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Tel: 1800 3425 222 (1800-DIAL-BCA)  
or use our Online Feedback Form at:  
<https://www.bca.gov.sg/feedbackform/>

19 Aug 2020  
See **Distribution**

Dear Sir/Madam

## **RELAXATION FOR PLAN FEES FOR INDUSTRIAL AND AGRICULTURAL BUILDINGS**

### Objective

1. This circular notifies the industry of the changes to the Building Control Regulations 2003. These changes, as set out in the Building Control (Amendment No.2) Regulations 2020, will come into effect on **31 August 2020**.
2. In summary, the plan fees for agricultural and industrial buildings ("Type 1 buildings") has been reduced and the reduced plan fees is reflected in the amended Second Schedule of the Building Control Regulations 2003. The details are shown in **Annex A**.

### Implementation Date

3. The amended Second Schedule of the Building Control Regulations shall apply to **all projects for which the first set of plans is submitted to the Commissioner of Building Control for approval on or after 31 Aug 2020.**

### For Clarification

4. We would appreciate if you could convey the contents of this circular to your members. If you need clarifications, please submit your enquiry through BCA's Online Feedback Form at <https://www.bca.gov.sg/feedbackform/> or call us at 1800 342 5222.
5. Thank you.

Yours faithfully



VIVIEN FOO WEI WAN  
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## ANNEX A

### SUMMARY OF CHANGES TO SECOND SCHEDULE

Current fee structure [Based on Statistical Gross Floor Area (SGFA)]	Revised fee structure (Based on SGFA)
<p>(No differentiation on types of General Buildings)</p> <p><b>Above sublevel</b></p> <p>(1) Refers to the 1<sup>st</sup> storey and above (2) Refers to any storey that is 6 metres below or less than 6 metres below the finished floor level of the 1<sup>st</sup> storey</p> <ul style="list-style-type: none"> <li>• \$300 for every 100m<sup>2</sup> (or part thereof) for the first 2,500m<sup>2</sup></li> <li>• \$240 for every subsequent 100m<sup>2</sup> or part thereof</li> </ul> <p>of the SGFA of every storey above sublevel (in respect of which the building works are to be carried out) in that building.</p> <p><b>Below sublevel</b> Refers to any storey that is more than 6 metres below the finished floor level of the 1<sup>st</sup> storey</p> <ul style="list-style-type: none"> <li>• \$400 for every 100m<sup>2</sup> (or part thereof)</li> </ul>	<p><b>(New) Type 1 General Buildings (i.e. agricultural or industrial buildings)</b></p> <p><b>Above sublevel</b></p> <ul style="list-style-type: none"> <li>• \$150 for every 100m<sup>2</sup> (or part thereof) for the first 10,000m<sup>2</sup> <b>(Revised)</b></li> <li>• \$220 for every subsequent 100m<sup>2</sup> or part thereof <b>(Revised)</b></li> </ul> <p><b>Below sublevel</b></p> <ul style="list-style-type: none"> <li>• \$400 for every 100m<sup>2</sup> (or part thereof) <b>(Unchanged)</b></li> </ul>
	<p><b>Other General Buildings</b></p> <p><b>Above sublevel</b></p> <ul style="list-style-type: none"> <li>• \$300 for every 100m<sup>2</sup> (or part thereof) for the first 2,500m<sup>2</sup> <b>(Unchanged)</b></li> <li>• \$240 for every subsequent 100m<sup>2</sup> or part thereof <b>(Unchanged)</b></li> </ul> <p><b>Below sublevel</b></p> <ul style="list-style-type: none"> <li>• \$400 for every 100m<sup>2</sup> (or part thereof) <b>(Unchanged)</b></li> </ul>

**LIST OF AMENDMENTS UNDER THE BUILDING CONTROL  
(AMENDMENT No.2) REGULATIONS 2020**

Regulation	Existing	Amendment
Second Schedule	“general building” means a building that is not a specified building;	<p>“general building” means a building that is not a specified building and includes a type 1 building;</p> <p><b>(New)</b></p> <p>“type 1 building” means any agricultural or industrial building, being a building that is constructed or used, or is to be constructed or used, primarily for one or more of the following purposes:</p> <p>(a) the growing, cultivation, picking or harvesting of any plant, fungi or algae intended for human or animal consumption or other commercial purposes;</p> <p>(b) the rearing, breeding or processing of any animal or invertebrate intended for human or animal consumption or other commercial purposes;</p> <p>(c) the manufacturing, preparation, preservation, processing, brewing, packing, canning, bottling or storage of any foodstuff or beverage;</p> <p>(d) the carrying out of activities involving agricultural science or agri-biotechnology in relation to food or food biotechnology;</p> <p>(e) the manufacturing, assembling, altering, repairing, servicing, ornamenting, finishing, cleaning, washing, packing, canning, adapting, breaking up or demolishing of any article or part of an article;</p> <p style="text-align: center;"><i>Examples</i></p> <p style="text-align: center;">Buildings that are constructed or used primarily for any of the following purposes:</p> <p>(a) the assembly, manufacture, repair or servicing of any machinery or plant;</p> <p>(b) the assembly, repair or servicing of —</p> <p style="padding-left: 20px;">(i) any computer hardware, audiovisual equipment, and</p>

		<p>other communication or electronic equipment, apparatus or parts;</p> <p>(ii) any office, computing or accounting machinery; or</p> <p>(iii) any photographic or optical goods;</p> <p>(c) the assembly, repair, servicing or refilling of any fire extinguishers;</p> <p>(d) the assembly, repair or servicing of any vehicle;</p> <p>(e) the assembly, repair, servicing or maintenance of any engine, motor or mechanical pump;</p> <p>(f) the cutting, grinding or polishing of marble or ceramic tiles.</p> <p>(f) the blending, canning or bottling of any substance;</p> <p>(g) the processing, recovery, refining or treatment of any metal or minerals;</p> <p>(h) the storing, sorting, processing, treatment or recycling of plastic materials, metal scraps, horticultural waste or electrical or electronic waste;</p> <p>(i) the storage of any goods, products or substances;</p> <p>(j) the carrying out of any printing works;</p> <p>(k) as a data centre</p>
	<p>3. The fee mentioned in paragraph 2(a) in relation to the building works in respect of a general building or general buildings in a development mentioned in that paragraph is an amount computed in accordance with the formula <math>A + B</math>, where —</p> <p>(b) B is a sum calculated at a rate of —</p> <p>(i) \$300 for every 100 m<sup>2</sup> or part thereof of the first 2,500 m<sup>2</sup>; and</p>	<p>3. The fee mentioned in paragraph 2(a) in relation to the building works in respect of a general building or general buildings in a development mentioned in that paragraph is an amount computed in accordance with the formula <math>A + B</math>, where —</p> <p>(b) B is a sum calculated at a rate of —</p> <p>(i) for every general building in the development that is a type 1 building —</p> <p>(A) \$150 for every 100 m<sup>2</sup> or part thereof of the first 10,000 m<sup>2</sup>; and</p>



	<p>(ii) \$240 for every subsequent 100 m<sup>2</sup> or part thereof, of the SGFA of every storey above sublevel (in respect of which the building works are to be carried out) in that building.</p>	<p>(B) \$220 for every subsequent 100 m<sup>2</sup> or part thereof, of the SGFA of every storey above sublevel (in respect of which the building works are to be carried out) in that general building; and (ii) for every other general building in the development — (A) \$300 for every 100 m<sup>2</sup> or part thereof of the first 2,500 m<sup>2</sup>; and (B) \$240 for every subsequent 100 m<sup>2</sup> or part thereof, of the SGFA of every storey above sublevel (in respect of which the building works are to be carried out) in that building.</p>
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