

**Building Control (Amendment) Act 2004
(No. 34 of 2004)**

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**REPUBLIC OF SINGAPORE
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The following Act was passed by Parliament on 1st September 2004 and assented to by the President on 8th September 2004:—

BUILDING CONTROL (AMENDMENT) ACT 2004

(No. 34 of 2004)

I assent.

S R NATHAN,
President.
8th September 2004.

Date of Commencement: 1st October 2004

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 2004 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(1) of the Building Control Act (referred to in this Act as the principal Act) is amended —

(a) by deleting the definition of “air-conditioning unit”;

- (b) by inserting, immediately after the definition of “competent authority”, the following definitions:

“ “exterior feature”, in relation to any building, means any of the following features that is permanent and is installed on, forms part of or projects outwards from the roof or exterior of the building:

- (a) any air-conditioning unit, including any window air-conditioning unit and any condensing equipment of an air-conditioning unit;
- (b) any window, with or without movable parts;
- (c) any grille or shutter, with or without movable parts;
- (d) any tile, cladding, curtain wall, siding, plaster, bracket or cornice;
- (e) any gutter, rainwater down-pipe, or part of the roof;
- (f) any awning or sun-shading device;
- (g) such other feature that is permanent and is installed on, forms part of or projects outwards from the roof or exterior of any building as the Minister may, by notification in the *Gazette*, declare to be an exterior feature for the purposes of this Act;

“flat” has the same meaning as in the Land Titles (Strata) Act (Cap. 158);”;

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

“ “person responsible”, in relation to an exterior feature of a building, means —

- (a) the owner of the premises or building which the exterior feature is installed on, forms part of or projects outwards from, except as otherwise provided by paragraph (b), (c), (d) or

(e);

- (b) where the exterior feature (other than any window, grille or shutter) is part of the common property of any housing estate of the Housing and Development Board, either that Board or the Town Council established under the Town Councils Act (Cap. 329A) for that housing estate, as the Minister shall designate for that exterior feature;
- (c) where the exterior feature (other than any window, grille or shutter) is part of the common property of any other land (whether or not comprised in a strata title plan) not referred to in paragraph (b), the person who has charge of the maintenance of such common property, unless otherwise provided by paragraph (e);
- (d) where the exterior feature is a window, grille or shutter —
 - (i) if the window, grille or shutter is part of a flat in any housing estate of the Housing and Development Board (whether or not it is common property), the owner of that flat as defined in the Housing and Development Act (Cap. 129);
 - (ii) if the window, grille or shutter is part of any flat other than a flat under subparagraph (i) (whether or not it is common property), the owner of that flat; and
 - (iii) in any other case, such person who ordinarily has daily charge or control over the maintenance and use of such window, grille or shutter; or

(e) such other person as may be prescribed under