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**BUILDING CONTROL ACT
(CHAPTER 29)**

**BUILDING CONTROL
(BUILDABILITY) (AMENDMENT)
REGULATIONS 2013**

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 2013 and shall come into operation on 1st September 2013.

Amendment of regulation 2

2. Regulation 2 of the Building Control (Buildability) Regulations 2011 (G.N. No. S 199/2011) (referred to in these Regulations as the principal Regulations) is amended —

(a) by deleting the definition of “buildable design score” and substituting the following definitions:

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

“buildability detailed design and implementation plan”, in relation to the building works of a building, means a document which describes and defines the type, extent of use and details of building systems, building components and

buildable features to be implemented for the building works of the building for the purpose of computing the buildable design score or structural buildable design score, as the case may be, with respect to the design of the building works;”;

(b) by inserting, immediately after the definition of “Code of Practice”, the following definition:

““constructability implementation plan”, in relation to the building works of a building, means a document which describes and defines the type, extent of use and details of construction techniques and processes, plant, equipment and innovative methods and systems to be implemented for the building works of the building for the purpose of computing the constructability score with respect to the building works;”;

(c) by inserting, immediately after the definition of “detailed structural plans”, the following definition:

““Government Land Sales Programme” means a programme under which State land is sold for development through a public selection process by a statutory board referred to in the Schedule or the Government;”;

(d) by inserting, immediately after the definition of “gross floor area”, the following definitions:

““immaterial changes” has the same meaning as in regulation 2 of the Building Control Regulations 2003 (G.N. No. S 666/2003);

“relevant building works” means the building works referred to in regulation 3(1), (2), (3) or (4), as the case may be;

“State land” has the same meaning as in section 2 of the Singapore Land Authority Act (Cap. 301);

“structural buildable design score” has the same meaning as in regulation 7(1);”.

Amendment of regulation 3

3. Regulation 3 of the principal Regulations is amended —
- (a) by inserting, immediately after paragraph (1), the following paragraph:
- “(1A) Regulation 4, except for regulation 4(3)(b), shall not apply to building works consisting of repairs, alterations or additions to an existing building.”; and
- (b) by deleting the words “Regulations 4” in paragraph (2) and substituting the words “Regulations 4(3)(b)”.

Deletion and substitution of regulations 4 and 5

4. Regulations 4 and 5 of the principal Regulations are deleted and the following regulations substituted therefor:

“Minimum buildable design score

4.—(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, 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 the minimum buildable design score referred to in paragraph (2) or (3), as the case may be.

(2) The minimum buildable design score for any relevant building works which relate to any building to be built on any State land which is sold under the Government Land Sales Programme on or after 15th October 2013 shall be —

- (a) in the case where the building works relate to any building to be built for one category of building use, the minimum buildable design score for that category of building use specified for any building on such State land as set out according to the category of building use in the Code of Practice; or

(b) in the case where the building works relate to any building to be built for mixed categories of building use, the sum of the minimum buildable design scores for each of the categories of building use specified for any building on such State land as set out according to the category of building use in the Code of Practice pro-rated in proportion to the percentage of gross floor area of the building works relating to the building to be built for building use for that category.

(3) The minimum buildable design score for any relevant building works which relate to any building on any land, other than State land sold under the Government Land Sales Programme on or after 15th October 2013, shall be —

(a) in the case where the building works relate to any building to be built —

(i) where the building is to be built for one category of building use, the minimum buildable design score for that category of building use specified for any building on such land as set out according to the category of building use in the Code of Practice; or

(ii) where the building is to be built for mixed categories of building use, the sum of the minimum buildable design scores for each of the categories of building use specified for any building on such land as set out according to the category of building use in the Code of Practice pro-rated in proportion to the percentage of gross floor area of the building works relating to the building to be built for building use for that category; or

(b) in the case where the building works consists of repairs, alterations or additions to an existing building —

(i) where the repairs, alterations or additions involve one type of building works and are implemented for one category of building use, the minimum

buildable design score for that type of building works corresponding to that category of building use specified for any building on such land as set out according to the type of building works against the category of building use in the Code of Practice; or

- (ii) where the repairs, alterations or additions involve mixed types of building works and are implemented for mixed categories of building use, the sum of the minimum buildable design scores for each of the types of building works which is implemented for the corresponding category of building use specified for any building on such land as set out according to the type of building works against the category of building use in the Code of Practice pro-rated in proportion to the percentage of gross floor area of the building works relating to the building which consist of repairs, alterations or additions involving that type of building works.

Minimum constructability score

5. Every builder appointed under section 8(1)(c) of the Act, in respect of any relevant building works, shall ensure that construction of the building works, including those carried out on any land which is sold on or after 15th October 2013 under the Government Land Sales Programme, is not less than the applicable minimum constructability score for the relevant gross floor area of the building works relating to any building as set out in the Code of Practice.”.

Amendment of regulation 6

- 5. Regulation 6(2) of the principal Regulations is amended —
 - (a) by deleting the word “and” at the end of sub-paragraph (a);
and