

BCA BC 15.0.3

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

18 August 2005

See Distribution List

Dear Sir/Madam

NEW MINIMUM BUILDABILITY SCORES FROM SEPTEMBER 2005 AND CLARIFICATION ON BUILDABILITY REQUIREMENT FOR PROJECTS INVOLVING ADDITION AND ALTERATION WORK

The buildable design legislation came into effect on 1 January 2001. Over the years, changes have been made to the Code of Practice on Buildable Design.

2. We would like to inform that the Building Control (Buildable Design) (Amendment) Regulations 2005 shall come into operation on 1 September 2005. From 1 September 2005, building works for which applications for planning permission are made on and after this date shall comply with the minimum buildability scores as set out in the September 2005 edition of the Code of Practice on Buildable Design. Please note that schools which were previously grouped under the institutional category are now in a separate category. The new minimum buildability scores are tabulated below for your easy reference.

Category of Building/Development	Minimum Buildability Score for New Work		
	$2,000 \text{ m}^2 \leq \text{GFA} < 5,000 \text{ m}^2$	$5,000 \text{ m}^2 \leq \text{GFA} < 25,000 \text{ m}^2$	$\text{GFA} \geq 25,000 \text{ m}^2$
Residential (landed)	57	59	62
Residential (non-landed)	63	65	68
Commercial	65	72	75
Industrial	67	74	77
School	64	69	72
Institutional and others	60	66	69

3. For building works with applications for planning permission made on or after 1 January 2001 but before 1 September 2005, the minimum buildability scores stipulated in the earlier editions of the Code of Practice will still apply. For clarity, the following table indicates the relevant edition of the Code of Practice to comply with.

Date of planning application to URA	Code of Practice on Buildable Design to comply with
1 January 2001 to 31 July 2002	December 2000 edition
1 August 2002 to 31 December 2003	June 2002 edition
1 January 2004 to 31 August 2005	January 2004 edition
On or after 1 September 2005	September 2005 edition

4. We would also like to clarify that for projects involving repairs, alterations or additions to an existing building (A&A work), the total GFA of all the new and re-constructed floors have to be considered when determining whether such projects are subjected to the buildable design legislation. Due to greater difficulties in executing A&A work, lower minimum buildability scores are allowed for A&A work within existing buildings as shown in the table below. The overall minimum buildability score for a project with A&A work shall be derived by pro-rating the minimum buildability scores of the new work and the A&A work according to their respective percentages of GFA. Illustrations on this are given in the September 2005 edition of the Code of Practice.

Category of Building/Development	Minimum Buildability Score for A&A Work within Existing Building
Residential (landed)	57
Residential (non-landed)	60
Commercial	62
Industrial	62
School	60
Institutional and others	60

5. The target long-term minimum buildability scores for all categories of buildings/development can also be found in the September 2005 edition of the Code of Practice. The Code of Practice will be available for sale at \$6 per copy from end August 2005. A new set of forms for submission of buildability score calculations, namely BPD_BS01, BEV/A1_BS02 and BPD_BS03 will also be available for download from BCA website from end August 2005. Please use the new forms for projects with planning applications made on or after 1 September 2005.

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

7. Thank you.

Yours faithfully

[Signed on Original]
YAP GUAN HWA
SENIOR MANAGER (COVERING)
BUILDING PLAN DEPARTMENT
for COMMISSIONER OF BUILDING CONTROL
BUILDING AND CONSTRUCTION AUTHORITY

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