

THE STATUTES OF THE REPUBLIC OF SINGAPORE

BUILDING CONTROL ACT **(CHAPTER 29)**

Act
9 of 1989

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Building Control Act

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An Act to consolidate and amend and to make further provision concerning the law relating to buildings, and for matters connected therewith.

[1st May 1989]

PART I

PRELIMINARY

Short title

1. This Act may be cited as the Building Control Act.

Interpretation

- 2.—(1) In this Act, unless the context otherwise requires —
 - “accredited checker” means a person who is registered as an accredited checker under section 16;
 - “air-conditioning unit” includes a window air-conditioning unit and any condensing equipment of an air-conditioning unit;

“analyst” means an analyst approved by the Commissioner of Building Control;

“builder” means any person who undertakes, whether exclusively or in conjunction with any other business, to carry out any building works for his own account or for or on behalf of another person (referred to in this definition as A), but does not include any person who contracts with a builder for the execution by that person of the whole or any part of any building works undertaken by the builder for or on behalf of A under a contract entered into by the builder with A;

“building” means any permanent or temporary building or structure and includes —

- (a) a hut, shed or roofed enclosure;
- (b) a wall, earth retaining or stabilising structure, partition, gate, fence, paling, platform, post, pillar, hoarding or frame;
- (c) a slip, dock, wharf or jetty;
- (d) a culvert, crossing, bridge, underpass or tunnel;
- (e) a sewage treatment plant, sewer, drain, swimming pool or any non-proprietary type of concrete tank for the storage of any solid, liquid or gaseous product;
- (f) a shelter provided under the Civil Defence Shelter Act (Cap. 42A); and
- (g) such other erection or structure (whether permanent or temporary) as the Minister may, by order published in the *Gazette*, declare to be a building;

“Building and Construction Authority” means the Building and Construction Authority established under section 3 of the Building and Construction Authority Act 1999 (Act 4 of 1999);

“building regulations” means any regulations made under section 49;

“building works” means —

- (a) the erection, extension or demolition of a building;
- (b) the alteration, addition or repair of a building;

(c) the provision, extension or alteration of any air-conditioning service or ventilating system in or in connection with a building,

and includes site formation works and any other kind of building operation connected with or carried out for the purpose of paragraph (a), (b) or (c);

“certificate of statutory completion” means a certificate of statutory completion issued under section 21;

“Commissioner of Building Control”, in relation to this Act or any Part or provision of this Act, means any Commissioner of Building Control appointed under section 3 (1) to be responsible for the operation of this Act or that Part or provision, as the case may be;

“common property” has the same meaning as in the Buildings and Common Property (Maintenance and Management) Act (Cap. 30);

“competent authority” means the competent authority appointed under section 5 of the Planning Act (Cap. 232) in respect of the development of land;

“immediate supervision”, in relation to any building works or part thereof, means personally and directly exercising oversight, control and inspection of the carrying out of the building works or part thereof;

“key structural elements” means the foundations, columns, beams, shear cores and such other parts of a building which are essential for its support and overall structural stability;

“occupier”, in relation to any building, means the person in occupation of the building or having the charge, management or control thereof, either on his own account or as agent of another, but does not include any lodger within the building;

“owner”, in relation to —

(a) any premises or building, means the person for the time being receiving the rent of the premises or building, whether on his own account or as agent or trustee or as receiver, or who would receive the same if the premises or building were let to a tenant and includes a mortgagee in possession;

- (b) premises to which the Control of Rent Act (Cap. 58) applies, includes the tenant of the premises;
- (c) the common property of any subdivided building, includes the management corporation established under the Land Titles (Strata) Act (Cap. 158) having control of the building or the person receiving any rent or charge for the maintenance of that common property or any body corporate constituted under an order made by the Minister under section 3 of the HUDC Housing Estates Act (Cap. 131);
- (d) the common property of residential and commercial property in any housing estate of the Housing and Development Board, means that Board; and
- (e) the common property of any building which is not subdivided, includes any person receiving any rent or charge for the maintenance and management of that common property;

“premises” includes buildings, lands, easements and hereditaments of any tenure;

“qualified person” means a person who is registered as —

- (a) an architect under the Architects Act (Cap. 12) and has in force a practising certificate issued under that Act; or
- (b) a professional engineer under the Professional Engineers Act (Cap. 253) and has in force a practising certificate issued under that Act;

“repealed Act” means the Building Control Act (Cap. 29, 1985 Ed.) in force immediately before 1st May 1989;

“short-lived materials” means any building materials which are, in the absence of special care, liable to rapid deterioration or are otherwise unsuitable for use in the construction of permanent buildings;

“site supervisor” means a site supervisor of building works appointed under section 10;

“temporary building” means any building or structure constructed of short-lived materials or permitted to be used

by the competent authority or Commissioner of Building Control for a period not exceeding 36 months or such other period as may be prescribed;

“temporary occupation licence” means a temporary occupation licence issued under section 8 (1) of the repealed Act;

“temporary occupation permit” means a temporary occupation permit granted under section 21 (2);

“trained worker” means a person who holds a certificate issued by the Building and Construction Authority for installing a structural supporting system to support an air-conditioning unit;

“unauthorised”, in relation to a building or building works, means any building erected, or any building works commenced or carried out, in contravention of any provision of this Act or the building regulations;

“ventilating system” means a mechanical system for introducing or exhausting air.

[22/91; 23/91; 18/95; 12/97; 3/98; 4/99; 36/99]

(2) In this Act, unless the context otherwise requires, any reference to a building includes a reference to a part of a building.

Authorised officers

3.—(1) The Minister may, by notification in the *Gazette*, appoint such person or persons as he thinks fit to be the Commissioner of Building Control responsible for the operation of this Act, either generally or for any particular Part or provision of this Act or for any particular regulations made under this Act, and may in the notification specify the extent of and manner in which that responsibility is to be exercised.

[4/99]

(2) Subject to the directions of the Commissioner of Building Control, the powers conferred and the duties imposed on the Commissioner of Building Control under this Act and the building regulations may be exercised and carried out by —

(a) any public officer; and

(b) any qualified person who is in the employment of —

(i) the Housing and Development Board;

(ii) the Land Transport Authority of Singapore; or

(iii) such other public authority constituted by any written law as the Minister may approve for the purpose, generally or specially authorised by name or office by the Commissioner of Building Control.

[18/95; 4/99]

(3) Any qualified person who is generally or specially authorised under subsection (2) to exercise the powers or to carry out the duties of the Commissioner of Building Control under this Act shall —

- (a) be deemed to be public officers for the purposes of this Act; and
- (b) be public servants within the meaning of the Penal Code (Cap. 224).

[4/99]

PART II

CONTROL OF BUILDING WORKS

Application to temporary buildings, etc.

4. Except as otherwise expressly provided, this Part shall not apply to —

- (a) any temporary building or to the occupation of any such building;
- (b) any building works specified in the Schedule; and
- (c) any installation or retrofitting works relating to air-conditioning units referred to in Part III.

[18/95; 2/91; 36/99]

Prohibition of building works without approval of plans and permit

5.—(1) Except as otherwise provided in this Act, no person shall commence or carry out, or permit or authorise the commencement or carrying out of, any building works unless —

- (a) the Commissioner of Building Control has approved all the plans of the building works under section 6; and
- (b) there is in force a permit granted by the Commissioner of Building Control under section 7 to carry out the building works shown in the approved plans of the building works.

[4/99]

(2) Notwithstanding subsection (1), a person may commence or carry out, or permit or authorise the commencement or carrying out of, building works if —

- (a) the Commissioner of Building Control has approved the plans relating to the structural elements of those building works under section 6; and
- (b) there is in force a permit to carry out those building works granted under section 7.

[4/99]

(3) Any person who contravenes or fails to comply with subsection (1) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$50,000 or to imprisonment for a term not exceeding 12 months or to both and, in the case of a continuing offence, to a further fine not exceeding \$1,000 for every day during which the offence continues after conviction.

Approval of plans and appointment of qualified person

6.—(1) Subject to the provisions of this Act, the person for whom any proposed building works are to be commenced or carried out may apply to the Commissioner of Building Control for approval of the plans of the building works and such application shall be accompanied by —

- (a) the prescribed fee;
- (b) the plans of the building works prepared in accordance with the building regulations;
- (c) unless otherwise prescribed, a certificate by an accredited checker in respect of the plans relating to the structural elements of the building works stating that, to the best of his knowledge and belief, the plans so checked do not show any inadequacy in the key structural elements of the building to be erected or affected by building works carried out in accordance with those plans; and
- (d) such other documents as may be prescribed in the building regulations.

[4/99]

(2) The Commissioner of Building Control may —

- (a) approve, subject to such terms and conditions as he may impose, or disapprove any one or more of the plans submitted to him under subsection (1); or

- (b) in writing direct the applicant to comply, within such period as may be specified in the direction, with such requirements as the Commissioner of Building Control may specify for the purpose of ensuring compliance with the provisions of this Act and the building regulations.

[18/95; 4/99]

(3) Subject to the provisions of this Act, every person for whom any building works are or are to be carried out shall, before making any application under subsection (1), appoint an appropriate qualified person in respect of those works.

[18/95]

(4) The qualified person shall, within such period as may be specified by the Commissioner of Building Control or such other period as may be extended by the Commissioner of Building Control, comply with any written direction given by the Commissioner of Building Control under subsection (2) and resubmit the plans of the building works, failing which the plans shall be deemed to have been disapproved by the Commissioner of Building Control.

[18/95; 4/99]

(5) Where an application for the approval of the detailed structural plans of any building works is accompanied by the certificate of an accredited checker as required under subsection (1) (c) certifying that, to the best of the knowledge and belief of the accredited checker, the detailed structural plans and design calculations which are checked and reviewed by him do not show any inadequacy in the key structural elements of the building shown therein, the Commissioner of Building Control may, without checking those plans or design calculations, approve those plans on the basis of the certificate and evaluation report of the accredited checker.

[18/95; 4/99]

(6) Notwithstanding subsection (5), the Commissioner of Building Control may, in his discretion, carry out random checks on any of the detailed structural plans and design calculations of any building works before approving those plans under that subsection.

[18/95; 4/99]

(7) Where the plans of any building works or proposed building works have been approved by the Commissioner of Building Control under subsection (2) (a) and the person for whom the building works are or are to be carried out intends to depart or deviate from the plans

approved, that person shall apply to the Commissioner of Building Control for his approval of the plans showing the proposed departure or deviation.

[4/99]

(8) An application under subsection (7) shall be accompanied by the latter plans and, unless otherwise prescribed, by a certificate of an accredited checker in respect of such of the latter plans relating to the structural elements of the building works or proposed building works stating that, to the best of the knowledge and belief of the accredited checker, those plans do not show any inadequacy in the key structural elements of the building to be erected or affected by building works carried out in accordance with those plans.

(9) Any approval granted in respect of building works under this section shall automatically lapse —

- (a) in cases where written permission has been granted by the competent authority under the Planning Act (Cap. 232) in respect of any development of land involving the building works, if the written permission lapses pursuant to section 20 of that Act;
- (b) if the building works are not commenced within the prescribed period; or
- (c) in cases where no written permission is granted under section 14 of the Planning Act in respect of those building works, if the building works are suspended for a continuous period of more than 6 months.

[18/95; 3/98]

(10) The Commissioner of Building Control may, at any time, revoke any approval granted in respect of any building works under subsection (2) (a) if he is satisfied that any information given in the application for approval or any document submitted to the Commissioner of Building Control in respect of the application for approval is false in a material particular.

[18/95; 4/99]

(11) Where the Commissioner of Building Control has revoked under subsection (10) any approval granted in respect of any building works, any permit, certificate of statutory completion and temporary occupation permit granted in respect of the building works under this Act shall automatically lapse.

[18/95; 4/99]

Permit to carry out building works

7.—(1) An application for a permit to carry out building works shall be made by the person for whom the building works are to be commenced or carried out, the qualified person and the builder appointed in respect of the building works, and shall be accompanied by —

- (a) a notification, signed by the person for whom the building works are to be commenced or carried out, of the date upon which the building works are to be commenced;
- (b) a confirmation signed by the qualified person of his appointment in respect of the building works under section 6 (3);
- (c) where appropriate, a notification signed by the qualified person of the appointment of a site supervisor in respect of the building works and a confirmation of the appointment signed by the site supervisor;
- (d) an acceptance of his appointment in respect of the building works under section 11 and an undertaking of responsibility for strict compliance with the provisions of this Act and the building regulations, both of which shall be signed by the builder; and
- (e) such other documents as the Commissioner of Building Control may require.

[18/95; 4/99]

(2) The Commissioner of Building Control may, on an application made under subsection (1), grant, subject to such terms and conditions as he may impose, a permit to carry out any building works.

[4/99]

(3) The Commissioner of Building Control may revoke a permit to carry out any building works if —

- (a) the building works, if commenced, are suspended for a continuous period of more than 3 months; or
- (b) the building works have been or are being carried out in such a manner as, in the opinion of the Commissioner of Building Control —
 - (i) will cause, or will be likely to cause, a risk of injury to any person or damage to any property;

- (ii) will cause, or will be likely to cause, a total or partial collapse of any adjoining or other building or street or natural, formed or man-made land; or
- (iii) will render, or will be likely to render, any adjoining or other building or street or natural, formed or man-made land so dangerous that it will collapse or be likely to collapse either totally or partially.

[4/99]

(4) Any permit granted under this section to any person to carry out any building works shall automatically lapse if the person, for any reason, ceases to be —

- (a) the person for whom the building works are to be commenced or carried out;
- (b) the qualified person appointed in respect of the building works; or
- (c) the builder of those building works.

Supervision of building works

8.—(1) Except as otherwise provided in this Act or the building regulations, no person shall commence or carry out —

- (a) any building works except under the supervision of an appropriate qualified person;
- (b) the structural elements of a prescribed class of building works except under the full-time supervision of a site supervisor; or
- (c) concreting, piling, pre-stressing, tightening of high-friction grip bolts or other critical structural works of a prescribed class of building works except under the immediate supervision of a site supervisor or qualified person.

(2) Any person who contravenes or fails to comply with subsection (1) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$50,000 or to imprisonment for a term not exceeding 12 months or to both and, in the case of a continuing offence, to a further fine not exceeding \$1,000 for every day during which the offence continues after conviction.

Duties of qualified persons

9.—(1) If any qualified person appointed under section 6 (3) becomes unwilling or unable, whether by reason of the termination of his appointment or for any other reason, to carry out his duties under this Act —

- (a) the qualified person shall, within 14 days of his ceasing to carry out his duties, notify the Commissioner of Building Control and the builder of the building works of that fact; and
- (b) the builder shall cease or shall not commence the building works until the person for whom the building works are being or are to be carried out appoints another appropriate qualified person in respect of those building works.

[18/95; 4/99]

(2) Where the person for whom any building works are or are to be carried out appoints a qualified person under subsection (1) (b), he shall, within 7 days, notify the Commissioner of Building Control of the appointment.

[4/99]

(3) Every qualified person appointed under section 6 (3) shall —

- (a) take all reasonable steps and exercise due diligence in supervising and inspecting the building works to ensure that the building works are being carried out in accordance with the provisions of this Act and, subject to section 14, the building regulations, with the plans approved in respect thereof by the Commissioner of Building Control and with any terms and conditions imposed by the Commissioner of Building Control;
- (b) in the absence of a site supervisor, take all reasonable steps and exercise due diligence in giving immediate supervision to the carrying out of concreting, piling, pre-stressing, tightening of high-friction grip bolts or other critical structural works of any building works to which section 8 (1) (c) applies to ensure that such critical structural works of the building works are being carried out in accordance with the provisions of this Act and, subject to section 14, the building regulations, with the plans approved in respect thereof by the Commissioner of Building Control and with

any terms and conditions imposed by the Commissioner of Building Control;

- (c) notify the Commissioner of Building Control of any contravention of the provisions of this Act or the building regulations in connection with those building works;
- (d) keep and maintain at the premises on which building works are carried out such documents, books and records as may be prescribed in the building regulations;
- (e) submit to the Commissioner of Building Control at the prescribed times such reports and certificates as may be prescribed in the building regulations;
- (f) notify the Commissioner of Building Control if the building works have been suspended for a period of more than 3 months; and
- (g) supply to the site supervisor and builder of building works a copy of every plan of those building works approved by the Commissioner of Building Control.

[18/95; 4/99]

(4) Any person who contravenes or fails to comply with subsection (1) (b) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$50,000 or to imprisonment for a term not exceeding 12 months or to both and, in the case of a continuing offence, to a further fine not exceeding \$1,000 for every day during which the offence continues after conviction.

(5) Any qualified person who contravenes or fails to comply with subsection (3) (a), (b), (c), (d) or (e) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$10,000 or to imprisonment for a term not exceeding 6 months or to both and, in the case of a continuing offence, to a further fine not exceeding \$500 for every day during which the offence continues after conviction.

(6) It shall be a defence in any prosecution for a contravention or non-compliance with subsection (3) (c) for the person charged to prove to the satisfaction of the court that he did not know nor could reasonably have discovered the contravention or non-compliance referred to in the charge.

(7) Any qualified person or person for whom any building works are or are to be carried out, as the case may be, who, without reasonable excuse, contravenes or fails to comply with subsection (1) (a), (2) or (3) (f) or (g) shall be guilty of an offence.

Appointment and duties of site supervisors

10.—(1) Where the structural elements of any building works are required by section 8 (1) (b) to be carried out under the full-time supervision of a site supervisor, the qualified person appointed under section 6 (3) in respect of those building works shall appoint not less than one site supervisor in respect of the structural elements of those building works.

[18/95]

(2) Where the critical structural works of any building works are required by section 8 (1) (c) to be carried out under the immediate supervision of a site supervisor or qualified person, the qualified person appointed under section 6 (3) in respect of those building works may appoint one or more site supervisors in respect of the critical structural works of those building works.

[18/95]

(3) No person shall be appointed as a site supervisor in respect of any building works for the purposes of this Act unless he possesses the prescribed practical experience and qualifications.

(4) If a site supervisor appointed in respect of any building works becomes unwilling or unable, whether by reason of the termination of his appointment or for any other reason, to carry out his duties under subsection (5) —

- (a) the site supervisor shall, within 7 days of his ceasing to carry out such duties, notify the Commissioner of Building Control of that fact; and
- (b) the qualified person appointed under section 6 (3) in respect of those building works shall —
 - (i) appoint another site supervisor in his place; and
 - (ii) notify the Commissioner of Building Control of such appointment within 7 days thereof.

[18/95; 4/99]

(5) Every site supervisor of building works shall take all reasonable steps and exercise due diligence in giving —

- (a) in relation to building works to which section 8 (1) (b) applies — full-time supervision to the carrying out of the structural elements of the building work; or
- (b) in relation to building works to which section 8 (1) (c) applies — immediate supervision to the carrying out of the critical structural works of the building works,

to ensure that the structural elements or critical structural works, as the case may be, of the building works are carried out in accordance with the plans of the building works supplied to him in accordance with section 9 (3) (g) by a qualified person and with any terms and conditions imposed by the Commissioner of Building Control.

[4/99]

(6) Any site supervisor who contravenes or fails to comply with subsection (5) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$10,000 or to imprisonment for a term not exceeding 6 months or to both and, in the case of a continuing offence, to a further fine not exceeding \$500 for every day during which the offence continues after conviction.

(7) Any site supervisor or qualified person who, without reasonable excuse, contravenes or fails to comply with subsection (4) (a) or (b) (ii), respectively, shall be guilty of an offence.

Appointment and duties of builders

11.—(1) Every person for whom building works are to be carried out shall appoint a builder in respect thereof.

(2) If any builder appointed in respect of building works becomes unwilling to act or unable, whether by reason of the termination of his appointment or for any other reason, to carry out his duties under subsection (4) —

(a) the builder shall, within 14 days of his ceasing to carry out his duties, notify the Commissioner of Building Control of that fact; and

(b) the person for whom building works are to be or are being carried out shall appoint another builder in his place.

[4/99]

(3) Where the person for whom building works are to be or are being carried out appoints another builder under subsection (2) (b), he shall within 7 days thereafter, notify the Commissioner of Building Control of the appointment.

(4) A builder undertaking any building works shall —

(a) ensure that the building works are carried out in accordance with the plans of the building works supplied to him in accordance with section 9 (3) (g) by a qualified person and

with any term or condition imposed by the Commissioner of Building Control in accordance with the provisions of this Act and, subject to section 14, the building regulations;

- (b) notify the Commissioner of Building Control of any contravention of the provisions of this Act or the building regulations in connection with those building works;
- (c) keep at the premises on which the building works are carried out all plans of those building works supplied to him in accordance with section 9 (3) (g) by a qualified person; and
- (d) within 7 days of the completion of the building works, certify that the new building has been erected or the building works have been carried out in accordance with the provisions of this Act and, subject to section 14, the building regulations and shall within that period deliver such certificate to the Commissioner of Building Control.

[4/99]

(5) Any person who contravenes or fails to comply with subsection (4) (a) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$50,000 or to imprisonment for a term not exceeding 12 months or to both.

(6) Any person who contravenes or fails to comply with subsection (4) (b) or (c) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$10,000 or to imprisonment for a term not exceeding 6 months or to both and, in the case of a continuing offence, to a further fine not exceeding \$500 for every day during which the offence continues after conviction.

(7) It shall be a defence in any prosecution for a contravention of or non-compliance with subsection (4) (b) for the person charged to prove to the satisfaction of the court that he did not know nor could reasonably have discovered the contravention or non-compliance referred to in the charge.

(8) Any person who, without reasonable excuse, contravenes or fails to comply with subsection (2) (a), (3) or (4) (d) shall be guilty of an offence.

Tests of or in connection with building works

12.—(1) Subject to subsection (3), the qualified person appointed under section 6 (3) in respect of the structural elements of any

building works shall carry out or cause to be carried out such tests of or in connection with the building works as may be prescribed or required by the Commissioner of Building Control.

[18/95; 4/99]

(2) Any tests that may be prescribed, or required to be carried out, under subsection (1) shall be carried out in such manner and at such places and times as may be prescribed in the building regulations.

(3) The Commissioner of Building Control may, on an application in relation to any particular building works, give a direction waiving the operation of subsection (1) in relation to those building works if he is satisfied that the operation of subsection (1) in relation to that particular case would be unreasonable.

[4/99]

(4) An application under subsection (3) shall be accompanied by such particulars as may be prescribed.

(5) If a qualified person fails to comply with subsection (1), the Commissioner of Building Control may, by order in writing served on the qualified person, site supervisor and builder of the building works and the person for whom the building works are carried out, require the building works to cease until the order is withdrawn.

[4/99]

(6) Without prejudice to the right of the Commissioner of Building Control to exercise his power under subsection (5), any qualified person who fails to comply with any requirement under subsection (1) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$50,000 or to imprisonment for a term not exceeding 12 months or to both and, in the case of a continuing offence, to a further fine not exceeding \$1,000 for every day during which the offence continues after conviction.

[4/99]

(7) If any person on whom an order made under subsection (5) is served fails to comply with the order, he shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$50,000 or to imprisonment for a term not exceeding 12 months or to both and, in the case of a continuing offence, to a further fine not exceeding \$1,000 for every day during which the offence continues after conviction.

Order for demolition, removal, etc., of unauthorised buildings or building works

13.—(1) Where, in the opinion of the Commissioner of Building Control, any building has been erected, or any building works are or have been carried out, in contravention of the provisions of this Act or the building regulations, the Commissioner of Building Control may by order in writing require —

- (a) the cessation of the building works until the order is withdrawn;
- (b) the demolition of the building; or
- (c) such work or alteration to the building or building works to be carried out as may be necessary to cause the same to comply with the provisions of this Act and the building regulations or otherwise to put an end to the contravention thereof.

[4/99]

(2) An order made under subsection (1) shall specify all or any of the following:

- (a) the manner in which the demolition, work or alteration specified in the order is to be carried out;
- (b) the time within which the demolition, work or alteration shall commence;
- (c) the time within which the demolition, work or alteration shall be completed; and
- (d) that the demolition, work or alteration shall be carried out with due diligence to the satisfaction of the Commissioner of Building Control.

[18/95; 4/99]

(3) An order made under subsection (1) shall be served —

- (a) where a building has been erected, on the owner or occupier of the building; or
- (b) where building works are being carried out, on the person for whom the works are being carried out or the builder carrying out the building works.

[2/91]

(4) If an order made under subsection (1) is not complied with, the Commissioner of Building Control may —

- (a) demolish, remove or alter, or cause to be demolished, removed or altered, such building or building works or take

such other steps as appear to the Commissioner of Building Control to be necessary, including ordering the closure of the building; and

- (b) recover all expenses reasonably incurred by him in the exercise of his powers under this section from the person in default.

[2/91; 4/99]

(5) Without prejudice to the right of the Commissioner of Building Control to exercise his powers under subsection (4), if any person on whom an order made under subsection (1) is served fails to comply with the order, that person shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$10,000 or to imprisonment for a term not exceeding 6 months or to both and, in the case of a continuing offence, to a further fine not exceeding \$500 for every day during which the offence continues after conviction.

[4/99]

(6) The Commissioner of Building Control may seize any materials resulting from the carrying out of any work under subsection (4).

[4/99]

(7) This section shall apply to any building works, whether or not for or connected with any temporary building.

[18/95]

Modification or waiver of building regulations

14.—(1) The Commissioner of Building Control may, on receipt of an application in relation to any particular building works, advertisements, signboards or skysigns, modify or waive, subject to such terms and conditions as he may impose, any of the requirements of the building regulations.

[18/95; 4/99]

(2) Every application under subsection (1) shall —

- (a) be made to the Commissioner of Building Control by or on behalf of the person for whom building works, advertisements, signboards or skysigns are being or are to be carried out;
- (b) be in such form as may be required by the Commissioner of Building Control;
- (c) state the nature and extent of and the reasons for the proposed modification or waiver of those requirements; and

- (d) be accompanied by such plans and other particulars as may be prescribed.

[18/95; 4/99]

Register of accredited checkers

15.—(1) The Commissioner of Building Control shall keep and maintain a register (referred to in this section and in section 16 as the register of accredited checkers) in which shall be entered the names and prescribed particulars of all persons registered in accordance with section 16 as accredited checkers.

[4/99]

(2) The absence of the name of any person from the register of accredited checkers shall be prima facie evidence that that person is not so registered.

(3) The register of accredited checkers shall be kept and maintained at the office of the Commissioner of Building Control and shall be available for inspection by any person without charge during office hours.

[4/99]

Registration of accredited checkers

16.—(1) An application for registration as an accredited checker shall be made in such manner and shall be accompanied by such documents and particulars as may be prescribed.

(2) No person shall be registered as an accredited checker unless he can satisfy the Commissioner of Building Control that he possesses the prescribed qualifications and practical experience.

[4/99]

(3) Without prejudice to subsection (2), the Commissioner of Building Control may refuse to register as an accredited checker an applicant who is, in his opinion, not of good character and reputation or unable to carry out the duties of an accredited checker under this Act.

[4/99]

(4) The Commissioner of Building Control may appoint a committee of persons to assist him in considering applications for registration as accredited checkers.

[4/99]

(5) Where the Commissioner of Building Control has registered a person as an accredited checker, the Commissioner of Building Control shall issue to the person a certificate of accreditation.

[4/99]

(6) The Commissioner of Building Control may cancel the registration of an accredited checker —

- (a) who is deceased;
- (b) who has contravened or failed to comply with section 18 (1);
- (c) who is convicted of an offence involving fraud or dishonesty or an offence under this Act or the building regulations;
- (d) who, in the opinion of the Commissioner of Building Control, is no longer in a position to carry out the duties of an accredited checker under this Act; or
- (e) whose name has been included in the register by fraud or misrepresentation.

[4/99]

(7) The Commissioner of Building Control shall not exercise his powers under subsection (6) (b), (c), (d) or (e) unless an opportunity of being heard has been given to the accredited checker against whom the Commissioner of Building Control intends to exercise his powers.

[4/99]

(8) Where the Commissioner of Building Control cancels the registration of an accredited checker under subsection (6), he shall remove the name and particulars of the person from the register of accredited checkers and cancel any certificate of accreditation issued to the person under subsection (5).

[4/99]

(9) The person referred to in subsection (8) shall, within 14 days of being notified of the removal, surrender to the Commissioner of Building Control the certificate of accreditation and, if he fails to do so, he shall be guilty of an offence.

(10) Any person whose application for registration as an accredited checker is refused, or who is dissatisfied with the decision of the Commissioner of Building Control under subsection (6), may, within 14 days of being notified in writing of the refusal or the decision, appeal to the Minister whose decision shall be final.

[4/99]

(11) Any person whose name has been removed from the register of accredited checkers under subsection (6) (b), (c), (d) or (e) shall, if his appeal to the Minister is allowed, be forthwith reinstated.

Appointment of accredited checkers

17.—(1) Every person for whom building works are or are to be commenced or carried out shall, unless otherwise prescribed, appoint an accredited checker in respect of the detailed structural plans and design calculations of the building works.

[18/95]

(2) Every accredited checker appointed under subsection (1) shall check the detailed structural plans and design calculations of the building works in accordance with the building regulations and shall carry out such other duties as may be prescribed by those regulations.

[18/95]

(3) Any accredited checker who contravenes or fails to comply with subsection (2) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$50,000 or to imprisonment for a term not exceeding 12 months or to both.

[16A

[18/95]

Independence of accredited checkers

18.—(1) At the time of the making by an accredited checker of a certificate under section 6 (1) (c) or (8), the accredited checker shall have no professional or financial interest in the building works shown in the plans described in his certificate.

(2) An accredited checker shall be regarded as having a professional or financial interest in any building works if —

- (a) he is or has been responsible for the design or construction of the building or any of the building works in any capacity except building works relating to the alterations of the building which —
 - (i) do not affect any key structural element; or
 - (ii) affect any structural element but the effects are localised in nature and do not require any strengthening of any key structural element;
- (b) he or any nominee of his is a member, officer or employee of a company or other body which has a professional or financial interest in the building works; or
- (c) he is a partner or is in the employment of a person who has a professional or financial interest in the building works.

[18/95]

(3) For the purposes of this Act —

- (a) a person shall be treated as having a professional or financial interest in the building works even if he has that interest only as trustee for the benefit of some other person; and
- (b) in the case of married people living together, the interest of one spouse shall, if known to the other, be deemed to be also an interest of the other.

(4) For the purposes of this Act —

- (a) involvement in the building works as an accredited checker; and
- (b) entitlement to any fee paid for his function as an accredited checker,

shall not be regarded as constituting a professional or financial interest.

(5) Any accredited checker who contravenes subsection (1) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$50,000 or to imprisonment for a term not exceeding 12 months or to both.

[18/95]

(6) The Minister may, by notification in the *Gazette*, exempt from subsection (1) any building or building works owned by or to be carried out for —

- (a) the Housing and Development Board;
- (b) the Land Transport Authority of Singapore; or
- (c) any other public authority constituted by any written law.

[17

[18/95]

Building offences

19.—(1) Any person who contravenes or fails to comply with any term or condition of an approval of plans of any building works, or any term or condition of a permit to carry out any building works, granted to him under this Part shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$10,000 or to imprisonment for a term not exceeding 6 months and, in the case of a continuing offence, to a further fine not exceeding \$500 for every day during which the offence continues after conviction.

(2) Any person for whom any building works are carried out and any qualified person, site supervisor or builder directly concerned with the building works who, in carrying out the building works deviates, or permits or authorises the building works to deviate, in any material way from any plans of the building works approved by the Commissioner of Building Control under this Part shall each be guilty of an offence and shall be liable on conviction to a fine not exceeding \$50,000 or to imprisonment for a term not exceeding 12 months or to both.

[4/99]

(3) Any person who, being required by or by virtue of this Act or the building regulations to make or produce to the Commissioner of Building Control any plan, declaration, certificate, report, record, notice or other document, or who, for the purpose of obtaining any licence, permit, waiver or approval from the Commissioner of Building Control under this Act or the building regulations or for the purpose of establishing any fact relevant to the administration of this Act or the building regulations —

- (a) makes or produces any plan, declaration, certificate, report, record, notice or other document which is false in a material particular; or
- (b) produces any plan, declaration, certificate, report, record, notice or other document which is false in a material particular, or has not been made by the person by whom it purports to have been made, or has been in any way altered or tampered with,

shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$10,000 or to imprisonment for a term not exceeding 6 months or to both.

[18

[4/99]

Pecuniary penalty

20.—(1) Whether or not proceedings have been instituted against any person for an offence under section 5 (3), the Commissioner of Building Control may require the person to pay such sum not exceeding 50 times the prescribed fees for the approval of plans of the building works in respect of which there appears to the Commissioner of Building Control that such an offence has been committed.

[4/99]

(2) Notwithstanding subsection (1), the Commissioner of Building Control may, with the approval of the Minister, in any particular case increase the sum required to be paid under subsection (1) to an amount not exceeding the cost of the unauthorised building works as determined by the Commissioner of Building Control.

[19

[4/99]

Occupation of buildings

21.—(1) Except as otherwise provided in this Act, no person shall occupy, or permit or cause to be occupied, any building or any part thereof where any building works have been carried out unless the Commissioner of Building Control has issued a certificate of statutory completion in respect of that building or that part of the building.

[18/95; 4/99]

(1A) Nothing in subsection (1) shall prohibit —

- (a) the occupation by any person of any building or part thereof for the sole purpose of preventing any damage to the building or part thereof or any theft of any property therein; or
- (b) the occupation by any person of any building in respect of which a temporary occupation permit has been granted.

(2) The Commissioner of Building Control may, on an application in the prescribed manner in relation to any building, grant a temporary occupation permit in respect of the building subject to such written directions as the Commissioner of Building Control may specify and, in particular, those written directions may —

- (a) limit the period for which the temporary occupation permit is granted;
- (b) require such work or alteration to the building to be carried out as may be specified to the satisfaction of the Commissioner of Building Control; and
- (c) provide for the completion of the work or alteration before the expiration of a specified period.

[4/99]

(3) A temporary occupation permit shall only be prima facie evidence that a building is suitable for occupation and is and shall not be taken to be evidence of compliance with the provisions of this Act, the building regulations or any other written law.

(4) The Commissioner of Building Control may amend, suspend or, in the event of failure to comply with any written direction issued under subsection (2), revoke any temporary occupation permit.

[4/99]

(5) Any person who contravenes or fails to comply with subsection (1) or any written direction issued under subsection (2) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$20,000 or to imprisonment for a term not exceeding 6 months or to both and, in the case of a continuing offence, to a further fine not exceeding \$1,000 for every day during which the offence continues after conviction.

[20]

Appeals

22.—(1) Where an application made under —

- (a) section 6 for approval of plans of any building works;
- (b) section 7 for a permit to carry out any building works;
- (c) section 12 (3) for a waiver of the operation of section 12 (1) in relation to any building works; or
- (d) section 14 for any modification or waiver of the requirements of the building regulations in relation to any particular building works,

is refused, or is granted by the Commissioner of Building Control subject to terms and conditions, the applicant may, if aggrieved by the decision of the Commissioner of Building Control, appeal in the prescribed form and manner to the Minister within 28 days of the date of the notification of the decision.

[4/99]

(2) Where an appeal is brought under this section from a decision of the Commissioner of Building Control, the Minister may, after giving the aggrieved applicant an opportunity to make representations in writing, dismiss or allow the appeal, unconditionally or subject to such conditions as he thinks fit.

[4/99]

(3) The decision of the Minister on any appeal referred to him under this section shall be final.

[21]

PART III

INSTALLATION AND RETROFITTING WORKS
RELATING TO AIR-CONDITIONING UNITS**Application of this Part**

22A. This Part shall apply to an air-conditioning unit that is to be installed or had been installed —

- (a) on the exterior of any premises or building; or
- (b) in such manner that any part of the air-conditioning unit projects outwards from any premises or building,

except where the air-conditioning unit is to be installed or had been installed on any part of any bungalow, semi-detached house, terraced house or linked house.

[21A
[36/99]

Installation of air-conditioning unit

22B.—(1) A person who desires to install an air-conditioning unit on any premises or building to which this Part applies shall employ a trained worker to carry out the installation works relating to the air-conditioning unit.

[36/99]

(2) Every trained worker appointed to carry out installation works relating to an air-conditioning unit under subsection (1) shall carry out the works in such manner as may be prescribed.

[21B
[36/99]

Retrofitting existing air-conditioning unit

22C. If an air-conditioning unit had been installed on a timber-framed opening on the exterior of any premises or building to which this Part applies, the owner of such premises or building shall, within the period of one year from 1st October 1999, retrofit that air-conditioning unit or timber-framed opening or both in such manner and using such material as may be prescribed.

[21C
[36/99]

Air-conditioning unit installed in an unsafe manner

22D.—(1) If the Commissioner of Building Control considers that any air-conditioning unit had been installed on any premises or

building to which this Part applies in an unsafe manner, he shall notify the owner of the premises or building in writing.

(2) The owner of such premises or building shall, within such period as the Commissioner of Building Control may require, retrofit the air-conditioning unit in such manner and using such material as the Commissioner of Building Control may require.

[21D]

[36/99]

Installation report

22E.—(1) The person referred to in section 22B (1), or the owner referred to in section 22C or 22D shall, upon completion of the installation or retrofitting works carried out under section 22B (1), 22C or 22D (2), as the case may be, submit a report of the completed works to the Commissioner of Building Control.

[21E]

[36/99]

(2) The report referred to in subsection (1) shall be in such form and manner as the Commissioner of Building Control may determine.

[36/99]

Penalty

22F. Any person who contravenes or fails to comply with section 22B (1), 22C, 22D (2) or 22E (1) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$5,000 or to imprisonment for a term not exceeding 6 months or to both.

[21F]

[36/99]

PART IV

DANGEROUS BUILDINGS

Dangerous buildings

23.—(1) If it appears to the Commissioner of Building Control that a building is in such a condition, or is used to carry such loads, as to be or likely to be dangerous, the Commissioner of Building Control may —

- (a) where danger arises or is likely to arise from the condition of the building, make an order requiring the owner thereof to do all or any of the following within such time as may be specified:

- (i) to carry out or cause to be carried out such inspection of the building as he may specify;
 - (ii) to execute such building works as may be necessary to obviate the danger;
 - (iii) to demolish the building or any part thereof, and remove any rubbish resulting from the demolition; or
- (b) where danger arises or is likely to arise from overloading of the building, make an order requiring the owner thereof to restrict its use until the Commissioner of Building Control, being satisfied that any necessary building works have been executed, withdraws or modifies the restriction.

[4/99]

(2) If the person on whom an order made under subsection (1) is served fails to comply with the order within the time specified, the Commissioner of Building Control may —

- (a) execute the order in such manner as he thinks fit; and
- (b) recover all expenses reasonably incurred by him in doing so from the person in default.

[4/99]

(3) Without prejudice to the right of the Commissioner of Building Control to exercise his powers under subsection (2), any person who, without reasonable excuse, fails to comply with an order served on him under subsection (1) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$50,000 or to imprisonment for a term not exceeding 12 months or to both and, in the case of a continuing offence, to a further fine not exceeding \$1,000 for every day during which the offence continues after conviction.

[4/99]

Emergency measures

24.—(1) If it appears to the Commissioner of Building Control that —

- (a) a building is in such a state or situation, or is used to carry such loads, as to be dangerous; and
- (b) immediate action should be taken to remove the danger,

he may, if he considers it necessary, take such steps as may be necessary for that purpose, including ordering the closure of the building.

[4/99]

(2) Before exercising his powers under this section, the Commissioner of Building Control shall, if it is reasonably practicable to do

so, give notice of his intention to the owner and every occupier of the building.

[4/99]

(3) Subject to this section, the Commissioner of Building Control may recover from the owner of the building all expenses reasonably incurred by him under this section.

[4/99]

(4) So far as expenses incurred by the Commissioner of Building Control under this section consist of expenses of fencing off the building, or arranging for it to be watched, the expenses shall not be recoverable in respect of any period —

- (a) after the danger has been removed by other steps under this section; or
- (b) after an order made under section 23 for the purpose of its removal has been complied with or has been executed as mentioned in section 23 (2).

[4/99]

(5) In any proceedings to recover expenses under this section, the court shall inquire whether the Commissioner of Building Control might reasonably have proceeded instead under section 23.

[4/99]

Closure orders

25.—(1) Where the Commissioner of Building Control makes any order under this Act requiring the closure of any building, the order (referred to in this section as a closure order) shall be served on the owner and every occupier of the building.

[4/99]

(2) A closure order may require the owner or occupier of the building to which the order relates to cease to inhabit the building and to remove all goods, furniture and effects from the building before the order comes into force.

[2/91]

(3) Except with the permission in writing of the Commissioner of Building Control, no person, other than a public officer in the course of his duty, shall enter or be in a building at any time while a closure order is in force in respect of the building.

(3A) Any person who contravenes or fails to comply with subsection (3) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$10,000 or to imprisonment for a term not exceeding 6 months or to both and, in the case of a

continuing offence, to a further fine not exceeding \$200 for every day during which the offence continues after conviction.

(4) Where the Commissioner of Building Control thinks fit, he may, subject to such conditions as he may impose, by notice in writing permit any person to enter and be in a building while a closure order is in force in respect of the building.

[4/99]

(5) Any permission granted under subsection (4) may be cancelled by the Commissioner of Building Control at any time and for any reason.

[4/99]

(6) Where a closure order is in force in respect of a building —

- (a) any police officer may, with such force or assistance as may be necessary, remove therefrom any person who is in the building in contravention of subsection (3);
- (b) the Commissioner of Building Control may seal or cause to be sealed, all or any of the entrances to or exits from the building; and
- (c) the Commissioner of Building Control or any police officer may remove all goods, furniture and effects from the building.

[2/91; 4/99]

(7) A closure order shall remain in force in respect of a building until the Commissioner of Building Control had served a notice of expiry of the order on the owner of the building by causing the notice to be posted upon a conspicuous part of the building to which it relates and by serving a copy of the notice upon the owner.

[4/99]

(8) Every notice of expiry of a closure order shall specify the building to which it relates and the date upon which the order expires.

PART V

INSPECTION OF BUILDINGS

Interpretation of this Part

26.—(1) In this Part —

“building” shall not include part of a building;

“owner”, in relation to —

- (a) a subdivided building comprising 2 or more flats, means —
 - (i) the management corporation established under the Land Titles (Strata) Act (Cap. 158) having control of the building; or
 - (ii) the person receiving any rent or charge for the maintenance and management of the common property of the building;
- (b) the common property of any building comprising 2 or more flats, means —
 - (i) the person receiving any rent or charge for the maintenance and management of the common property of the building;
 - (ii) any body corporate constituted under an order made by the Minister under section 3 of the HUDC Housing Estates Act (Cap. 131); and
- (c) the common property of residential and commercial property in any housing estate of the Housing and Development Board, means that Board;

“special building” means any building of which not less than 90% of its floor area is used solely for residential purposes, and in this definition, “floor area” means the total area of floor space within the building measured between party walls including the thickness of external walls;

“structural engineer” means a person who is registered under the Professional Engineers Act (Cap. 253) in the civil or structural engineering discipline and who has in force a practising certificate issued under that Act authorising him to engage in civil or structural engineering work.

[23/91; 18/95]

(2) For the purposes of this Part, a building which is physically connected with another building —

- (a) shall, although so connected, be treated as a separate building if it is so constructed as to be capable of remaining in position and being used independently of the other building or as to require only minor modification as to render it so capable; and

- (b) shall not be treated as other than a separate building merely because it is so connected with the other building at or below ground level or by means of a bridge or similar structure (whether affording access or accommodation to both).

Application of this Part

27. This Part shall apply to buildings other than —

- (a) detached houses, semi-detached houses, terraced or linked houses which are used solely by the owners or occupiers thereof solely as their residence; and
- (b) temporary buildings.

[18/95]

Periodical inspection of buildings

28.—(1) Subject to subsection (2), the Commissioner of Building Control may, by notice served on the owner of a building to which this Part applies, require the building to be inspected.

[4/99]

(2) In relation to any building to which this Part applies, a notice under subsection (1) may be made —

- (a) where the building (other than a special building) is used other than solely for residential purposes — after the fifth year commencing from the date the first certificate of statutory completion was issued in respect of the building and thereafter at intervals of not less than 5 years from the date of the last notice under this section; or
- (b) where the building is a special building or is used solely for residential purposes — after the tenth year commencing from the date the first certificate of statutory completion was issued in respect of the building and thereafter at intervals of not less than 10 years from the date of the last notice under this section.

[18/95]

(3) Every owner of a building to which this Part applies shall, on receipt of a notice under subsection (1), cause the building to be inspected within the period specified in the notice and in the prescribed manner by a structural engineer appointed by the owner.

[18/95]

(4) Where a building comprising 2 or more flats is not subdivided and there are subsisting leases for those flats registered under the Registration of Deeds Act (Cap. 269) or the Land Titles Act (Cap. 157), the owners of those flats shall, on receipt of a notice under subsection (1), jointly appoint a structural engineer to inspect the building within such time as may be specified in the notice and in the prescribed manner.

[18/95]

(5) The structural engineer who is appointed by the owner of a building to carry out an inspection of a building under this section shall be entitled at all reasonable times to full and free access to the building and any part thereof he is required to inspect.

[18/95]

(5A) Any person who hinders, obstructs or delays the structural engineer in the performance of his duty under subsection (5) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$2,000 and, in the case of a continuing offence, to a further fine not exceeding \$200 for every day during which the offence continues after conviction.

(6) A structural engineer appointed to carry out an inspection of a building under this section shall —

- (a) carry out the inspection in the prescribed manner;
- (b) on completion of the inspection, prepare and sign a report of the result of the inspection; and
- (c) serve a copy of the report on the Commissioner of Building Control within such period as the Commissioner of Building Control may specify in the notice under subsection (1).

[18/95; 4/99]

(7) Where the report of the result of the inspection of a building prepared under subsection (6) (b) contains any measure or other building works recommended by the structural engineer to be carried out to ensure the structural stability or integrity of the building, the owner of the building shall, within such period as may be specified by the Commissioner of Building Control, carry out such measure or building works as is recommended by the structural engineer in the report.

[18/95; 4/99]

(8) Any owner of a building who contravenes or fails to comply with a notice under subsection (1) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$10,000.

(9) Any owner of a building who fails to comply with subsection (3), (4) or (7) within the period specified in the notice under subsection (1) or within the period specified under subsection (7), as the case may be, shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$10,000 or to imprisonment for a term not exceeding 6 months or to both and, in the case of a continuing offence, to a further fine not exceeding \$500 for every day during which the offence continues after conviction.

[18/95]

(10) Any structural engineer who contravenes or fails to comply with subsection (6) (a), (b) or (c) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$10,000.

(11) The Minister may, by order, provide for the application of this section with such adaptations or modifications as may be specified therein to buildings in respect of which no certificate of fitness for occupation has been issued under regulations made under the repealed Act.

Independence of structural engineers

29.—(1) A structural engineer shall not be appointed by the Commissioner of Building Control or owner of a building for the purpose of carrying out an inspection of a building under section 28 if the structural engineer has any professional or financial interest in the building.

[4/99]

(2) A structural engineer shall be regarded as having a professional or financial interest in any building if —

- (a) he is or has been responsible for the design or construction of the building or any of the building works in any capacity except building works relating to the alterations of the building which —
 - (i) do not affect any key structural element; or
 - (ii) affect any structural element but the effects are localised in nature and do not require any strengthening of any key structural element;
- (b) he or any nominee of his is a member, officer or employee of a company or other body which has a professional or financial interest in the building or any part thereof;

- (c) he is a partner or is in the employment of a person who has a professional or financial interest in the building or any part thereof; or
- (d) he holds any interest in the building or any part thereof.

[18/95]

(3) For the purposes of this section —

- (a) a person shall be treated as having a professional or financial interest in the building even if he has that interest only as trustee for the benefit of some other person; and
- (b) in the case of married people living together, the interest of one spouse shall, if known to the other be deemed to be also an interest of the other.

(4) For the purposes of this section —

- (a) involvement in the inspection of a building under section 28; and
- (b) entitlement to any fee paid for carrying out any inspection under section 28,

shall not be regarded as constituting a professional or financial interest.

(5) The Minister may, by notification in the *Gazette*, exempt from subsection (1) any building or building works owned by or to be carried out for —

- (a) the Housing and Development Board;
- (b) the Land Transport Authority of Singapore; or
- (c) any other public authority constituted by any written law.

[18/95]

PART VI

MISCELLANEOUS

Exemption

30. The Minister may by order, either generally or in any particular case, and subject to such conditions as he may impose, exempt any premises or building or any building works from all or any of the provisions of this Act or the building regulations.

[31]

Corporate offenders

31. Where an offence under this Act or the building regulations has been committed by a body corporate, a partnership or unincorporated association of persons, any person who at the time of the commission of the offence was a director, manager, partner, secretary or other similar officer thereof, or was purporting to act in any such capacity, shall also be guilty of that offence unless he proves that —

- (a) the offence was committed without his consent or connivance; and
- (b) he had exercised all such diligence to prevent the commission of the offence as he ought to have exercised having regard to the nature of his functions in that capacity and to all the circumstances.

[32]

Protection from liability

32.—(1) No liability shall lie against the Government or any public officer by reason of the fact that any building works are carried out in accordance with the provisions of this Act or that such building works or plans of the building works are subject to inspection or approval by the Commissioner of Building Control or the public officer.

[4/99]

(2) Nothing in this Act shall make it obligatory for the Commissioner of Building Control to inspect any building or building works or the site of any proposed building to ascertain whether the provisions of this Act are complied with or whether any plans, certificates, notices or other documents submitted to him are accurate.

[4/99]

(3) No matter or thing done by the Commissioner of Building Control or by any public officer shall, if it were done bona fide for the purpose of carrying out the provisions of this Act, subject the Commissioner of Building Control or the public officer personally to any action, liability, claim or demand.

[4/99]

(4) Where the Commissioner of Building Control provides any information to any person in respect of any building or building works by electronic or other means, neither the Government, the Commissioner of Building Control nor any public officer shall be liable for any loss or damage suffered by any person by reason of any error or omission of whatever nature or howsoever caused, including any defect or breakdown in the electronic equipment used for providing

the information, if such error or omission is made in good faith and in the ordinary course of duties of the Commissioner of Building Control or public officer.

[33]

[18/95; 4/99]

Power to enter premises

33.—(1) The Commissioner of Building Control may enter any premises at all reasonable hours for the purpose of —

- (a) ascertaining whether there is, or has been, on or in connection with the premises, a contravention of this Act or the building regulations;
- (b) ascertaining whether circumstances exist that would authorise the Commissioner of Building Control to take any action or execute any work under this Act or the building regulations;
- (c) taking any action or carrying out any work, authorised or required by this Act or the building regulations; or
- (d) inspecting the documents, books or records kept and maintained by a qualified person or builder under section 9 (3) (d) or 11 (4) (c), respectively.

(1A) For the purposes of subsection (1), the Commissioner of Building Control may take such steps as he may consider necessary, including the making of openings and the taking without payment of reasonable samples of building materials for analysis.

[4/99]

(2) The results of any analysis of a sample of building materials taken under subsection (1A) shall not be admissible as evidence in any proceedings under this Act or the building regulations unless the samples were taken in the prescribed manner.

(3) A certificate of the results of an analysis of a part of a sample taken under subsection (1A) shall be signed by the analyst but the analysis may be made by a person acting under the direction of the analyst.

(4) For the purposes of any inspection under subsection (1) (d), the qualified person or builder concerned shall afford the Commissioner of Building Control access to and shall produce the documents, books or records and shall give such information and facilities as may be required by the Commissioner of Building Control.

[4/99]

(4A) Any qualified person or builder, as the case may be, who contravenes or fails to comply with subsection (4) shall be guilty of an offence.

[4/99]

(5) The documents, books or records referred to in subsection (4) shall not be required to be produced at such times or at such places as would interfere with the proper execution of the building works.

(6) Any person who wilfully obstructs the Commissioner of Building Control in the performance of any matter or thing which he is authorised to do by this section shall be guilty of an offence.

[34

[4/99]

Presumptions and defences

34.—(1) In any proceedings instituted under this Act for the commencement or carrying out of any building works on any premises in contravention of the provisions of this Act or the building regulations, the owner of the premises at the time the building works were commenced or carried out shall be presumed, until the contrary is proved, to be the person commencing or carrying out the building works.

(2) Where anything is required under this Act to be done by the owner of a building, and there is more than one owner of such building, it shall be a defence to any prosecution for failing to do that thing —

(a) that such thing was done by another owner of the building;
or

(b) that any notice or order in respect of such thing required under this Act to be served on the owner was served on another owner of the building and not on the person charged.

[35

Occupier may execute work in default of owner

35.—(1) Whenever default is made by an owner of any premises in the execution of any work required under this Act to be executed by him, an occupier of the premises may, with the approval of the Commissioner of Building Control, cause the work to be executed.

[4/99]

(2) The costs and expenses thereof shall be recoverable by the occupier from the owner or the amount may be deducted out of the rent from time to time becoming due from him to the owner.

(3) The occupier may, in the absence of any special agreement to the contrary, retain possession of the premises until the costs and expenses incurred by him have been fully reimbursed.

[36]

Proceedings if occupier opposes execution of works

36.—(1) Where —

- (a) the owner of any premises is required under any provision of this Act or the building regulations to carry out any work or make any provision in respect of the premises;
- (b) the owner has given written notice to the occupier of the premises of his intention to carry out the work or make such provision; and
- (c) the occupier prevents the owner from carrying out the work or making such provision in respect of the premises,

a Magistrate's Court, upon proof thereof and upon application by the owner, may make an order in writing requiring the occupier to permit the owner to execute all such work or to make such provision with respect to the premises as may be required by the provisions of this Act or the building regulations and may also, if the Court thinks fit, order the occupier to pay to the owner the costs relating to the application or order.

(2) If, after the expiration of 8 days from the date of the order, the occupier continues to refuse to permit the owner to execute such work or make such provision as may be required by the provisions of this Act or the building regulations, the occupier shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$1,000 for every day during which he so continues to refuse.

(3) Every such owner shall, during the continuance of such refusal, be discharged from any penalties to which he might otherwise have become liable by reason of his default in executing the work or making provision in respect of the premises or building.

[37]

Recovery of costs and expenses payable by owners

37.—(1) All expenses incurred by the Commissioner of Building Control in or about the execution of any work pursuant to any provision of this Act, together with interest accruing in accordance with subsection (3), shall be recoverable from the person who is the owner of the premises on the date on which the works are completed.

[4/99]

(1A) As from the date of the completion of the work, the expenses and interest accrued due thereon shall be, until recovered, a first charge on the premises and on all estates and interests therein, exercisable against the premises and the estates and interests therein and all movable property or crops for the time being found thereon, notwithstanding any change in the ownership or occupation of the premises subsequent to that date.

(2) The Commissioner of Building Control may certify under his hand the expenses due and the names of the persons liable therefor and may by such certificate apportion the expenses among those persons.

[4/99]

(2A) A copy of the certificate shall be served upon each of those persons referred to in subsection (2), but where no such persons may be found, the certificate shall be deemed to have been duly served if a copy thereof is posted at the office of the Commissioner of Building Control and another copy thereof is affixed to some conspicuous part of the premises in respect of which the expenses have been incurred.

[4/99]

(3) Interest at the rate of 9% per annum from the expiry of one month from the date of service of a certificate under subsection (2A) shall be recoverable as part of the expenses incurred by the Commissioner of Building Control.

[4/99]

(4) A certificate purporting to be under the hand of the Commissioner of Building Control and to be made under subsection (2) and setting forth the amount claimed as due to the Commissioner of Building Control and the persons as liable for the payment thereof shall be prima facie evidence of the facts certified therein and of the signature of the Commissioner of Building Control thereto.

[4/99]

(5) If any sum or any part thereof due to the Commissioner of Building Control under this Act remains unpaid at the expiration of one month commencing from the date of service of the certificate

under subsection (2A), or such further period as the Commissioner of Building Control may allow, it shall be deemed to be arrears.

[38]

[4/99]

Recovery of costs and expenses by instalments

38.—(1) Where the Commissioner of Building Control has incurred expenses in or about the execution of any work which are recoverable from any person, the Commissioner of Building Control may either recover such expenses in the manner provided in section 37 or, if he thinks fit, may obtain an undertaking from the person for the payment of such instalments as will be sufficient to defray the whole amount of such expenses with interest thereon at a rate not exceeding 9% per annum within a period of 10 years.

[4/99]

(2) Upon default in payment of any instalment upon the date appointed for payment thereof by any such undertaking, the whole of the balance then outstanding of such amount shall immediately become due and payable and, notwithstanding any change in the ownership or occupation of the premises since the date of the undertaking, may be recovered by the same means and in the like manner as provided in section 37.

[39]

Power to vary interest rates

39. The Minister may, at any time by notification in the *Gazette*, vary the rates of interest specified in sections 37 (3) and 38 (1).

[40]

Liability of transferor of property in respect of expenses incurred by Commissioner of Building Control

40.—(1) Where a person sells or transfers any premises in respect of which expenses have been incurred by the Commissioner of Building Control in or about the execution of any work required to be done under this Act which are recoverable from the owner thereof, the person shall continue to be liable for the payment of all such expenses payable in respect of the premises and for the performance of all other obligations imposed by this Act upon the owner of those premises which became payable or were required to be performed prior to the transfer.

[4/99]

(2) Nothing in subsection (1) shall affect the liability of the purchaser or transferee to pay such expenses in respect of the premises or affect the right of the Commissioner of Building Control to recover such expenses or to enforce any obligation under this Act.

[41]

[4/99]

Property and materials seized or removed by Commissioner of Building Control

41.—(1) Any property or materials seized or removed by the Commissioner of Building Control, in the exercise of his powers under this Act, may be forfeited to the Government and sold or otherwise disposed of by the Commissioner of Building Control unless a claim is made by the person to whom the property or materials belong within 2 weeks of the seizure or removal in which case the property or materials may be returned to the person on such terms and conditions as the Commissioner of Building Control may impose.

[2/91; 4/99]

(2) Where the Commissioner of Building Control sells any property or materials under subsection (1), the Commissioner of Building Control shall pay on demand the proceeds of the sale to the owner to whom the property or materials belonged after deducting the amount of any expenses recoverable by the Commissioner of Building Control from him.

[2/91; 18/95; 4/99]

(3) Any proceeds of the sale of property or materials under this section not claimed within 2 years of the sale shall be paid into the Consolidated Fund.

[42]

[2/91]

Service of documents

42.—(1) Any notice, order or document required or authorised to be served under this Act shall be deemed to be sufficiently served —

- (a) by delivering a copy thereof personally or by leaving it with some adult person at the last known place of abode of the person on whom the notice is to be served;
- (b) by leaving it at the usual or last known place of abode or business of the person on whom the notice is to be served in

a cover addressed to that person or by posting it upon a conspicuous part of those premises; or

- (c) by sending it by registered post addressed to the person on whom the notice is to be served at his usual or last known place of abode or business.

[2/91]

(2) Any notice, order or document required or authorised to be served under this Act on the owner or occupier of any premises or building shall also be deemed to be sufficiently served by delivering a copy thereof personally to some adult person on the premises or building or, if there is no such person to whom it can with reasonable diligence be delivered, by affixing the notice, order or document to some conspicuous part of the premises or building.

[2/91]

(3) Any notice, order or document required or authorised by this Act to be served on the owner or the occupier of any premises shall be deemed to be properly addressed if addressed by the description of the “owner” or “occupier” of the premises without further name or description.

(4) Any notice, order or document to be issued by the Commissioner of Building Control under this Act or the building regulations may be issued in such form as the Commissioner of Building Control may determine and every such notice, order or document shall be valid if the signature of the Commissioner of Building Control or any officer authorised under this Act is duly printed or written thereon.

[43]

[18/95; 4/99]

Furnishing of information

43.—(1) The Commissioner of Building Control may by notice require any person who appears to the Commissioner of Building Control to be acquainted with the circumstances of any case which is under investigation to furnish him within such time as may be specified in the notice with information relating to that case in the possession of that person.

[4/99]

(2) Any person who fails to comply with any notice under subsection (1) or who furnishes any information which he knows or has reason to believe is false shall be guilty of an offence.

[44]

Powers of arrest

44.—(1) A police officer may arrest without warrant any person who has committed, or whom he reasonably suspects to have committed, an offence under this Act or the building regulations —

- (a) if the person declines to give his name and address; or
- (b) if there is reason to doubt the accuracy of the name and address, if given.

(2) A person arrested under this section may be detained until his name and address are correctly ascertained except that no person so arrested shall be detained longer than is necessary for bringing him before a court unless the order of a court for his detention is obtained.

[45]

Evidence

45.—(1) Subject to this section, the contents of any document prepared, issued or served under, by virtue of or for the purposes of this Act or the building regulations shall until the contrary is proved be presumed to be correct.

(1A) The production of any document purporting to contain any apportionment made under section 37 (2) shall, without any other evidence, be received as prima facie proof of the making and validity of the apportionment mentioned therein.

(2) In any proceedings under this Act or the building regulations, a certificate of analysis under section 33 purporting to be signed by an analyst shall, on its production by the prosecution without proof of the signature of the analyst, be sufficient evidence of the facts stated therein unless the defendant requires the analyst to be called as a witness, in which case he shall give notice thereof to the prosecution not less than 3 clear days before the day fixed for the hearing of the summons.

(3) All records and other documents required by this Act or the building regulations to be kept by the Commissioner of Building Control shall be deemed to be public documents, and copies thereof or extracts therefrom certified by the officer responsible for the custody thereof to be true copies or extracts, as the case may be, subscribed by that officer with his name and his official title shall be admissible in evidence as proof of the contents of the documents or extracts.

[4/99]

(4) Where any information in respect of any building or building works is provided by the Commissioner of Building Control by electronic means, the production of any document under the hand of a public officer responsible for providing such information purporting to be a hard-copy transcript of all or any such information shall, in all courts and in all proceedings, be sufficient evidence of the information provided electronically and all courts shall in all proceedings take judicial notice of the signature of the public officer.

[46]

[18/95; 4/99]

Jurisdiction of Courts

46. Notwithstanding the provisions of the Criminal Procedure Code (Cap. 68), a District Court or a Magistrate's Court shall have power to impose the maximum penalties provided for an offence under this Act.

[47]

General penalty

47. Any person who is guilty of an offence under this Act for which no penalty is expressly provided shall be liable on conviction to a fine not exceeding \$5,000 or to imprisonment for a term not exceeding 3 months or to both.

[48]

Composition of offences

48.—(1) The Commissioner of Building Control may, in his discretion, compound any offence under this Act or the building regulations which is prescribed as a compoundable offence by collecting from a person reasonably suspected of having committed the offence a sum not exceeding \$400.

[4/99]

(2) The Minister may make regulations to prescribe the offences which may be compounded.

[49]

Regulations

49.—(1) The Minister may make regulations for carrying out the purposes of this Act and for any matter which is required under this Act to be prescribed.

(2) Without prejudice to the generality of subsection (1), the Minister may make regulations for or in respect of all or any of the following matters:

- (a) the regulation or prohibition of the exhibition of advertising signs, skysigns, aerial signs and projected advertisement in or on any premises and the regulation of the size and construction of those signs and advertisements;
- (b) the submission of plans of building works, the authorisation of persons qualified to submit the same and their duties and responsibilities, and the nature or classification of plans which each person may submit;
- (c) the manner of making applications for and granting of approval of plans of building works and permits to carry out building works;
- (d) the structural strength and stability of buildings or proposed buildings, including —
 - (i) precautions against overloading;
 - (ii) measures to safeguard adjacent buildings;
 - (iii) underpinning;
- (e) the design and construction of buildings, including —
 - (i) the preparation of sites for building works;
 - (ii) projections;
 - (iii) sanitation and drainage;
 - (iv) standards of artificial lighting, ventilation systems and air-conditioning;
 - (v) open space about buildings and the natural lighting and ventilation of buildings;
 - (vi) the headroom of rooms, cubicles and staircases and other spaces within buildings;
 - (vii) the suitability and use of materials and components;
- (f) the demolition of buildings and the safety precautions to be taken in respect thereof;
- (g) prohibiting or regulating the occupation of buildings;
- (h) the control and regulation of measures for energy conservation in buildings;
- (i) the provision of embankments and retaining walls;

- (j) measures to improve efficiency and standardisation in the construction industry relating to design, processes, construction techniques, products and materials;
- (k) the regulation of installation and retrofitting works relating to air-conditioning units, including the duties and responsibilities of trained workers in carrying out such works;
- (l) measures for the construction, installation and inspection of lifts and escalators;
- (m) the control, regulation and supervision by registration, licensing, inspection or otherwise of places to which the public has access;
- (n) the prescribing of documents, books or records to be kept and reports or certificates to be made under this Act;
- (o) the time and manner of making an application for temporary occupation permits and certificates of statutory completion;
- (p) the manner in which the duties and responsibilities of accredited checkers are to be discharged;
- (q) the manner in which appeals may be made to and determined by the Minister under this Act and the information to be supplied by the Commissioner of Building Control in connection therewith;
- (r) the granting of permits for the erection, demolition and occupation and the control of buildings required for a limited time or constructed of short-lived materials;
- (s) the procedure for the sampling of building materials under section 33;
- (t) the prescribing of forms necessary for the administration of this Act; and
- (u) the prescribing of fees and charges for the purposes of this Act.

[18/95; 4/99; 36/99]

(3) The Minister may, in making any building regulations under this section, provide that any contravention of or failure to comply with any provision thereof shall be an offence and may prescribe punishment by a fine not exceeding \$5,000 or imprisonment for a term not exceeding 6 months or with both.

Adoption of codes and standards

50.—(1) Any building regulations made under section 49 may adopt wholly or partially or as amended by the regulations or by reference any code, standard, rule, specification or provision which relates to any matter with which the building regulations deal and which is —

- (a) recommended, issued or adopted by the Singapore Productivity and Standards Board;
- (b) recommended, issued or adopted by —
 - (i) the British Standards Institution; or
 - (ii) any other standards organisation or body of any place outside Singapore being an organisation or body approved by the Commissioner of Building Control; or
- (c) included in any document issued by any Government department or issued by any public authority constituted by any written law.

[1/96; 4/99]

(2) The Commissioner of Building Control shall cause a copy of every code, standard, rule, specification or provision adopted under subsection (1) (other than a code, standard, rule, specification or provision recommended, issued or adopted by the Singapore Productivity and Standards Board) to be made available for inspection by members of the public without charge at the office of the Commissioner of Building Control during normal office hours.

[1/96; 4/99]

(3) In any proceedings under the building regulations, a copy certified by the Commissioner of Building Control as a true copy of a code, standard, rule, specification or provision adopted under subsection (1) (other than a code, standard, rule, specification or provision recommended, issued or adopted by the Singapore Productivity and Standards Board) shall be evidence of the code, standard, rule, specification or provision so adopted.

[51

[1/96; 4/99]

Amendment of Schedule

51. The Minister may by order amend the Schedule.

[52

Presentation of order, notification and regulation to Parliament

52. Any order, notification or building regulations made under this Act shall be presented to Parliament as soon as possible after publication in the *Gazette*.

[53]

Transitional provisions

53.—(1) Any licence, permission, approval or other document prepared, made or granted under the repealed Act and valid immediately prior to 1st May 1989 shall be deemed to have been prepared, made or granted under the corresponding provision of this Act.

(2) A valid and subsisting certificate of fitness for occupation issued under regulations made under the repealed Act or a valid and subsisting temporary occupation licence shall have the same force and effect as a certificate of statutory completion or temporary occupation permit, respectively, granted under this Act.

(3) Any temporary permit, permission or other similar document issued in respect of a temporary building under any written law relating to building control in force before 1st February 1960 shall be presumed, until the contrary is proved, to have lapsed or expired.

[2/91]

(4) The powers conferred on the Commissioner of Building Control by this Act may be exercised in respect of —

- (a) any building erected in contravention of, or deemed to be unauthorised under, any written law relating to building control in force before 1st May 1989; and
- (b) any temporary building in respect of which no temporary permit, permission or other similar document issued under any such written law relating to building control or this Act is in force,

and such building shall be deemed unauthorised for the purposes of this Act.

[2/91; 4/99]

(5) Where any written law or document refers expressly or by implication to a temporary occupation licence or to a certificate of fitness for occupation, the reference shall (except where the context otherwise requires) be construed as a reference to a temporary

occupation permit or a certificate of statutory completion, respectively.

(6) For the purposes of this section, “temporary building” means a building which is required for a limited time or constructed of short-lived materials.

[54]

THE SCHEDULE

Section 4

BUILDING WORKS WHICH DO NOT REQUIRE
APPROVAL OF PLANS OF BUILDING WORKS OR
A PERMIT TO CARRY OUT BUILDING WORKS

1. Building works carried out for or in connection with —
 - (a) any retaining wall, or earth retaining structure, with a visible height of not more than 1,000 mm;
 - (b) any boundary wall, boundary fence or gate;
 - (c) any awning, windowhood or cantilevered roof constructed of glazed or clay tiles, and having a projection not exceeding 1,400 mm;
 - (d) any awning, windowhood or cantilevered roof constructed of lightweight material, and having a horizontal projection not exceeding 3,000 mm;
 - (e) any single storey trellis, pergola, shelter, gazebo and the like;
 - (f) any canal or drain not exceeding 1,500 mm in depth;
 - (g) any box culvert with a span not exceeding 5,000 mm and a depth not exceeding 1,500 mm;
 - (h) any stall or shed of lightweight material within any premises used for the purpose of holding a trade fair, fun fair or any exhibition;
 - (i) any pipe rack or support not exceeding 2,000 mm in height;
 - (j) any height restriction gantry;
 - (k) any concrete or brick vault used for housing underground tanks;
 - (l) any plinth, platform or other base with a visible height not exceeding 1,000 mm from the ground level and erected for the purpose of supporting any mechanical plant, tank, equipment, machinery or other components (other than a building);
 - (m) the enclosing of a balcony, yard or terrace with windows and glass panels in residential buildings;
 - (n) the creation of any opening in a non-load bearing wall or the sealing up of any wall opening; or
 - (o) the demolition, restoration or reinstatement of any non-load bearing wall.
2. Replacement or changing of windows and doors.

THE SCHEDULE — *continued*

3. Replacement of existing floor and wall finishes.
4. Replacement or changing of any false ceiling with lightweight material.
5. One to one replacement of timber roof and roof covering.
6. Erection or alteration of —
 - (a) any partition or partition wall in any bungalow, semi-detached, terrace or linked house; or
 - (b) any partition or partition wall constructed of lightweight material in any other building.
7. Construction of any raised floor or the topping up of balconies, and the like, with lightweight materials.
8. Erection of any single storey detached booth, kiosk, guardhouse, bin centre, and the like, not exceeding an area of 10 square metres.
9. Installation of any roller shutter or grilled door.
10. Erection of any single storey lean-to extension with roof covering of glazed or clay tiles, or of any lighter material, in any bungalow, semi-detached, terrace or linked house, subject to compliance with building set-back and area of coverage requirements under the Planning Act (Cap. 232).
11. Erection of any single storey shed or hut not exceeding an area of 10 square metres for housing fuel tanks, mechanical or electrical equipment.
12. All air-conditioning works.
13. Nothing in this Schedule shall exempt any person from complying with the requirements of any other written law.
14. In this Schedule —
 - “lightweight material” means —
 - (a) any sheet or board material such as timber board, plywood, fibreboard, plasterboard, aluminium sheet, corrugated metal sheet or polycarbonate sheet;
 - (b) any concrete product made with lightweight aggregates such as pumice, perlite or vermiculite; or
 - (c) any hollow concrete block, hollow glass block, autoclaved aerated concrete block and the like;
 - “non-load bearing wall” means a wall which supports no load other than its own weight;
 - “partition” means a temporary or easily removable vertical panel of lightweight construction for the subdivision of spaces within a building.

LEGISLATIVE HISTORY
BUILDING CONTROL ACT
(CHAPTER 29)

1. Act 9 of 1989 — Building Control Act 1989

Date of First Reading	:	16.1.89 (Bill No. 5/89 published on 16.1.89)
Date of Second and Third Readings	:	16.2.89
Date of commencement	:	1.5.89 (except section 10 (3)) : 4.12.92 (section 10 (3))

2. Act 2 of 1991 — Building Control (Amendment) Act 1990

Date of First Reading	:	9.11.90 (Bill No. 31/90 published on 12.11.90)
Date of Second and Third Readings	:	20.12.90
Date of commencement	:	25.1.91

3. Act 22 of 1991 — Architects Act 1991

(Consequential amendments made by)

Date of First Reading	:	26.2.91 (Bill No. 9/91 published on 28.2.91)
Date of Second Reading	:	22.3.91
Referred to Select Committee	:	Parl 3 of 1991 presented to Parliament on 17.6.91
Date of Third Reading	:	28.6.91
Date of commencement	:	30.8.91

4. Act 23 of 1991 — Professional Engineers Act 1991

(Consequential amendments made by)

Date of First Reading	:	26.2.91 (Bill No. 10/91 published on 28.2.91)
Date of Second Reading	:	22.3.91
Referred to Select Committee	:	Parl 3 of 1991 presented to Parliament on 17.6.91
Date of Third Reading	:	28.6.91
Date of commencement	:	30.8.91

5. Act 18 of 1995 — Building Control (Amendment) Act 1995

Date of First Reading	:	1.3.95 (Bill No. 10/95 published on 2.3.95)
Date of Second and Third Readings	:	25.5.95
Date of commencement	:	1.9.95

LEGISLATIVE HISTORY
BUILDING CONTROL ACT
(CHAPTER 29)

6. Act 1 of 1996 — Singapore Productivity and Standards Board Act 1995
(Consequential amendments made by)

Date of First Reading	:	1.11.95 (Bill No. 39/95 published on 2.11.95)
Date of Second and Third Readings	:	5.12.95
Date of commencement	:	1.4.96

7. Act 12 of 1997 — Civil Defence Shelter Act 1997
(Consequential amendments made by)

Date of First Reading	:	25.8.97 (Bill No. 12/97 published on 26.8.97)
Date of Second and Third Readings	:	7.10.97
Date of commencement	:	1.5.98 (except Parts IV and V)

8. Act 3 of 1998 — Planning Act 1998
(Consequential amendments made by)

Date of First Reading	:	19.11.97 (Bill No. 18/97 published on 20.11.97)
Date of Second and Third Readings	:	14.1.98
Date of commencement	:	1.4.98

9. Act 4 of 1999 — Building and Construction Authority Act 1999
(Consequential amendments made by)

Date of First Reading	:	23.11.98 (Bill No. 51/98 published on 24.11.98)
Date of Second and Third Readings	:	20.1.99
Date of commencement	:	1.4.99

10. Act 36 of 1999 — Building Control (Amendment) Act 1999

Date of First Reading	:	3.8.99 (Bill No. 30/99 published on 4.8.99)
Date of Second and Third Readings	:	18.8.99
Date of commencement	:	1.10.99

COMPARATIVE TABLE

BUILDING CONTROL ACT (CHAPTER 29)

The following provisions in the 1990 Revised Edition of the Building Control Act have been renumbered by the Law Revision Commissioners in this 1999 Revised Edition.

This Comparative Table is provided for the convenience of users. It is not part of the Building Control Act.

1999 Ed.	1990 Ed.
6—(4)	6—(3A)
(5)	(3B)
(6)	(3C)
(7) and (8)	(4)
(9)	(5)
(10)	(6)
(11)	(7)
—	9—(1) <i>Deleted by Act 18/95</i>
9—(1)	(2)
(2)	(3)
(3)	(4)
(4)	(5)
(5)	(6)
11—(7)	Proviso to 11—(6)
(8)	(7)
13—(2)	13—(1) (set out)
(3)	(2)
(4)	(3)
(5)	(4)
(6)	(5)
(7)	(6)

1999 Ed.	1990 Ed.
15 —(1) and (2)	15 —(1)
(3)	(2)
16 —(7)	16 —(6) (set out)
(8) and (9)	(7)
(10)	(8)
(11)	(9)
17	16A
18	17
19	18
20	19
21	20
21 —(1A)	Proviso to 20 —(1)
22	21
Part III	Part IIA
22A	21A
22B	21B
22C	21C
22D —(1) and (2)	21D
22E	21E
22F	21F
Part IV	Part III
25 —(2)	25 —(1A)
(3) and (3A)	(2)
(4)	(3)
(5)	(4)
(6)	(5)
(7)	(6)
(8)	(7)

1999 Ed.	1990 Ed.
Part V	Part IV
28—(4)	28—(3A)
(5) and (5A)	(4)
(6)	(5)
(7)	(5A)
(8)	(6)
(9)	(6A)
(10)	(7)
(11)	(8)
30	31
31	32
32—(1) and (2)	33—(1)
(3)	(2)
(4)	(3)
33	34
(1A)	(1) (set out)
(4) and (4A)	(4)
(5)	Proviso to (4)
(6)	(5)
34	35
35—(1), (2) and (3)	36
36	37
(2) and (3)	(2)
37	38
(1) and (1A)	(1)
(2) and (2A)	(2)
38	39
39	40
40	41

1999 Ed.	1990 Ed.
41	42
42—(1)	43—(1)
(2), (3) and (4)	(1A), (2) and (3)
43	44
44	45
45	46
(1) and (1A)	(1)
46	47
47	48
48	49
49	50
50	51
51	52
52	53
53—(1) and (2)	54—(1) and (2)
(3) and (6)	(3)
(4)	(3A)
(5)	(4)