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See **Distribution**

Dear Sir/Madam

COMMENCEMENT OF THE BUILDING CONTROL (AMENDMENT) ACT 2007

I wish to inform you that the requirements in the Building Control (Amendment) Act 2007 will be implemented in stages. We are working to implement the first stage from 1 Feb 08. For this first stage, all new provisions introduced in the BC (Amendment) Act 2007 will come into operation except for the following:

- requirement for appointment of appropriate qualified persons to prepare and submit plans for and to supervise temporary earth-retaining works (TERS), in a similar manner to permanent building works;
- requirement for geotechnical aspects of underground building works to be prepared by a geotechnical engineer or PE(Geo), and checked by a specialist accredited checker or AC(Geo);
- the whole of Part VA on Licensing of Builders;
- the need for qualified site supervisors to remain accredited by BCA or a prescribed organisation; and
- requirements on environmental sustainability to be prescribed in the Regulations.

2 The key changes that will come into effect in the first stage, expected to be from 1 Feb 08, which requires your attention are listed in Annex A. Among them is the new requirement for supervision teams to be appointed in accordance with Table (a) and (b) of Annex A. Appointment of supervision teams will be required for projects where the first application for a permit is made on or after the proposed start date of 1 Feb 08. While this supervision team does not apply to projects which had already obtained a permit earlier, QPs are encouraged to adopt the supervision team where necessary. Please also take note of the other new requirements listed in Annex A that will come into effect on the proposed start date of 1 Feb 08.

3 The exceptions listed in paragraph 1 above will come into effect later in the year. The expected dates and details are given in Annex B.

4 We will be conducting briefing sessions to explain the changes in the Building Control (Amendment) Act 2007. You will be notified of this via a separate circular. We will also circulate proposed amendments to the Building Control Regulations in a separate circular.

5 Should you need clarifications, please contact Mr Choong Teck Min at Tel: 63257587 or by email to: choong_teck_min@bca.gov.sg

6 I would appreciate it if you could bring to the attention of your members the contents of this circular.

Thank you.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Ong See Ho', with a long horizontal stroke extending to the right.

ONG SEE HO
COMMISSIONER OF BUILDING CONTROL

ANNEX A

NEW REQUIREMENTS UNDER THE BUILDING CONTROL (AMENDMENT) ACT 2007 COMING INTO EFFECT IN THE FIRST STAGE, WHICH IS EXPECTED TO BE FROM 1 FEB 08

1) Section 7(1) – Supervision of building works:

Table (a)

Site supervisor or team of site supervisor required for full-time supervision of structural works in large building works

Value of building works	Minimum number of site supervisors for full-time supervision of structural works
More than \$5 million but not exceeding \$10 million	One (1) resident technical officer
More than \$10 million but not exceeding \$20 million	One (1) resident engineer
More than \$20 million but not exceeding \$50 million	One (1) resident engineer and one (1) resident technical officer
More than \$50 million but not exceeding \$100 million	One (1) resident engineer and two (2) resident technical officer
More than \$100 million	Two (2) resident engineer and three (3) resident technical officer

Table (b)

Site supervisor required (on part-time basis) for immediate supervision of structural works in small-scale building works

Value of building works	Site supervisor
Up to \$5 million	Appropriate qualified person or resident engineer or resident technical officer.

2) Other key new requirements which will come into effect in the first stage:

Section	Requirement
2(1)	<p>“person responsible”, in relation to an exterior feature of a building, means -</p> <ul style="list-style-type: none"> (a) the owner of the building which the exterior feature is installed on, forms part of or projects outwards from, unless otherwise provided by paragraph (b), (c) or (d); (b) subject to paragraph (c), where the exterior feature is part of - <ul style="list-style-type: none"> (i) the common property of any housing estate of the Housing and Development Board - either that Board or the Town Council established under the Town Councils Act (Cap. 329A) for that housing estate, as the Minister shall designate for that exterior feature; or (ii) the common property or limited common property of any other land (whether or not comprised in a strata title plan) - the owner thereof, unless otherwise provided by paragraph (d); (c) where the exterior feature is a window, grille or shutter that is part of a flat — <ul style="list-style-type: none"> (i) in the case of a flat in any housing estate of the Housing and Development Board - the owner of the flat as defined in the Housing and Development Act (Cap. 129); or (ii) in the case of any other flat - the owner of that flat; or (d) such other person as may be prescribed under section 22C as the person responsible for the exterior feature.
8(3)	<p>The developer of any building works shall notify the Commissioner of Building Control of any contravention of this Act or the building regulations relating to those building works of which the developer knows or ought reasonably to know.</p>
9(7)	<p>A qualified person who is appointed under section 8 or 11 to supervise the carrying out of any building works shall not supervise any works relating to the structural elements of any major building works if he, or any nominee of his, is a partner, an officer or an employee of –</p> <ul style="list-style-type: none"> (i) the developer of those building works; (ii) the builder of those building works; or (iii) an associate of the developer or builder referred to in paragraph (i) or (ii).
10(4)	<p>No site supervisor shall supervise any structural works of any major building works if he, or any nominee of his, is a partner, an officer or an employee of –</p> <ul style="list-style-type: none"> (a) the developer or builder of those building works; or (b) any associate of the developer or builder of those building works.

Section	Requirement
11(1)(e)	A builder undertaking any building works shall have an adequate number of construction supervisors working under his direction to assist the builder to ensure that paragraph (a) is complied with.
22E(1)	Every owner or occupier of a building shall not remove, alter or obstruct, or cause the removal, alteration or obstruction of, any physical feature of the building where - (a) the physical feature satisfies the relevant performance requirement for the purposes of this Part; and (b) the removal, alteration or obstruction will cause the physical feature to cease to satisfy the relevant performance requirement.

ANNEX B

EXPECTED IMPLEMENTATION DATES FOR OTHER PROVISIONS OF THE BUILDING CONTROL (AMENDMENT) ACT 2007

DATE	PROVISIONS	DETAILS
From 1 Apr 08	Environmental Sustainability	Minimum environmental sustainability standards will be applicable to all new developments and existing buildings undergoing major retrofitting submitted to URA for planning approval on or after 1 Apr 08.
	Licensing of Builders	Application to register as a builder or specialist builder under Part VA will be accepted from 1 Apr 08.
	CoreTrade Tradesmen (under the Building and Construction Authority Act)	Application to register as CoreTrade Tradesman will be accepted from 1 April 08.
From 1 Oct 08	Underground Building Works and Temporary Earth-Retaining Structures	Temporary bridge or decking for a bridge, or Temporary Earth-Retaining Structures to be submitted for plan approval and permit, similar to permanent works. Requirements for PE(Geo) and AC(Geo) for Underground Building Works will be applicable for all projects where the first submission for approval of structural plans is made on or after 1 Oct 08.
	Licensing of Builders	Only licensed builders and specialist builders may carry out all building works except those listed in section 4.
	CoreTrade	Requirements for minimum manpower deployment under CoreTrade will apply for all projects where the date of award of contract is made on or after 1 Oct 08 and the contract value is \$10 million or more.
From 1 Feb 09	Accreditation of Qualified Site Supervisors	All Qualified Site Supervisors appointed for projects where the first submission for a permit is made on or after 1 Feb 09 will be required to be accredited with the prescribed accreditation organisation.

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