

# **Building Control (Temporary Buildings) Regulations**

## **Table of Contents**

**1 Citation**

**2 Application**

**3 Erection and occupation of temporary buildings**

**4 Permit**

**5 Lapsing of permit**

**6 Requirements in respect of special temporary buildings**

**7 Requirements in respect of temporary buildings**

**8 Requirements in respect of workers' quarters**

**9 Protective hoardings, scaffolding, etc.**

**10 Revocation of permit**

**11 Refund of fees**

**12 Demolition of temporary building**

**13 General penalty**

**FIRST SCHEDULE Temporary buildings to which these regulations do not apply**

**SECOND SCHEDULE**

**Legislative History**

BUILDING CONTROL ACT  
(CHAPTER 29, SECTION 49)

BUILDING CONTROL (TEMPORARY BUILDINGS) REGULATIONS

Rg 5

G.N. No. S 153/1989

REVISED EDITION 2000

(31st January 2000)

[1st May 1989]

**Citation**

1. These Regulations may be cited as the Building Control (Temporary Buildings) Regulations.

**Application**

2. These Regulations shall apply to any temporary building except for a temporary building specified in the First Schedule.

**Erection and occupation of temporary buildings**

3.—(1) No person shall —

- (a) erect, or cause or permit to be erected, any temporary building to which these Regulations apply without a permit granted under regulation 4; or
- (b) occupy, cause to be occupied or permit the occupation of any such temporary building which he knows or ought reasonably to know is erected in contravention of sub-paragraph (a).

(2) Paragraph (1) shall not apply to the following temporary buildings:

- (a) any worker's quarters, site office, store, builder's shed or other shed required in connection with any building works relating to permanent buildings; and
- (b) any show-flat or show-house.

(3) Any person who contravenes or fails to comply with paragraph (1) shall be guilty of an offence.

**Permit**

4.—(1) An application for a permit to erect a temporary building to which these Regulations apply shall —

- (a) be in the form set out in the Second Schedule; and
- (b) be accompanied by —
  - (i) a fee of \$10 for every month the proposed temporary building is required;
  - (ii) where applicable, a copy of the written permission issued by the competent authority under the Planning Act (Cap. 232) together with a set of plans approved by that authority;
  - (iii) 2 sets of the plans of the proposed temporary building comprising a key or location plan, a site plan, floor plan and other relevant details;
  - (iv) where applicable, one set of structural details and calculations prepared and signed by a professional engineer; and
  - (v) such other documents, particulars or information as the Commissioner of Building Control may require.

(2) An application for a permit to erect a temporary building —

- (a) which is intended for occupation; or
- (b) the erection of which may affect the safety of the public,

shall be furnished on behalf of the applicant by a professional engineer engaged by the applicant under regulation 6.

(3) The Commissioner of Building Control may grant a permit subject to such conditions as he may consider necessary.

(4) A permit granted under this regulation shall be valid for the period specified therein for which the temporary building may exist.

### **Lapsing of permit**

5. A permit granted under regulation 4 in respect of any temporary building shall automatically lapse where any written permission granted by the competent authority under the Planning Act (Cap. 232) in respect of the temporary building lapses.

### **Requirements in respect of special temporary buildings**

6.—(1) An applicant for a permit to erect a temporary building —

- (a) which is intended for occupation; or
- (b) the erection of which may affect the safety of the public,

shall engage a professional engineer to design, supervise and inspect the erection of the temporary building.

(2) The professional engineer engaged by the applicant under paragraph (1) shall —

- (a) take all reasonable steps and exercise due diligence in supervising and inspecting the erection of the temporary building to ensure that the building works are carried out in accordance with —
  - (i) these Regulations;
  - (ii) the plans and structural details approved by the Commissioner of Building Control; and
  - (iii) any term or condition imposed by the Commissioner of Building Control;
- (b) on completion of the temporary building, submit immediately to the Commissioner of Building Control a certificate of supervision in such form as the Commissioner of Building Control may require; and
- (c) notify the Commissioner of Building Control of any contravention of the provisions of the Act or the building regulations in connection with the temporary building.

(3) Any person who contravenes or fails to comply with the requirements of paragraph (1) or (2) shall be guilty of an offence.

### **Requirements in respect of temporary buildings**

7.—(1) A builder who intends to erect any worker's quarters, site office, store, builder's shed or other similar type of temporary building comprising 2 storeys or more and required in connection with any building works relating to permanent buildings shall engage a professional engineer to design and supervise the erection of the temporary building.

(2) An owner who intends to erect any show-flat or show-house comprising 2 storeys or more shall engage a professional engineer to design and supervise the erection of the show-flat or show-house.

(3) On completion of the temporary building, the professional engineer engaged under paragraph (1) or (2) shall furnish the builder or the owner, as the case may be, with all the plans, designs and calculations of the building together with a certificate of