b) of Act
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[1st April 1999]

PART I  
PRELIMINARY

**Citation**

1. These Regulations may be cited as the Sewerage and Drainage (Sanitary Works) Regulations.

**Definitions**

2. In these Regulations, unless the context otherwise requires —
- “Code of Practice” means the Code of Practice on Sewerage and Sanitary Works issued under section 32 of the Act;
  - “common property” has the same meaning as in the Land Titles (Strata) Act (Cap. 158);
  - “discharge pipe” means a pipe which conveys the discharges from a sanitary appliance or a floor trap;
  - “discharge stack” means a main vertical discharge pipe;
  - “sanitary drainage system” means a network of underground pipes comprising drain-lines, branch drain-lines, fittings and inspection chambers for the conveyance of sewage within any premises to a sewerage system;
  - “sanitary plumbing system” means a system of sanitary pipework above the ground comprising one or more discharge pipes, discharge stacks, ventilating pipes, ventilating stacks and fittings for the conveyance of sewage from any premises to a sanitary drainage system;
  - “sanitary works” include works on any sanitary plumbing system or sanitary drainage system and the fixing, alteration and

repair of a sanitary appliance, and other works connected therewith;

“ventilating pipe” means a pipe provided to limit the pressure fluctuations within any sanitary plumbing system;

“ventilating stack” means a main vertical ventilating pipe.

## PART II

### SANITARY WORKS

#### **Requirements for sanitary works**

3.—(1) Any person carrying out, or who causes to be carried out, any sanitary works shall ensure that the sanitary works are carried out in accordance with the Code of Practice and the following requirements:

- (a) all rain water shall, where practicable, be separated from sewage, and all rain water from roofs and open spaces and any overflow of water from storage tanks shall be diverted to a surface storm water drain and away from any opening connected to a sewerage system;
- (b) any drainage system serving common corridors, void decks or multi-storey car parks (except designated wash areas) shall be connected to storm water drains;
- (c) all rain water from open areas in backyards, courtyards, airwells and other paved areas within premises shall be discharged to storm water drains;
- (d) where there is an enclosed court or backyard in the premises with no available surface outlet for rain water, a sufficient area of the surface of the enclosed court or backyard shall be paved so as to be able to lead any rain water therefrom into the drain-line via a gully trap;
- (e) no rain water pipe leading down from the roof of a building shall be utilised as a ventilating stack or discharge stack;

- (f) all sullage water from a service station and motor workshop shall be discharged into a sewerage system via such oil and petrol interceptor as may be approved by the Board;
- (g) all areas used for washing purposes shall be roofed over and all sullage water from such roofed wash areas, refuse chutes or bin centres, and any other place in a building as required by the Board, shall be discharged into a sewerage system;
- (h) all sullage water from food shops, restaurants and eating establishments shall be discharged into the sewerage system via such grease trap as may be approved by the Board;
- (i) all car washing bays, lubrication bays and other similar areas in petrol stations, motor garages or motor workshops shall be roofed over and all sullage water from such places shall be discharged into a sewerage system via such oil and petrol interceptor as may be approved by the Board;
- (j) all pump islands at petrol stations shall be connected to surface storm water drains;
- (k) all backwash water from a swimming pool filter shall be discharged into a sewerage system;
- (l) all open shower points for swimming pools shall be connected to storm water drains;

*[S 72/2015 wef 13/02/2015]*

- (m) no sanitary plumbing system shall be laid —
  - (i) over, above or across any potable water storage tank, electrical transformer or switch gear; or
  - (ii) in any place where it can endanger the health or safety of any person;

*[S 72/2015 wef 13/02/2015]*

- (n) every sanitary appliance shall be connected, whether directly or indirectly, to a sewerage system.

*[S 72/2015 wef 13/02/2015]*

*[S 72/2015 wef 13/02/2015]*

(2) The Board may give notice in writing to the owner or occupier of any premises requiring him to carry out such works as the Board thinks is necessary to alter, improve or make good the sanitary plumbing system or the sanitary drainage system at the premises to comply with the Code of Practice or the requirements specified in paragraph (1), and the owner or occupier must comply with such notice.

*[S 72/2015 wef 13/02/2015]*

### **Permission to work in public sewerage system**

**4.—(1)** Notwithstanding that a clearance certificate or the approval of the Board has been obtained under section 33 of the Act in respect of any sanitary works, no person shall enter the public sewerage system to carry out such works except with the prior permission of the Board.

(2) The Board may, in granting any permission under paragraph (1), impose such conditions as it thinks fit.

### **Prohibitions relating to manhole and chamber of public sewerage system**

**4A.** No person shall do any of the following except with the prior permission of the Board:

- (a) cover up or pave over, or cause or permit to be covered up or paved over with bitumen, cement, concrete slab or any hard material any access into any manhole or chamber of the public sewerage system;
- (b) open, or cause or permit to be opened, any cover of a manhole or chamber of the public sewerage system.

*[S 72/2015 wef 13/02/2015]*

PART III

SANITARY APPLIANCES

**Sanitary appliance to be provided with flushing cistern, flush valve, etc.**

5.—(1) No person shall install, or cause or permit to be installed, any water closet pan, urinal, bidet or similar sanitary appliance in any premises unless the applicable condition or conditions (as the case may be) in paragraph (4) is or are satisfied.

(2) The Board may, upon becoming aware that any water closet pan, urinal, bidet or similar sanitary appliance installed in any premises, in respect of which any applicable condition in paragraph (4) is not satisfied, send a written notice to the owner of the premises, requiring the owner to remove the sanitary appliance within such reasonable time as may be specified in the notice.

(3) A person who receives a written notice from the Board under paragraph (2) must comply with the notice.

(4) The conditions referred to in paragraphs (1) and (2) are as follows:

(a) in a case where the sanitary appliance is connected with appurtenances which are installed below ground level —

(i) the sanitary appliance is provided with a flushing cistern, flush valve or other flushing device which is continuously supplied with water; and

(ii) sewage from the sanitary appliance and appurtenances is received and discharged into the sanitary drainage system by such sewage ejector, pump or other mechanical device or appliance, as may be approved by the Board; or

(b) in any other case, the sanitary appliance is provided with a flushing cistern, flush valve or other flushing device which is continuously supplied with water.

(5) Paragraphs (1) and (2) do not apply to a waterless urinal that is —

- (a) certified in accordance with regulation 6(1)(a); or
- (b) approved by the Board under regulation 6(1)(b).

*[S 72/2015 wef 13/02/2015]*

**Approval for sanitary appliances, etc.**

**6.—(1)** No person shall use any sanitary appliances, pipes or fittings in any sanitary works unless —

- (a) the appliances, pipes or fittings are certified under any product certification scheme approved by the Board for the purposes of this regulation; or
- (b) the Board has given its approval for the appliances, pipes or fittings to be used in the sanitary works.

*[S 72/2015 wef 13/02/2015]*

(2) Any person applying for the approval of the Board under paragraph (1)(b) shall —

- (a) submit an application in such form and manner as the Board may require;
- (b) deliver such number of samples of the appliances, pipes or fittings for which approval is sought as the Board may require to any testing laboratory designated by the Board for testing; and
- (c) pay the fees for any test conducted by the testing laboratory.

(3) Notwithstanding that any appliances, pipes or fittings have been certified in accordance with paragraph (1)(a), no person shall use such appliances, pipes or fittings in any sanitary works if their certification under the certification scheme has been cancelled.

*[S 72/2015 wef 13/02/2015]*

(4) The Board may withdraw its approval given under paragraph (1)(b) if —

- (a) the sanitary appliances, pipes or fittings are found to be unsafe or unsuitable for use; or
- (b) the design, material or construction of the appliances, pipes or fittings is changed without the approval of the Board.

(5) Notwithstanding that any appliances, pipes or fittings have been approved under paragraph (1)(b), no person shall use such appliances, pipes or fittings in any sanitary works if the Board has withdrawn its approval under paragraph (4).

*[S 72/2015 wef 13/02/2015]*

PART IV  
MAINTENANCE AND INSPECTION

*[S 72/2015 wef 13/02/2015]*

**Maintenance and inspection of sanitary plumbing and drainage system**

7.—(1) The owner of any common property shall —

- (a) ensure that all sanitary plumbing systems and sanitary drainage systems installed or located on the common property are at all times properly maintained, kept in good working order and free from any leakage;
- (b) cause the sanitary plumbing systems and sanitary drainage systems to be thoroughly examined and inspected and certified to be in good working order and free from any leakage by a professional engineer at such intervals as the Board may by notice in writing require; and

*[S 72/2015 wef 13/02/2015]*

- (c) keep a proper record of all certificates issued by the professional engineer under sub-paragraph (b), and produce such records to the Board when required.

(2) For the purposes of this regulation, “professional engineer” means a professional engineer registered under the Professional Engineers Act (Cap. 253) in the civil or structural engineering discipline or the mechanical engineering discipline.

*[S 72/2015 wef 13/02/2015]*



PART V

MISCELLANEOUS

**Offences**

**8.**—(1) Any person who contravenes regulation 4A, 5(1) or (3), 6(1), (3) or (5) or 7(1) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$5,000 and, in the case of a continuing offence, to a further fine not exceeding \$500 for every day or part thereof during which the offence continues after conviction.

(2) Any person who contravenes regulation 3(1) or (2) or 4(1) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$15,000 and, in the case of a continuing offence, to a further fine not exceeding \$500 for every day or part thereof during which the offence continues after conviction.

*[S 72/2015 wef 13/02/2015]*

**Rate of interest under section 51(1)(b) of Act**

**9.** The rate of interest under section 51(1)(b) of the Act shall be 3.6% per annum.

*[G.N. Nos. S 167/99; S 157/2001; S 373/2002; S 581/2006]*

LEGISLATIVE HISTORY  
SEWERAGE AND DRAINAGE (SANITARY WORKS)  
REGULATIONS  
(CHAPTER 294, RG 2)

This Legislative History is provided for the convenience of users of the Sewerage and Drainage (Sanitary Works) Regulations. It is not part of these Regulations.

**1. G. N. No. S 167/1999 — Sewerage and Drainage (Sanitary Works) Regulations 1999**

Date of commencement : 1 April 1999

**2. 2001 Revised Edition — Sewerage and Drainage (Sanitary Works) Regulations**

Date of operation : 31 January 2001

**3. G. N. No. S 157/2001 — Sewerage and Drainage (Sanitary Works) (Amendment) Regulations 2001**

Date of commencement : 1 April 2001

**4. G. N. No. S 373/2002 — Sewerage and Drainage (Sanitary Works) (Amendment) Regulations 2002**

Date of commencement : 1 August 2002

**5. G. N. No. S 581/2006 — Sewerage and Drainage (Sanitary Works) (Amendment) Regulations 2006**

Date of commencement : 13 October 2006

**6. 2007 Revised Edition — Sewerage and Drainage (Sanitary Works) Regulations**

Date of operation : 15 May 2007

**7. G.N. No. S 72/2015 — Sewerage and Drainage (Sanitary Works) (Amendment) Regulations 2015**

Date of commencement : 13 February 2015