

BCA BC 15.0.3

Building Plan and Management Division
Building Plan Department
Tel: 63258661
Fax: 63254437

31 Oct 2003

See Distribution List

Dear Sir/Madam

EXTENSION OF LEGISLATION ON BUILDABLE DESIGN TO SMALLER PROJECTS AND NEW MINIMUM BUILDABILITY SCORES

The legislation on buildable design came into effect on 1st January 2001. Currently, all new building projects with Gross Floor Areas (GFA) of 5,000 m² and above are required to meet the minimum buildability scores as stipulated in the Code of Practice on Buildable Design. All new additions or extensions with GFA of 5,000 m² and above are also required to comply with the buildability requirements.

2. From 1st January 2004, the buildability requirements will be extended to cover smaller projects with GFA of at least **2,000 m²**. At the same time, the minimum buildability scores will be raised. The new minimum buildability scores for each category of building/development are set out in the Code of Practice on Buildable Design January 2004 edition and are as shown in the following table :

Category of Building/Development	Minimum Buildability Score		
	2, 000 m ² ≤ GFA < 5, 000m ²	5, 000m ² ≤ GFA < 25, 000m ²	GFA ≥ 25 000 m ²
Residential (landed)	54	56	59
Residential (non-landed)	60	62	65
Commercial	62	69	72
Industrial	64	71	74
Institutional and others	60	66	69

3. These changes will apply to all building/development works which are submitted to URA for planning approval on or after 1st January 2004. For building/development works submitted to URA for planning permission on or after 1st January 2001 but before 1st January 2004, the minimum buildability scores stipulated in the earlier editions of the Code of Practice on Buildable Design will still apply,

depending on the date of planning application. For clarity, the following table indicates which edition of the Code of Practice on Buildable Design to be used to determine the minimum buildability score requirements.

Date of planning application to URA	Code of Practice on Buildable Design to be used
1 st January 2001 to 31 st July 2002	December 2000 edition
1 st August 2002 to 31 st December 2003	June 2002 edition
On or after 1 st January 2004	January 2004 edition

4 Besides the revised buildability scores and the extension of the buildability legislation, the Buildable Design Appraisal System (BDAS) has also been revised following industry's feedback. All these changes have been incorporated in the January 2004 edition of the Code, hardcopies of which would be available for sale from mid December 2003. In the meantime, the soft copy of the latest Code together with a reference guide to the BDAS are available for download at BCA website at www.bca.gov.sg. Alternatively, you can access them through the following address: http://www.bca.gov.sg/industry_programmes/buildable_design/legislation/codepractice.html

5 The standard forms for building and structural plan approvals and application for temporary occupation permit/certificate of statutory completion will also be revised in view of these changes. The revised forms can be downloaded from BCA website from mid December 2003. Please use the new forms with effect from 1st January 2004.

6 I would appreciate it if you could convey the contents of this circular to members of your organisation. If you or your members have any queries concerning this circular, please contact Mrs Foo-Leoh Chay Hong at 6325 7535 (email : foo-leoh_chay_hong@bca.gov.sg). Thank you.

Yours faithfully

CHENG TAI FATT
SENIOR MANAGER
BUILDING PLAN DEPARTMENT
for COMMISSIONER OF BUILDING CONTROL
BUILDING AND CONSTRUCTION AUTHORITY

copy to :

Head
Building Quality Department
Housing & Development Board
HDB Hub
480 Lorong 6 Toa Payoh
Singapore 310480
Fax : 64902601

Head
Building Control Unit
Development & Building Control Department
Land Transport Authority
251 North Bridge Road
Singapore 179102
Fax : 63328223

Controller
Building Control Unit
JTC Corporation
The JTC Summit
8 Jurong Town Hall Road
Singapore 609434
Fax : 68855933

Senior Manager (Building & Control Unit)
Defence Science & Technology Agency
Building & Infrastructure
1 Depot Road #12-05
Singapore 109679
Fax 68720816

DISTRIBUTION LIST

President
Singapore Institute of Architects
79 Neil Road
Singapore 088904
Fax : 62262663

President
Institution of Engineers, Singapore
70 Bukit Tinggi Road
Singapore 289758
Fax : 64671108

President
Association of Consulting Engineers, Singapore
70 Palmer Road #04-06
Singapore 079427
Fax : 63242581

President
Singapore Contractors Association Limited
Construction House
1 Bukit Merah Lane 2
Singapore 159760
Fax : 62733977

President
Real Estate Developers Association of Singapore
190 Clemenceau Avenue
#07-01 Singapore Shopping Centre
Singapore 239924
Fax : 63372217

Registrar
Professional Engineers Board, Singapore
5 Maxwell Road
1st Storey Tower Block MND Complex
Singapore 069110

Registrar
Board of Architects, Singapore
5 Maxwell Road
1st Storey Tower Block MND Complex
Singapore 069110