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Construction Productivity and Quality Group

10 March 2017

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Dear Sir/Madam

AMENDMENTS TO BUILDING CONTROL (BUILDABILITY AND PRODUCTIVITY) REGULATIONS 2011 TO FURTHER RAISE CONSTRUCTION PRODUCTIVITY

Objective

1 This circular is to inform the industry of the following new buildability requirement in the Building Control (Buildability and Productivity) Regulations 2011 (“Buildability Regulations”), which comes into operation on **28 February 2017**:

- (A) Mandatory adoption of structural steel construction for office buildings built on selected land parcels sold under the Government Land Sales (GLS) Programme.

Background

2 To achieve a quantum leap in productivity improvement, we need to change the way we design and build. To this end, BCA has been encouraging the industry to adopt prefabrication technologies along the Design for Manufacturing and Assembly (DfMA) continuum. These technologies include prefabricated prefinished volumetric construction (PPVC), mass engineered timber (MET), structural steel, precast concrete construction and prefabricated bathroom units (PBUs), which require less manpower on-site. While the industry has made good progress over the years, we need to build on the momentum and continue to strive for higher productivity improvement. The Buildability Regulations have been amended to introduce a new requirement to further raise construction productivity as described below.

Mandatory Adoption of Structural Steel Construction for Office Buildings

3 To promote greater adoption of structural steel construction, buildings constructed for use solely or partly as an office on selected land parcels sold under the GLS Programme will be required to adopt a stipulated minimum level of structural steel construction. Two (2) land parcels have been selected as of 28 February 2017. Please refer to Annex A for more details.

4 Structural steel construction refers to the construction method whereby a building or a part of the building is constructed using composite steel and concrete deck floors that are connected to steel beams or steel trusses; and supported by steel columns, composite steel columns or precast concrete columns. The minimum level of use of structural steel construction is 80% of the total office floor area of a building. "Total office floor area", in relation to a building, means the total super-structural floor area of the building less any floor area that is not constructed for use as an office.

Clarification

5 If you or your members have any queries concerning this circular, please contact Er Chin Leong Siong at 6804 4196 (email: chin_leong_siong@bca.gov.sg) or Ms Ho Xue Mei at 6804 4252 (email: ho_xue_mei@bca.gov.sg).

Thank you.

Yours faithfully



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A. The two (2) selected land parcels (as of 28 February 2017) are shown below:

LAND PARCEL (1)	
Location	Land Parcel at Beach Road
Location Plan	

LAND PARCEL (2)	
Location	Land Parcel at Woodlands Square
Location Plan	