

Our Ref : BCA BC 15.0.3 VOL 11

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5 Feb 2008

See **Distribution**

Dear Sir/Madam

**COMMENCEMENT OF BUILDING CONTROL (AMENDMENT) ACT 2007 AND IMPLEMENTATION OF THE BUILDING CONTROL (AMENDMENT) REGULATIONS 2008 AND BUILDING CONTROL (ACCREDITED CHECKERS AND ACCREDITED CHECKING ORGANISATIONS) (AMENDMENT) REGULATIONS 2008**

I wish to inform you that the Building Control (Amendment) Act 2007, with the exception of the sections on temporary building and Licensing of Builders, shall come into operation on 15 Feb 2008. The key changes that will come into effect in the first stage on 15 Feb 2008 are listed in Annex A. The remaining changes that will come into effect at a later date, expected to be on 1 Apr 08, are listed in Annex B.

2 In conjunction with the implementation of this first stage of the Building Control (Amendment) Act 2007, the following amendments to the Regulations have been published in the Government Gazette:

- a) The Building Control (Amendment) Regulations 2008; and
- b) The Building Control (Accredited Checkers and Accredited Checking Organisations) (Amendment) Regulations 2008.

3 Gazetted copies of the amendments to the Act and Regulations, and compiled editions of the Act and Regulations incorporating the amendments, can be downloaded from our corporate web site at –

[http://www.bca.gov.sg/Publications/BuildingControlAct/building\\_control\\_act.html](http://www.bca.gov.sg/Publications/BuildingControlAct/building_control_act.html)

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

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Ong See Ho', with a stylized flourish at the end.

ONG SEE HO  
COMMISSIONER OF BUILDING CONTROL

## ANNEX A

### **NEW REQUIREMENTS UNDER THE BUILDING CONTROL (AMENDMENT) ACT 2007 THAT WILL COME INTO EFFECT IN THE FIRST STAGE ON 15 FEB 2008**

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

<b>Value of building works</b>	<b>Minimum number of site supervisors for full-time supervision of structural works</b>
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

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

2) Other key new requirements which will come into effect on 15 Feb 2008:

Section	Requirement
2(1)	<p>"person responsible", in relation to an exterior feature of a building, means -</p> <ul style="list-style-type: none"> <li>(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);</li> <li>(b) subject to paragraph (c), where the exterior feature is part of - <ul style="list-style-type: none"> <li>(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</li> <li>(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);</li> </ul> </li> <li>(c) where the exterior feature is a window, grille or shutter that is part of a flat — <ul style="list-style-type: none"> <li>(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</li> <li>(ii) in the case of any other flat - the owner of that flat; or</li> </ul> </li> <li>(d) such other person as may be prescribed under section 22C as the person responsible for the exterior feature.</li> </ul>
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"> <li>(i) the developer of those building works;</li> <li>(ii) the builder of those building works; or</li> <li>(iii) an associate of the developer or builder referred to in paragraph (i) or (ii).</li> </ul>
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"> <li>(a) the developer or builder of those building works; or</li> <li>(b) any associate of the developer or builder of those building works.</li> </ul>

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

### **NEW REQUIREMENTS UNDER THE BUILDING CONTROL (AMENDMENT) ACT 2007 THAT WILL NOT COME INTO OPERATION ON 15 FEB 2008**

1. Appointment of qualified persons to prepare and submit plans for and to supervise temporary earth-retaining works (TERS), in a similar manner as permanent building works – this is targeted to come into operation on 1 Oct 2008;
2. 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) –this is targeted to come into operation on 1 Oct 2008;
3. Licensing of Builders – this is targeted to come into operation on 1 Oct 2008, and application for builders licence will commence on 1 Apr 2008;
4. The need for qualified site supervisors to be accredited by the prescribed organisation – this is targeted to come into operation on 15 Feb 2009; and
5. Requirements on environmental sustainability to be prescribed in the Regulations – this is targeted to come into operation on 1 Apr 2008.

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