

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

SEWERAGE AND DRAINAGE (SANITARY WORKS AND
SEWERAGE WORKS) REGULATIONS

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[1st April 1999]

PART I
PRELIMINARY

Citation

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

[S 165/2018 wef 01/04/2018]

Definitions

2. In these Regulations, unless the context otherwise requires —

“architect” means an individual who is registered as an architect under the Architects Act (Cap. 12) and who has in force a practising certificate issued under that Act;

[S 165/2018 wef 01/04/2018]

“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 that enables any sewage or sullage water to be conveyed from a sanitary appliance or floor trap to a drain-line;

[S 165/2018 wef 01/04/2018]

“discharge stack” means a main vertical discharge pipe that extends through at least one storey with or without offsets;

[S 165/2018 wef 01/04/2018]

“professional engineer” means an individual who is registered as a professional engineer under the Professional Engineers Act

(Cap. 253) and who has in force a practising certificate issued under that Act;

[S 165/2018 wef 01/04/2018]

“sanitary drainage system” means a network of drain-lines including any waste sump, inspection chamber and any other related appurtenance;

[S 165/2018 wef 01/04/2018]

“sanitary plumbing system” means a network of discharge pipes including any discharge stack, ventilating pipe, ventilating stack, floor trap, pump, fitting and any other related appurtenance;

[S 165/2018 wef 01/04/2018]

[Deleted by S 165/2018 wef 01/04/2018]

“ventilating pipe” means a pipe provided to limit the pressure fluctuations within any discharge pipe;

[S 165/2018 wef 01/04/2018]

“ventilating stack” means a main vertical ventilating pipe that extends through at least one storey with or without offsets.

[S 165/2018 wef 01/04/2018]

PART II

SANITARY WORKS AND SEWERAGE WORKS

[S 165/2018 wef 01/04/2018]

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]

Clearance certificate for certain works, etc.

3A.—(1) For the purposes of section 11(1) of the Act, the following works require a clearance certificate of the Board under section 33 of the Act:

(a) the sewerage works mentioned in section 11(1)(a) of the Act;

(b) the sanitary works mentioned in section 11(1)(b) of the Act, where the sanitary works are in connection with the erection or extension of a building, or the alteration, addition or repair of a building.

(2) An application for a clearance certificate of the Board, and the plans of the works to which the application relates, must be made —

- (a) for the sewerage works mentioned in paragraph (1)(a) — by a qualified person who is a professional engineer in the civil or structural engineering discipline; and
- (b) for the sanitary works mentioned in paragraph (1)(b) — by a qualified person who is an architect or a professional engineer.

[S 165/2018 wef 01/04/2018]

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 in the civil or structural engineering discipline or the mechanical engineering discipline.

[S 165/2018 wef 01/04/2018]

[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.—(1) For the purposes of section 51(1)(b) of the Act, the prescribed rate of interest is 1.5%-point above the 3-month compounded SORA for the period of the payment of the instalments referred to in that provision.

(2) In this regulation —

“3-month compounded SORA”, in relation to a period, means —

(a) if the period or a part of the period falls within the 6-month period beginning on 1 April of a calendar year then, for the period or the part (as the case may be) — the compounded average of the SORA values for a 3-month period computed by the Monetary Authority of Singapore using the prescribed methodology, and published on the following day at <http://www.mas.gov.sg> or (where the website is unavailable to the public) in one or more other forms that are readily accessible by the public:

(i) if 1 March of that calendar year is a business day — that day;

- (ii) if 1 March of that calendar year is not a business day — the last business day in February of that calendar year; or
 - (b) if the period or a part of the period falls within the 6-month period beginning on 1 October of a calendar year then, for the period or the part (as the case may be) — the compounded average of the SORA values for a 3-month period computed using the prescribed methodology, and published on the following day at <http://www.mas.gov.sg> or (where the website is unavailable to the public) in one or more other forms that are readily accessible by the public:
 - (i) if 1 September of that calendar year is a business day — that day;
 - (ii) if 1 September of that calendar year is not a business day — the last business day in August of that calendar year;
- “business day” means any day other than a Saturday, Sunday or public holiday;
- “prescribed methodology” means the methodology set out in the document called “Compounded Singapore Overnight Rate Average Index (“SORA Index”), Compounded SORA and MAS Floating Rate Notes (“MAS FRN”): A User Guide” dated 16 March 2021;
- “Singapore Overnight Rate Average” or “SORA” means the volume-weighted average rate of borrowing transactions in the unsecured overnight interbank Singapore dollar cash market in Singapore between 8 a.m. and 6.15 p.m., as determined and published by the Monetary Authority of Singapore on its website at <http://www.mas.gov.sg> or (where the website is unavailable to the public) in one or more other forms that are readily accessible by the public.

[S 910/2023 wef 01/01/2024]

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

formerly known as the Sewerage and Drainage (Sanitary Works) Regulations

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

8. G.N. No. S 165/2018 — Sewerage and Drainage (Sanitary Works) (Amendment) Regulations 2018

Date of commencement : 1 April 2018

9. G.N. No. S 910/2023 — Sewerage and Drainage (Sanitary Works and Sewerage Works) (Amendment) Regulations 2023

Date of commencement : 1 January 2024