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Dear Sir/Madam

## **COMPUTATION OF FEES FOR APPROVAL OF PLANS INVOLVING DEMOLITION OF AN ENTIRE BUILDING OR STRUCTURE**

### **Objective**

This circular aims to provide clarity on the computation of fees required for submission of structural plans involving demolition of an entire building or structure. Examples illustrating the computation for different scenarios are shown in Annex A.

### **Background**

2 This circular is to be read together with the 10 August 2017 and 14 December 2017 BCA circulars. To recap, the Second Schedule of the Building Control Regulations has been amended to include fees payable for approval of plans to demolish an entire building or structure, namely:

- (a) \$200 for each storey, in the case where an entire general building is to be demolished, or
- (b) \$200 for every 5 metres or part thereof of the height of the specified building in the case where the entire building is to be demolished.

3 The list of specified buildings is appended in Annex B.

4 The above fees will come into operation on **2 April 2018** but will not apply to building works where any plans had already been submitted for approval under section 5 of the Building Control Act before **2 April 2018**.

### Clarification

5 We would appreciate it if you could bring to the attention of your members the contents of this circular. Should you need any clarification, please call our hotline at 1800-3425222 or email to [bca\\_enquiry@bca.gov.sg](mailto:bca_enquiry@bca.gov.sg). Thank you.

Yours faithfully



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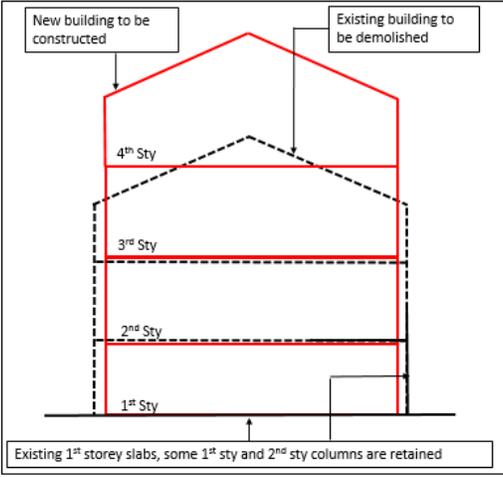
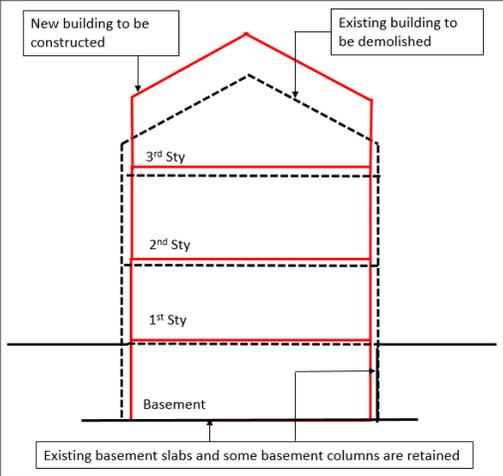
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## ANNEX A

S/N	Example of building works	Plan fee computation of building works (for projects whose first set of plans is submitted to the Commissioner of Building Control for approval):-	
		Before 2 April 2018	On or after 2 April 2018
1	<p>Reconstruction or New Erection Works from an Existing Single Storey Building</p>	<p>(1) <u>Fee for the new building works</u> = <b>SGFA</b> multiply by the prevailing <b>PLAN FEE RATE</b></p> <p><b>Total plan fee = (1)</b></p> <p>Note: SGFA is that of the <u>final new area</u>, inclusive of retained floor area.</p>	<p>(1) <u>Fee for the new building works</u> = <b>SGFA</b> multiply by the prevailing <b>PLAN FEE RATE</b></p> <p>(2) <u>Fee for demolition of existing building</u> = 1 sty x \$200</p> <p><b>Total plan fee = (1) + (2)</b></p> <p>Note: SGFA is that of the <u>final new area</u>, inclusive of retained floor area.</p>
2	<p>Reconstruction or New Erection Works from an Existing Single Storey Building</p>	<p>(1) <u>Fee for the new building works</u> = <b>SGFA</b> multiply by the prevailing <b>PLAN FEE RATE</b></p> <p><b>Total plan fee = (1)</b></p> <p>Note: SGFA is that of the <u>final new area</u>, inclusive of retained floor area.</p>	<p>(1) <u>Fee for the new building works</u> = <b>SGFA</b> multiply by the prevailing <b>PLAN FEE RATE</b></p> <p>(2) <u>Fee for demolition of existing building</u> = 1 sty x \$200</p> <p><b>Total plan fee = (1) + (2)</b></p> <p>Note: SGFA is that of the <u>final new area</u>, inclusive of retained floor area.</p>

S/N	Example of building works	Plan fee computation of building works (for projects whose first set of plans is submitted to the Commissioner of Building Control for approval):-	
		Before 2 April 2018	On or after 2 April 2018
3	<p>Reconstruction or New Erection Works from an Existing 2-sty Building with Attic</p>	<p>(1) <u>Fee for the new building works</u> = <b>SGFA</b> multiply by the prevailing <b>PLAN FEE RATE</b></p> <p><b>Total plan fee = (1)</b></p> <p>Note: SGFA is that of the <u>final new area</u>, inclusive of retained floor area.</p>	<p>(1) <u>Fee for the new building works</u> = <b>SGFA</b> multiply by the prevailing <b>PLAN FEE RATE</b></p> <p>(2) <u>Fee for demolition of existing building</u> = <b>2 stys</b> x \$200</p> <p><b>Total plan fee = (1) + (2)</b></p> <p>Note: (i) SGFA is that of the <u>final new area</u>, inclusive of retained floor area. (ii) Attic is not considered as a storey for the purpose of this computation.</p>
4	<p>Reconstruction or New Erection Works from an Existing 3-sty Building</p>	<p>(1) <u>Fee for the new building works</u> = <b>SGFA</b> multiply by the prevailing <b>PLAN FEE RATE</b></p> <p><b>Total plan fee = (1)</b></p> <p>Note: SGFA is that of the <u>final new area</u>, inclusive of retained floor area.</p>	<p>(1) <u>Fee for the new building works</u> = <b>SGFA</b> multiply by the prevailing <b>PLAN FEE RATE</b></p> <p>(2) <u>Fee for demolition of existing building</u> = <b>3 stys</b> x \$200</p> <p><b>Total plan fee = (1) + (2)</b></p> <p>Note: SGFA is that of the <u>final new area</u>, inclusive of retained floor area.</p>

S/N	Example of building works	Plan fee computation of building works (for projects whose first set of plans is submitted to the Commissioner of Building Control for approval):-	
		Before 2 April 2018	On or after 2 April 2018
5	<p>Reconstruction or New Erection Works from an Existing 3-sty Building</p> 	<p>(1) Fee for the new building works = SGFA multiply by the prevailing <b>PLAN FEE RATE</b></p> <p><b>Total plan fee = (1)</b></p> <p>Note: SGFA is that of the <u>final new area</u>, inclusive of retained floor area.</p>	<p>(1) Fee for the new building works = SGFA multiply by the prevailing <b>PLAN FEE RATE</b></p> <p>(2) Fee for demolition of existing building = 3 stys x \$200</p> <p><b>Total plan fee = (1) + (2)</b></p> <p>Note: SGFA is that of the <u>final new area</u>, inclusive of retained floor area.</p>
6	<p>Reconstruction or New Erection Works from an Existing 3-sty Building with Basement</p> 	<p>(1) Fee for the new building works = SGFA multiply by the prevailing <b>PLAN FEE RATE</b></p> <p><b>Total plan fee = (1)</b></p> <p>Note: SGFA is that of the <u>final new area</u>, inclusive of retained floor area.</p>	<p>(1) Fee for the new building works = SGFA multiply by the prevailing <b>PLAN FEE RATE</b></p> <p>(2) Fee for demolition of existing building = 4 stys x \$200</p> <p><b>Total plan fee = (1) + (2)</b></p> <p>Note: SGFA is that of the <u>final new area</u>, inclusive of retained floor area.</p>



**“Specified buildings”** means -:

- (a) a bridge;
- (b) a bund;
- (c) a canal;
- (d) a chimney;
- (e) a dry dock;
- (f) a jetty;
- (g) a landing stage;
- (h) a lighting mast;
- (i) a pier;
- (j) a retaining wall;
- (k) a tank (other than a water tank on a roof);
- (l) a tunnel;
- (m) a underpass;
- (n) a wharf;
- (o) a sewage treatment plant;
- (p) a silo;
- (q) a slip dock;
- (r) a slope;
- (s) a swimming pool; or
- (t) any other similar structure.

The list of specified buildings is not exhaustive. QPs are advised to contact BCA for clarifications of buildings not specifically covered in this list.