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**BUILDING CONTROL ACT
(CHAPTER 29)**

**BUILDING CONTROL (BUILDABILITY)
(AMENDMENT) REGULATIONS 2014**

In exercise of the powers conferred by section 49 of the Building Control Act, the Minister for National Development hereby makes the following Regulations:

Citation and commencement

1. These Regulations may be cited as the Building Control (Buildability) (Amendment) Regulations 2014 and shall come into operation on 1 November 2014.

Amendment of regulation 1

2. Regulation 1 of the Building Control (Buildability) Regulations 2011 (G.N. No. S 199/2011) (referred to in these Regulations as the principal Regulations) is amended by inserting, immediately after the word “Buildability”, the words “and Productivity”.

Amendment of regulation 2

3. Regulation 2 of the principal Regulations is amended —

(a) by inserting, immediately before the definition of “buildable design score”, the following definitions:

““biometric authentication system” means an electronic system capable of identifying or authenticating the identity of a person using distinguishing physiological traits of the person such as finger prints, palm shapes or facial features;

“buildability detailed design and implementation plan” means a plan (of the building works of a

building) which describes and defines the types, extent of use and details of the building systems, building components and buildable features to be implemented for the building works of the building, for the purpose of —

- (a) computing the buildable design score or structural design score, as the case may be, with respect to the design of the building works; and
 - (b) where applicable, ascertaining compliance with the requirements under regulations 4A and 4B with respect to the design of the building works;”;
- (b) by deleting the existing definition of “buildability detailed design and implementation plan”;
- (c) by deleting the definition of “Government Land Sales Programme” and substituting the following definition:
 - “ “Government Land Sales Programme” means a programme under which State land is sold by a statutory board referred to in the First Schedule or the Government and through a public selection process;”;
- (d) by inserting, immediately after the definition of “immaterial changes”, the following definitions:
 - “ “industrial building” means any building that is constructed or used, or is to be constructed or used, primarily for —
 - (a) the manufacturing, altering, repairing, ornamenting, finishing, cleaning, washing, packing, canning, adapting, breaking up or demolishing of any article or part of an article;
 - (b) the getting, processing or treatment of any minerals;

(c) the manufacturing, preparation, brewing, packing or storage of any foodstuff or beverage;

(d) the storage of any goods; or

(e) the carrying out of any printing works;

“prefabricated bathroom unit” means a bathroom unit complete with finishes for walls and floors which is —

(a) constructed and assembled outside the premises of the building works and installed at those premises to form a bathroom unit of a building; and

(b) manufactured in a manufacturing plant, and in accordance with fabrication methods, accredited by any body which is acceptable to the Commissioner of Building Control and specified in the Code of Practice;

“prefabricated prefinished volumetric construction” means a construction method whereby free-standing volumetric modules complete with finishes for walls, floors and ceilings are constructed and assembled outside the premises of the building works and installed at those premises for the purposes of those building works;

“prefabricated systems” means building systems or components that are manufactured or constructed outside the premises of the building works and assembled at those premises for the purposes of those building works;”;

(e) by deleting the words “regulation 3(1), (2), (3) or (4)” in the definition of “relevant building works” and substituting the words “regulation 3(1), (2), (3), (4) or (4A)”;

(f) by inserting, immediately after the definition of “relevant building works”, the following definition:

““residential (non-landed) building” means any non-landed building that is constructed for use solely or partly as a residence or private dwelling;”;

(g) by deleting the definition of “structural buildable design score”; and

(h) by deleting the full-stop at the end of the definition of “submission requirements” and substituting a semi-colon, and by inserting immediately thereafter the following definition:

““total super-structural floor area” means the total constructed floor area of the building consisting of the ground floor and all floors above the ground floor, but excluding any floor area constructed for use as a roof or car park.”.

Amendment of regulation 3

4. Regulation 3 of the principal Regulations is amended by inserting, immediately after paragraph (4), the following paragraph:

“(4A) Subject to paragraph (5), regulations 4A and 4B shall apply to any building works (other than repairs, alterations or additions to an existing building) in respect of which an application for planning permission is submitted on or after 1 November 2014.”.

Amendment of regulation 4

5. Regulation 4 of the principal Regulations is amended by deleting the words “on or after 15th October 2013” in paragraphs (2) and (3) and substituting in each case the words “on or after 15 October 2013 but before 1 November 2014”.

New regulations 4A and 4B

6. The principal Regulations are amended by inserting, immediately after regulation 4, the following regulations:

“Mandatory buildable systems and standard components

4A. Every qualified person appointed under section 8(1)(a) or 11(1)(d)(i) of the Act and every developer, in respect of any relevant building works, shall ensure that the building works are designed and carried out such that the building implements or incorporates the building systems and standard components applicable to the category of building use specified in the Second Schedule which applies to that building.

Minimum productivity requirements

4B.—(1) Every qualified person appointed under section 8(1)(a) or 11(1)(d)(i) of the Act and every developer, in respect of any relevant building works referred to in paragraph (2) or (3), shall ensure that the building works are designed and carried out such that the building works satisfy the requirements referred to in paragraph (2), (3) or (4), as the case may be.

(2) Where the relevant building works relate to any building to be built for use as a residential (non-landed) building on any State land which is sold under the Government Land Sales Programme on or after 1 November 2014 —

- (a) the building or the component of the building that is a residential (non-landed) building, as the case may be, must incorporate the minimum number of prefabricated bathroom units specified in the Third Schedule; and
- (b) each of the prefabricated bathroom units must conform to the requirements set out in the Code of Practice in relation to prefabricated bathroom units.

(3) Where the relevant building works relate to any building to be built for use as an industrial building on any State land which is sold under the Government Land Sales Programme on or after 1 November 2014, the building must incorporate the minimum