



REPUBLIC OF SINGAPORE

GOVERNMENT GAZETTE

ACTS SUPPLEMENT

Published by Authority

NO. 24]

FRIDAY, NOVEMBER 30

[2012

First published in the *Government Gazette*, Electronic Edition, on 30th November 2012 at 5:00 pm.

The following Act was passed by Parliament on 10th September 2012 and assented to by the President on 12th October 2012:—

REPUBLIC OF SINGAPORE

No. 22 of 2012.

I assent.

TONY TAN KENG YAM,

President.

12th October 2012.



An Act to amend the Building Control Act (Chapter 29 of the 1999 Revised Edition).

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 may be cited as the Building Control (Amendment) Act 2012 and shall come into operation on such date as the Minister may, by notification in the *Gazette*, appoint.

Amendment of section 2

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

- (a) by deleting the words “underground building works” wherever they appear in the definition of “geotechnical aspects” in subsection (1) and substituting in each case the words “geotechnical building works”;
- (b) by inserting, immediately after the definition of “geotechnical aspects” in subsection (1), the following definition:

““geotechnical building works” means any of the following building works:

- (a) any excavation or other building works to make —
 - (i) a tunnel with a diameter, width or height of more than 2 metres;
or
 - (ii) a caisson, cofferdam, trench, ditch, shaft or well with a depth of more than 6 metres;
- (b) any building works for constructing, altering or repairing any earth retaining structure in or for a trench, ditch, shaft or well with a depth or height of more than 6 metres;
- (c) any earthworks or other building works for constructing or stabilising a slope with a height of more than 6 metres (measured as the vertical

distance between the highest level and lowest level of the slope);

- (d) such type of foundation works as the Minister may prescribe in the building regulations for buildings of 30 storeys or more;”;

- (c) by inserting, immediately after the definition of “geotechnical engineer”, the following definition:

““Housing and Development Board” means the Housing and Development Board established under section 3 of the Housing and Development Act (Cap. 129);”;

- (d) by deleting the words “underground building works” in the definition of “minor building works” in subsection (1) and substituting the words “geotechnical building works”;

- (e) by deleting the definition of “owner” in subsection (1) and substituting the following definition:

““owner” —

- (a) in relation to any premises comprised in a strata title plan under the Land Titles (Strata) Act (Cap. 158), means —

(i) in relation to a lot, any person who is the registered subsidiary proprietor of the lot under that Act;

(ii) in relation to the common property, the management corporation having control of the common property, or the person receiving any rent or charge for the maintenance and management of that common property; and

- (iii) in relation to any limited common property, the subsidiary management corporation established under the Building Maintenance and Strata Management Act (Cap. 30C) having control of the limited common property, or the person receiving any rent or charge for the maintenance and management of that limited common property;
- (b) in relation to any building in a housing estate of the Housing and Development Board or any subdivided building in a housing estate under the HUDC Housing Estates Act (Cap. 131), means —
 - (i) in relation to a flat, any owner of the flat as defined under the Housing and Development Act (Cap. 129) or the HUDC Housing Estates Act, as the case may be;
 - (ii) in relation to the common property of residential and commercial property in any housing estate of the Housing and Development Board, that Board; and
 - (iii) in relation to the common property of any subdivided building in any housing estate under the HUDC Housing Estates Act, any body corporate constituted under an

order made by the Minister under section 3 of that Act;

(*c*) in relation to any subdivided building other than a subdivided building referred to in paragraph (*a*) or (*b*), means —

(i) in relation to a lot, any person who is the registered proprietor in the land-register under the Land Titles Act (Cap. 157) of the fee simple, estate in perpetuity or leasehold estate of that lot; and

(ii) in relation to the common property, every person who is a registered proprietor in the land-register under the Land Titles Act (Cap. 157) of the fee simple, estate in perpetuity or leasehold estate of a lot in that building, or the person receiving any rent or charge for the maintenance and management of the common property;

(*d*) in relation to any premises which are not subdivided, means any person who is the registered proprietor of the fee simple, estate in perpetuity or leasehold estate of those premises in the land-register under the Land Titles Act; and

(*e*) where paragraphs (*a*) to (*d*) do not apply, means the person for the time being receiving the rent of the premises or building, whether on his