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The following Act was passed by Parliament on 6 March 2020 and assented to by the President on 23 March 2020:—

REPUBLIC OF SINGAPORE

No. 12 of 2020.

I assent.

HALIMAH YACOB,
President.
23 March 2020.



An Act to amend the Building Control Act (Chapter 29 of the 1999 Revised Edition) and to make consequential and related amendments to certain other Acts.

Be it enacted by the President with the advice and consent of the Parliament of Singapore, as follows:

Short title and commencement

1. This Act is the Building Control (Amendment) Act 2020 and comes into operation on a date that the Minister appoints by notification in the *Gazette*.

Amendment of section 2

2. Section 2 of the Building Control Act (called in this Act the principal Act) is amended —

(a) by deleting the words “(referred to in this definition as A), but does not include any person who contracts with a builder for the execution by that person of the whole or any part of any building works undertaken by the builder for or on behalf of A under a contract entered into by the builder with A” in the definition of “builder” in subsection (1) and substituting the words “but does not include a sub-contractor in relation to those building works”;

(b) by inserting, immediately after paragraph (d) of the definition of “building” in subsection (1), the following paragraph:

“(da) a fixed installation;”;

(c) by inserting, immediately after the words “and includes” in the definition of “building works” in subsection (1), the words “any fixed installation works, and any”;

(d) by deleting the definition of “common property” in subsection (1) and substituting the following definition:

““common property” has the meaning given by —

(a) the Town Councils Act (Cap. 329A) where the common property is comprised in a housing estate of the Housing and Development Board; or

(b) the Building (Strata Management) Act (Cap. 30C) in any other case;”;

(e) by deleting the definition of “exterior feature” in subsection (1) and substituting the following definitions:

““escalator” means a machine-powered installation comprising —

- (a) a stairway with continuously moving steps and handrails carrying people between different floors of a building; or
- (b) a continuously moving walkway for conveying people between different parts of a building or between 2 buildings,

and includes a passenger conveyor, and any supporting structure, machinery, equipment, apparatus and enclosure used or designed for use for operating the escalator;

“exterior feature”, in relation to any building, means any permanent feature of a building that —

- (a) is installed on, forms part of or projects outwards from the roof or exterior of the building; and
- (b) is prescribed by building regulations;

“fixed installation” means any of the following machine-powered installations:

- (a) an escalator;
- (b) a lift;
- (c) a mechanised car parking system,

and includes any supporting structure, machinery, equipment, apparatus and enclosure used or designed for use for operating a fixed installation;

“fixed installation owner”, for a fixed installation, means —

- (a) where the fixed installation is part of any common property of a housing estate of the Housing and Development Board —
 - (i) the Town Council established under the Town Councils Act with the duty to maintain that common property in that housing estate; or
 - (ii) where there is no such Town Council — the Board;
- (b) where the fixed installation is part of any common property or limited common property comprised in a strata title plan — the management corporation or subsidiary management corporation having control of the common property or limited common property (as the case may be) or the person receiving any rent or charge for the maintenance and management of that common property or limited common property, as the case may be;
- (c) where the fixed installation is part of any common property not comprised in a strata title plan and is not described in paragraph (a) or (b) — the person whose name is entered in the Valuation List prepared under section 10 of the Property Tax Act (Cap. 254) as the owner of the common property or a mortgagee in possession;

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- (d) where the fixed installation is comprised in a lot of a subdivided building (whether or not in a strata title plan) and is not part of any common property — any person who is the registered proprietor or registered subsidiary proprietor (as the case may be) in the land-register under the Land Titles Act (Cap. 157) of the fee simple, estate in perpetuity or leasehold estate of that lot;
 - (e) where the fixed installation is not in a subdivided building and is not part of any common property but is installed or operated in, or in connection with, a building — the owner of that building; or
 - (f) in any other case — a person with a legal or beneficial interest in the fixed installation and who is prescribed in building regulations for that fixed installation or class of fixed installations to which that installation belongs,

but excludes a supplier (or an agent of a supplier) of a fixed installation who, by reason only of a contract for the sale or installation of the fixed installation, retains the ownership of the fixed installation pending any payment of the price or other consideration for that sale or installation;

“fixed installation works” means —

- (a) the installation of any fixed installation;
- (b) the carrying out of such major alteration or replacement works as