

Building Control (Amendment) Bill

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Bill No: 10/1995

Read the first time: 1st March 1995

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Expenditure of Public Money

Building Control (Amendment) Bill

Bill No. 10/1995

Read the first time on 1st March 1995.

An Act to amend the Building Control Act (Chapter 29 of the 1990 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 1995 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 definitions of “building” and “Building Authority” and substituting the following definitions:

“building” means any permanent or temporary building or structure and includes —

- (a) a hut, shed or roofed enclosure;
- (b) a wall, earth retaining or stabilising structure, partition, gate, fence, paling, platform, post, pillar, hoarding or frame;
- (c) a slip, dock, wharf or jetty;
- (d) a culvert, crossing, bridge, underpass or tunnel;
- (e) a sewage treatment plant, sewer, drain, swimming pool or any non-proprietary type of concrete tank for the storage of any solid, liquid or gaseous product; and
- (f) such other erection or structure (whether permanent or temporary) as the Minister may, by order published in the *Gazette*, declare to be a building;

“Building Authority” means the Building Authority appointed under section 3(1);”;

(b) by deleting the words “, ventilating system or fire protection system” in paragraph (c) of the definition of “building works” and substituting the

words “or ventilating system”;

- (c) by inserting, immediately after the word “tenant” at the end of paragraph (a) of the definition of “owner”, the words “and includes a mortgagee in possession”;
- (d) by deleting the word “and” at the end of paragraph (b) of the definition of “owner”;
- (e) by inserting, immediately after the word “property” at the end of paragraph (c) of the definition of “owner”, the words “or any body corporate constituted under an order made by the Minister pursuant to section 3 of the HUDC Housing Estates Act [Cap. 131]”;
- (f) by inserting, immediately after paragraph (c) of the definition of “owner”, the following paragraphs:

- “(d) in relation to the common property of residential and commercial property in any housing estate of the Housing and Development Board, means that Board; and

- (e) in relation to the common property of any building which is not subdivided, includes any person receiving any rent or charge for the maintenance and management of that common property;”;

- (g) by inserting, immediately after the definition of “site supervisor”, the following definition:

- “ “temporary building” means any building or structure constructed of short-lived materials or permitted to be used by the competent authority or Building Authority for a period not exceeding 36 months or such other period as may be prescribed;”.

Amendment of section 3

3. Section 3 of the principal Act is amended by deleting subsections (1) and (2) and substituting the following subsections:

“(1) The Minister may appoint any person by name or office to be the Building Authority responsible for the operation and administration of this Act.

(2) Subject to the directions of the Building Authority, the powers conferred and the duties imposed on the Building Authority under this Act and the building regulations may be exercised and carried out by —

- (a) any public officer; and
- (b) any qualified person who is in the employment of —
 - (i) the Housing and Development Board;
 - (ii) the Mass Rapid Transit Corporation;
 - (iii) the Port of Singapore Authority; or
 - (iv) such other public authority constituted by any written law as the Minister may approve for the purpose,

generally or specially authorised by name or office by the Building Authority.”.

Amendment of section 4

4. Section 4 of the principal Act is amended by deleting paragraph (a) and substituting the following paragraph:

“(a) any temporary building or to the occupation of any such building; or”.

Amendment of section 6

5. Section 6 of the principal Act is amended —

- (a) by inserting, immediately after the word “impose,” in subsection (2)(a), the words “or disapprove”;
- (b) by deleting subsection (3) and substituting the following subsections:

“(3) Subject to the provisions of this Act, every person for whom any building works are or are to be carried out shall, before making any application under subsection (1), appoint an appropriate qualified person in respect of those works.

(3A) The qualified person shall, within such period as may be specified by the Building Authority or such other period as may be extended by the Building Authority, comply with any written direction given by the Building Authority under subsection (2) and resubmit the plans of the building works, failing which the plans shall be deemed to have been disapproved by the Building Authority.

(3B) Where an application for the approval of the detailed structural plans of any building works is accompanied by the