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First published in the Government *Gazette*, Electronic Edition, on 15th April 2011 at 5:00 pm.

**No. S 199**

**BUILDING CONTROL ACT  
(CHAPTER 29)**

**BUILDING CONTROL (BUILDABILITY)  
REGULATIONS 2011**

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

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## Citation and commencement

1. These Regulations may be cited as the Building Control (Buildability) Regulations 2011 and shall come into operation 15th July 2011.

## Definitions

2. In these Regulations —

“buildable design score” means the score relating to the extent to which a design of a building affects the ease of construction of that building, computed in accordance with the Buildable Design Appraisal System as set out in the Code of Practice;

“building plans” means the building plans referred to in regulation 4(1)(a)(i) of the Building Control Regulations 2003 (G. N. No. S 666/2003);

“Code of Practice” means the Code of Practice on Buildability issued by the Building and Construction Authority;

“constructability score” means the score relating to the extent to which an adoption of construction techniques and processes affects the productivity level of any building works, computed in accordance with the Constructability Appraisal System as set out in the Code of Practice;

“Construction Productivity Data” means data required for the purpose of assessing the productivity level of any building works, which includes the following:

- (a) manpower utilisation;
- (b) construction output; and
- (c) documentation relating to the construction of the building works;

“detailed structural plans” means the detailed structural plans referred to in regulation 4(1)(a)(ii) of the Building Control Regulations 2003;

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“gross floor area” has the same meaning as “floor area” in rule 2(1) of the Planning (Development Charges) Rules (Cap. 232, R 5);

“submission requirements” means the requirements specified in the Requirements on Submission of Construction Productivity Data issued by the Building and Construction Authority.

### **Application**

**3.—**(1) Subject to paragraphs (2) and (5), regulations 4, 6, 7, 11 and 13 shall apply to any building works in respect of which an application for planning permission is submitted to the competent authority under the Planning Act (Cap. 232) on or after 1st July 2011 and which involve a gross floor area of 2,000 square metres or more.

(2) Regulations 4, 6, 7, 11 and 13 shall not apply to building works consisting of repairs, alterations or additions to an existing building (whether carried out within or outside the existing building) in respect of which an application for planning permission is submitted on or after 1st July 2011 unless —

- (a) the gross floor area of the existing floor to be reconstructed;
- (b) the increase in the gross floor area of the existing building that will result from the building works; or
- (c) the sum of sub-paragraphs (a) and (b),

is 2,000 square metres or more.

(3) Subject to paragraphs (4) and (5), regulations 5, 8, 9, 10, 12 and 14 shall apply to any building works in respect of which an application for planning permission is submitted on or after 1st July 2011 and which involve a gross floor area of 5,000 square metres or more.

(4) Regulations 5, 8, 9, 10, 12 and 14 shall not apply to building works consisting of repairs, alterations or additions to an existing building (whether carried out within or outside the existing building) in respect of which an application for planning permission is submitted on or after 1st July 2011 unless —

- (a) the gross floor area of the existing floor to be reconstructed;

(b) the increase in the gross floor area of the existing building that will result from the building works; or

(c) the sum of sub-paragraphs (a) and (b),

is 5,000 square metres or more.

(5) These Regulations shall also not apply to any building works relating to —

(a) any culvert, bridge, underpass, tunnel, earth retaining or stabilising structure, slipway, dock, wharf or jetty;

(b) any theme park;

(c) any place of worship;

(d) any power station; or

(e) any waste processing or treatment plant.

#### **Minimum buildable design score**

4. Every qualified person appointed under section 8(1)(a) or 11(1)(d)(i) of the Act and every developer, in respect of any building works to which this regulation and regulations 6, 7, 11 and 13 apply, shall ensure that the building works are designed and carried out such that the buildable design score of the building works is not less than —

(a) the minimum buildable design score for the relevant category of building works as set out according to the type of use in the Code of Practice and, in the case of building works consisting of mixed categories of building works, the sum of the minimum buildable design scores for each of the categories pro-rated in proportion to the percentage of gross floor area used for that category; and

(b) the minimum buildable design score for the relevant type of building works as set out in the Code of Practice and, in the case of building works consisting of repairs, alterations or additions to an existing building which are carried out both within and outside the existing building, the sum of the minimum buildable design scores for each type of building