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Notification No. B 12 — The Statutes (Miscellaneous Amendments) Bill is published for general information. It was introduced in Parliament on 7 April 2026.

Statutes (Miscellaneous Amendments) Bill

Bill No. 12/2026.

Read the first time on 7 April 2026.

A BILL

intituled

An Act to make miscellaneous amendments to certain Acts administered by the Ministry of National Development and to validate past collections of fees and charges by certain statutory bodies.

Be it enacted by the President with the advice and consent of the Parliament of Singapore, as follows:

Short title and commencement

1.—(1) This Act is the Statutes (Miscellaneous Amendments) Act 2026 and, except for sections 7 and 8, comes into operation on a date that the Minister appoints by notification in the *Gazette*.

5 (2) Section 8 is deemed to have come into operation on 1 January 2026.

(3) Section 7 comes into operation on 1 May 2026.

PART 1

AMENDMENTS RELATING TO FUNCTIONS AND DUTIES OF CERTAIN PUBLIC AUTHORITIES

Amendment of Building and Construction Authority Act 1999

2. In the Building and Construction Authority Act 1999 —

(a) in section 2, after the definition of “Deputy Chairperson”, insert —

15 ““HDB” means the Housing and Development Board established under section 3 of the Housing and Development Act 1959;”;

(b) in section 2, in the definition of “member”, replace the full-stop at the end with a semi-colon;

20 (c) in section 2, after the definition of “member”, insert —

““private residential estate” means any area in Singapore that comprises exclusively or primarily residential property, and excludes —

(a) any housing estate of the HDB; or

25 (b) common property or open space vested in or under the care, control or management of the HDB or a Town Council;

“public agency” means —

(a) any ministry or department of the Government or Organ of State; or

(b) any body established or constituted by or under a public Act to perform or discharge a public function, excluding a Town Council;

“residential property” means any house, building or other premises or any part thereof which is permitted to be used pursuant to the Planning Act 1998 or any other written law as a dwelling house or which is lawfully so used, and excludes any hotel, serviced apartment, boarding house, lodging house, hostel or dormitory;

“Town Council” means a Town Council established under section 4 of the Town Councils Act 1988.”;

(d) in section 8(1)(l), delete “and” at the end; and

(e) in section 8(1), after paragraph (l), insert —

“(la) to act as an agent of the Government in the management, implementation and administration of programmes established and funded by the Government for the upgrading of public spaces, infrastructure and facilities in private residential estates to improve the quality of life of the residents of those estates, including carrying out site assessments, consultations with the residents and coordination work with other public agencies;

(lb) to act as an agent of the Government in the management, implementation and administration of programmes to facilitate the installation of fixtures that enhance

mobility and safety in residential properties in private residential estates, including —

(i) administering the provision of financial support to eligible persons under such programmes; and

(ii) identifying suitable persons to supply and install such fixtures for eligible persons under such programmes;

(*lc*) to act as an agent of the Government in the maintenance of structures (other than any coastal protection measures within the meaning given by section 2B(1) of the Sewerage and Drainage Act 1999) belonging to the Government and erected on any part of the foreshore that is State land, as directed by the Minister;

(*ld*) to provide administrative support services to —

(i) the Professional Engineers Board in the performance of its functions under the Professional Engineers Act 1991; and

(ii) a Strata Titles Board in the performance of its functions under the Building (Strata Management) Act 2004 and the Land Titles (Strata) Act 1967; and”.

Amendment of Urban Redevelopment Authority Act 1989

3. In the Urban Redevelopment Authority Act 1989, in section 6 —

(*a*) replace paragraph (*i*) with —

- “(i) to undertake and coordinate the planning of transport, utilities and other infrastructure in Singapore;
- (ia) to inform and advise the Government on matters relating to — 5
- (i) land planning and the development of land in Singapore; and
 - (ii) the planning of transport, utilities and other infrastructure, and the planning and implementation of projects to provide and upgrade such infrastructure, in Singapore;” 10
- (b) after paragraph (l), insert —
- “(la) to provide administrative support services to — 15
- (i) the Board of Architects in the performance of its functions under the Architects Act 1991;
 - (ii) the Controller of Housing in relation to the administration of the Housing Developers (Control and Licensing) Act 1965 and the Sale of Commercial Properties Act 1979; and 20
 - (iii) the Street and Building Names Board in the performance of its functions and duties under Part 6 of the Property Tax Act 1960;”. 25

PART 2

AMENDMENT OF COVID-19
(TEMPORARY MEASURES) ACT 2020**Amendment of COVID-19 (Temporary Measures) Act 2020**

- 5 **4.** In the COVID-19 (Temporary Measures) Act 2020 —
- (a) in section 2, in the definition of “Minister”, in paragraph (d), replace “Parts 8A, 8B, 8C and 10A” with “Parts 8A and 8B”;
 - (b) delete Part 8C; and
 - 10 (c) delete Part 10A.

Saving and transitional provisions — deletion of Part 8C of COVID-19 (Temporary Measures) Act 2020

5. —(1) Despite section 4(b) but subject to subsection (2) —
- 15 (a) the validity and effect of any delivery date treated as being provided by an affected agreement after an extension under section 39I(1) or (5) of the COTMA as in force immediately before the applicable date, continue to apply for the purposes of the affected agreement; and
 - 20 (b) section 39I(7) of the COTMA and the Part 8C Regulations as in force immediately before the applicable date continue to apply in relation to a delivery date mentioned in paragraph (a).
- (2) Subsection (1)(a) applies in relation to the delivery date treated as being provided by an affected agreement after an extension under
- 25 section 39I(5) of the COTMA as in force immediately before the applicable date, provided that a developer notifies a purchaser of the assessor’s certification under section 39O(1)(a) of the COTMA (made before the applicable date) —
- 30 (a) in the form and manner prescribed for the purposes of section 39I(6)(a) of the COTMA; and

- (b) within the time prescribed for the purposes of section 39I(6)(b) of the COTMA, even though the time prescribed expires on or after the applicable date.

(3) Section 39J of the COTMA as in force immediately before the applicable date continues to apply in relation to any purchaser of an affected agreement, and for the purposes of determining the end of the moratorium period — 5

- (a) the reference in section 39J(3)(b)(i) of the COTMA to the day the purchaser is notified under section 39I(6) of the COTMA of the assessor’s certification is to be read as a reference to the day the purchaser is notified under section 39I(6) of the COTMA as applied by subsection (2); and 10

- (b) the reference in section 39J(3)(b)(ii) of the COTMA to the prescribed date is to be read as a reference to the date determined in accordance with regulation 12 of the Part 8C Regulations as in force immediately before the applicable date. 15

(4) Where an application has been made under section 39L(1)(a) of the COTMA as in force immediately before the applicable date for an assessor’s certification under section 39O(1)(a) of the COTMA, and a decision is pending immediately before the applicable date — 20

- (a) the application continues and must be dealt with in accordance with sections 39N, 39O(1)(a), (2) and (4) and 39OB to 39OG of the COTMA and the Part 8C Regulations as in force immediately before the applicable date, as if section 4(b) had not been enacted; and 25

- (b) the appointment of the assessor appointed under section 39N(4) of the COTMA to determine the application continues until the application is disposed of. 30

(5) Section 4(b) does not affect a claim by a purchaser claiming reimbursement from a developer of the qualifying costs incurred by the purchaser, as permitted under section 39K(1)(a) or (2)(a) of the COTMA as in force immediately before the applicable date, and section 39K(3) to (7) of the COTMA and the Part 8C Regulations as 35

in force immediately before that date continue to apply to and in relation to the purchaser's claim, as if section 4(b) had not been enacted.

5 (6) Where an application has been made under section 39L(1)(b) of the COTMA as in force immediately before the applicable date for a determination as to the amount a developer is liable to reimburse a purchaser under section 39K of the COTMA, and a decision is pending immediately before the applicable date —

10 (a) the application continues and must be dealt with in accordance with sections 39N, 39O(1)(b), (3) and (4) and 39OA to 39OG of the COTMA and the Part 8C Regulations as in force immediately before the applicable date, as if section 4(b) had not been enacted; and

15 (b) the appointment of the assessor appointed under section 39N(4) of the COTMA to determine the application continues until the application is disposed of.

20 (7) Where an application has been made under section 39OA of the COTMA as in force immediately before the applicable date to vary or replace an assessor's determination under section 39O(1)(b) of the COTMA of the amount of reimbursement that a purchaser is entitled to claim from a developer under section 39K of the COTMA, and a decision is pending immediately before the applicable date —

25 (a) the application continues and must be dealt with in accordance with sections 39OA to 39OG of the COTMA and the Part 8C Regulations as in force immediately before the applicable date, as if section 4(b) had not been enacted; and

30 (b) the appointment of the assessor who made the original determination or another assessor mentioned in section 39OA(1) of the COTMA continues until the application is disposed of.

(8) In this section —

“affected agreement”, “delivery date”, “developer” and “qualifying costs” have the meanings given by section 39G

of the COTMA as in force immediately before the applicable date;

“applicable date” means the date of commencement of section 4(b);

“COTMA” means the COVID-19 (Temporary Measures) Act 2020; 5

“Part 8C Regulations” means the COVID-19 (Temporary Measures) (Part 8C Relief) Regulations 2021 (G.N. No. S 497/2021).

Saving and transitional provision — deletion of Part 10A of COVID-19 (Temporary Measures) Act 2020 10

6. Despite section 4(c), sections 79G(3), (4), (5), (6) and (7), 79H(4), 79I and 79J of the COVID-19 (Temporary Measures) Act 2020 as in force immediately before the date of commencement of section 4(c) continue to apply in relation to a determination under section 79G of that Act or a subsequent determination under section 79H of that Act made before that date. 15

PART 3

AMENDMENTS RELATING TO PROFESSIONAL QUALIFICATIONS 20

Amendment of Architects Act 1991

7. In the Architects Act 1991, in section 15 —

(a) after subsection (2), insert —

“(2AA) Despite subsection (2), the Board may, subject to subsection (2AB) and any conditions that the Board may impose, take into account any pre-qualification practical experience of such nature and duration as may be recognised by the Board which is acquired by a person who qualifies for registration under subsection (1)(a) or (b), for the purpose of satisfying the requisite number of years of 25 30

practical experience mentioned in subsection (2)(a)(i), (b)(i) or (c)(i).

(2AB) For the purpose of subsection (2AA), the Board may only take into account a person's pre-qualification practical experience that —

- (a) commences on or after 1 May 2026; and
- (b) is acquired in Singapore.

(2AC) Despite subsection (2), the Board may, subject to any conditions that the Board may impose, take into account any pre-qualification practical experience of such nature and duration as may be recognised by the Board which is acquired by a person who qualifies for registration under subsection (1)(c), for the purpose of satisfying the requisite number of years of practical experience mentioned in subsection (2)(b)(i) or (c)(i).

(2AD) For the purpose of subsection (2AC), the Board may take into account a person's pre-qualification practical experience —

- (a) whether it commences before, on or after 1 May 2026; and
- (b) whether it is acquired in Singapore or elsewhere.”; and

(b) after subsection (5), insert —

“(6) In this section, “pre-qualification practical experience” means any practical experience in architectural work acquired by a person before he or she qualifies for registration under subsection (1)(a), (b) or (c).”.

Amendment of Professional Engineers Act 1991

8. In the Professional Engineers Act 1991, in section 21, after subsection (2), insert —

“(2A) Despite subsection (2)(b), the Board may, subject to subsection (2B) and any conditions that the Board may impose, take into account any practical experience acquired by a person before he or she qualifies for registration under subsection (1)(a) or (b), for the purpose of satisfying the requirement for practical experience mentioned in subsection (2)(b).”

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(2B) For the purpose of subsection (2A), the Board may only take into account a person’s practical experience that —

(a) commences on or after 1 January 2026; and

(b) is of such nature and duration as may be prescribed by the Board.”

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PART 4

VALIDATIONS

Validation of fees collected under Building Control Act 1989

9.—(1) Every sum collected before 31 March 2026 by or on behalf of the Commissioner of Building Control (called in this section the Commissioner) as, or purportedly as, a fee for —

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(a) the expedited inspection of a building or building works in connection with, and the expedited processing of, an application to the Commissioner for a temporary occupation permit under section 12(3) of the Building Control Act 1989;

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(b) allowing the search and inspection, and providing copies, of approved or deemed approved drawings of building works in respect of a building by or to the owner of the building or the owner’s authorised agent; or

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- (c) providing information to the owner of a building or the owner's authorised agent about the date of issuance of the certificate of statutory completion or temporary occupation permit, or the name of the qualified person appointed, in respect of the building or building works for the building,

is deemed to be and always to have been, by force of this section, validly collected.

(2) No legal proceedings may be instituted on or after 7 April 2026 in any court on account of or in respect of any collection or payment of any sum mentioned in subsection (1).

(3) In this section, "Commissioner of Building Control" has the meaning given by section 2(1) of the Building Control Act 1989.

Validation of fees and charges, etc., collected by Housing and Development Board

10.—(1) Every sum collected by or on behalf of the Housing and Development Board (called in this section the Board) as, or purportedly as —

(a) a fee in respect of any of the matters specified in the Interpretation (Housing and Development Board — Fees) Order 2026 (G.N. No. S 184/2026) before 1 April 2026;

(b) a fee for the registration or renewal of registration as a registered renovation contractor under rule 7 of the Housing and Development (Renovation Control) Rules (R 15) before 1 December 2025;

(c) expenses incurred and charges under rule 4 of the Housing and Development (Common Property and Open Spaces) Rules (R 3) before the date of commencement of section 18(c) in respect of the immobilisation, removal, detention or storage of a vehicle under that rule;

(d) a fee or charge for the recovery of administrative costs of, and expenses reasonably incurred by, the Board pursuant to the Board's exercise of its powers to vest any property in the Board or compulsorily acquire any property under section 59 or 63, respectively, of the Housing and

Development Act 1959 as in force immediately before the date of commencement of section 18(*d*), (*e*) and (*f*); or

- (*e*) expenses incurred and charges under section 15(4)(*b*) of the Parking Places Act 1974 in respect of the immobilisation, removal, detention or storage of a vehicle mentioned in section 15(1) of that Act before 2 April 2026,

is deemed to be and always to have been, by force of this section, validly collected.

(2) To avoid doubt, any immobilisation, removal, detention or storage of a vehicle by or on behalf of the Board pursuant to rule 4 of the Housing and Development (Common Property and Open Spaces) Rules before the date of commencement of section 18(*c*) is deemed to be and always to have been, lawfully done under those Rules.

(3) No legal proceedings may be instituted on or after 7 April 2026 in any court on account of or in respect of any collection or payment of any sum mentioned in subsection (1) or any act mentioned in subsection (2).

(4) In this section, “Housing and Development Board” means the Housing and Development Board established under section 3 of the Housing and Development Act 1959.

Validation of fees collected by National Parks Board

11.—(1) Every sum collected before 31 March 2026 by the National Parks Board (or its predecessor) as, or purportedly as, a fee —

(*a*) under the Animals and Birds Act 1965, for —

- (i) the expedited processing of an application for a licence to import, tranship or export any animal or bird for commercial purposes or as personal effects under section 8 or 16 of that Act;
- (ii) the expedited processing of an application for a licence to import or tranship veterinary biologics under section 8 of that Act; or

(iii) the expedited processing of an application for a licence to export the carcass of any animal or bird under section 16 of that Act; or

(b) under the Endangered Species (Import and Export) Act 2006, for —

(i) the expedited processing of an application for a permit to import, export, re-export or introduce from the sea any scheduled species;

(ii) the expedited processing of an application for a permit to export or re-export as a tourist item or personal effect any manufactured product that comprises or contains a readily recognisable part or derivative of a scheduled species;

(iii) the expedited certification of any scheduled species;

(iv) the certification or expedited certification that any animal or plant, or part or derivative thereof, is not a scheduled species; or

(v) the endorsement or expedited endorsement of a declaration that a manufactured product does not comprise or contain a scheduled species,

is deemed to be and always to have been, by force of this section, validly collected.

(2) No legal proceedings may be instituted on or after 7 April 2026 in any court on account of or in respect of any collection or payment of any sum mentioned in subsection (1).

(3) In this section, “National Parks Board” means the National Parks Board established under the repealed National Parks Act (Cap. 198A, 1991 Revised Edition) in force before 1 July 1996 and continued by section 3 of the National Parks Board Act 1996.

Validation of charges collected by Urban Redevelopment Authority

12.—(1) Every sum collected before 2 April 2026 by or on behalf of the Urban Redevelopment Authority as, or purportedly as, expenses incurred or charges under section 15(4)(b) of the Parking Places Act 1974 in respect of the immobilisation, removal, detention or storage of a vehicle mentioned in section 15(1) of that Act is deemed to be and always to have been, by force of this section, validly collected. 5

(2) No legal proceedings may be instituted on or after 7 April 2026 in any court on account of or in respect of any collection or payment of any sum mentioned in subsection (1). 10

(3) In this section, “Urban Redevelopment Authority” means the Urban Redevelopment Authority established by section 3 of the Urban Redevelopment Authority Act 1989. 15

Saving of court decisions or proceedings

13. Nothing in sections 9 to 12 applies to, or may be construed to affect —

(a) any decision or judgment by any court given before 7 April 2026; or 20

(b) any proceedings before any court commenced before 7 April 2026,

in relation to the liability of any person to pay any sum mentioned in section 9(1), 10(1), 11(1) or 12(1).

PART 5

OTHER AMENDMENTS

Amendment of Building and Construction Authority Act 1999

14. In the Building and Construction Authority Act 1999, in section 31(5), replace “24 months” with “5 years”.

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Amendment of Building Maintenance and Strata Management (Amendment) Act 2017

15. In the Building Maintenance and Strata Management (Amendment) Act 2017, in section 27, delete paragraph (e).

5 **Amendment of Building (Strata Management) Act 2004**

16. In the Building (Strata Management) Act 2004 —

(a) in section 37(5), replace “the Planning (Development Charges) Rules” with “rule 2 of the Planning (Development) Rules 2008”;

10 (b) in section 38(3)(c), replace the full-stop at the end with a semi-colon;

(c) in section 38(3), after paragraph (c), insert —

15 “(d) organising any social, cultural, educational or sports activity or any other similar activity, that is for the benefit of all the subsidiary proprietors and occupiers; or

(e) engaging any legal services for the management corporation.”;

20 (d) in section 38(3)(d) (as inserted by paragraph (c)), delete “or” at the end;

(e) in section 38(3)(e) (as inserted by paragraph (c)), replace the full-stop at the end with “; or”; and

(f) in section 38(3), after paragraph (e) (as inserted by paragraph (c)), insert —

25 “(f) paying the remuneration of an official manager under section 126B(5).”.

Amendment of Endangered Species (Import and Export) Act 2006

17. In the Endangered Species (Import and Export) Act 2006 —

30 (a) in section 2(1), in the definition of “scheduled species”, in paragraph (b), delete “or” at the end;

(b) in section 2(1), in the definition of “scheduled species”, in paragraph (c), insert “or” at the end;

(c) in section 2(1), in the definition of “scheduled species”, after paragraph (c), insert —

“(d) any hybrid plant that is derived from one or more plants specified in the Schedule, including any readily recognisable part or derivative of the hybrid plant;” and 5

(d) after section 8, insert —

“Certification that item is or is not scheduled species, etc. 10

8A.—(1) The Director-General may, on the application of any person, certify that any animal, hybrid animal, plant or hybrid plant, including any readily recognisable part or derivative thereof, is or is not a scheduled species. 15

(2) The Director-General may, on the application of any person, endorse a declaration that any product to be exported or re-exported by the person does not comprise or contain a scheduled species. 20

(3) The Director-General may —

(a) require any declaration submitted for endorsement under subsection (2) to be made in a specified form and manner; and

(b) decline to endorse any declaration or class of declarations. 25

(4) For the purpose of subsection (1), the Director-General or an authorised officer may inspect, examine or analyse the animal, hybrid animal, plant or hybrid plant, or a part or derivative or sample thereof. 30

(5) For the purpose of subsection (2), the Director-General or an authorised officer may

inspect, examine or analyse the product or a sample thereof.”.

Amendment of Housing and Development Act 1959

18. In the Housing and Development Act 1959 —

5 (a) in section 31(2)(i), replace the full-stop at the end with a semi-colon;

(b) in section 31(2), after paragraph (i), insert —

10 “(j) prescribing the fees or charges to be paid to the Board in respect of anything done by or on behalf of the Board under this Act or any rules made under this Act.”;

(c) in section 31, after subsection (2), insert —

15 “(2A) Any rules made under subsection (2)(b) may provide, in respect of any vehicle that is unlawfully parked or abandoned in contravention of those rules, for —

(a) the immobilisation, removal, detention or storage of the vehicle;

20 (b) the conditions, including the payment of expenses and prescribed charges, for the release or return of the vehicle; and

25 (c) the sale or disposal, or authorisation of the sale or disposal, of the vehicle by the Board, the passing of title of the vehicle on such sale or disposal and the application of the proceeds of sale, if any.”;

(d) in section 59, after subsection (11), insert —

 “(12) The Board may deduct from any compensation payable under this section —

30 (a) any administrative fees and charges that may be prescribed for the purposes of this section;

(b) any expenses reasonably incurred in vesting the property in the Board (including applying for any order mentioned in subsection (10)); and

(c) any legal costs that may be awarded to the Board.”; 5

(e) in section 63, after subsection (7), insert —

“(7A) The Board may require the owner or interested person to pay such administrative fees and charges as may be prescribed in respect of any proposed acquisition, objection or appeal under this section, and any vesting of any acquired property.”; 10
and

(f) in section 67, after subsection (5), insert —

“(5A) The Board may deduct from any compensation payable under this section — 15

(a) any administrative fees and charges payable under section 63(7A);

(b) any expenses reasonably incurred in acquiring the property and vesting it in the Board (including applying for any order mentioned in subsection (2)); and 20

(c) any legal costs that may be awarded to the Board.”.

Amendment of Wildlife Act 1965 25

19. In the Wildlife Act 1965 —

(a) in section 5A(3), replace paragraphs (a) and (b) with —

“(a) to a fine not exceeding \$10,000; and

(b) in the case of a second or subsequent conviction, to a fine not exceeding \$20,000 or to imprisonment for a term not exceeding 12 months or to both.”; and 30

(b) in section 5C(3)(b)(ii), replace sub-paragraphs (A) and (B) with —

“(A) to a fine not exceeding \$10,000 or to imprisonment for a term not exceeding 6 months or to both; and

(B) in the case of a second or subsequent conviction, to a fine not exceeding \$20,000 or to imprisonment for a term not exceeding 12 months or to both.”.

Miscellaneous amendments consequential to Building Control (Amendment) Act 2020

20.—(1) In the Building Control Act 1989 —

(a) in section 2(1), in the definition of “common property”, in paragraph (a), replace “(Cap. 329A)” with “1988”;

(b) in section 2(1), in the definition of “common property”, in paragraph (b), replace “(Cap. 30C)” with “2004”;

(c) in the following provisions, after “Town Councils Act”, insert “1988”:

Section 2(1), definition of “fixed installation owner”, paragraph (a)(i)

Section 2(1), definition of “person responsible”, paragraph (b)(i)

Section 26(1A);

(d) in section 2(1), in the definition of “fixed installation owner”, in paragraph (c), replace “(Cap. 254)” with “1960”;

(e) in section 2(1), in the definition of “fixed installation owner”, in paragraph (d), replace “(Cap. 157)” with “1993”;

(f) in the following provisions, replace “Part VA” with “Part 5A”:

Section 2(1), definitions of “general builder’s licence” and “specialist builder’s licence”

Section 7A(5)

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Section 8(1)(c)

Section 11(1)(fa);

(g) in the following provisions, after “Building (Strata Management) Act”, insert “2004”:

Section 2(1), definition of “limited common property”

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Section 2(1), definition of “owner”, paragraph (a)(iii)

Section 25H(6);

(h) in section 2(1), in the definition of “strata title plan”, replace “(Cap. 158)” with “1967”;

(i) in section 2(1), in the definition of “subsidiary management corporation”, after “Land Titles (Strata Act”, insert “1967”;

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(j) in the following provisions, after “he”, insert “or she”:

Section 5(2)(e)

Section 29G(1)(c)(ii) and (d)(i)

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Section 29H(5), definition of “construction tradesman”

Section 29J(4);

(k) in the following provisions, after “his”, insert “or her”:

Section 22A(5)(a)

Section 22D(1), definition of “person with disability”

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Section 24(9)

Section 29M, definition of “basic rate of pay”, paragraph (c)

Section 29M, definition of “progressive wage model bonus”, paragraph (c)

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Section 29Q(6)(a);

- (l) in section 25B(2)(a)(ii), replace “Part III” with “Part 3”;
- (m) in section 25B(2)(a)(iv) and (c)(iv), replace “Part V” with “Part 5”;
- (n) in Part IVA, in the Part heading, replace “PART IVA” with “PART 4A”;
- (o) in section 25E(4)(c), replace “(Cap. 269)” with “1988”;
- (p) in section 25E(4)(c), after “Land Titles Act”, insert “1993”;
- (q) in section 25E(4)(e)(i), after “Property Tax Act”, insert “1960”;
- (r) in section 26(1), in the definition of “owner”, in paragraph (d), replace “his” with “the person’s”;
- (s) in sections 29F(2A)(d) and 29G(2A)(d), replace “section 23(1) of the Limited Liability Partnerships Act” with “section 29(1) of the Limited Liability Partnerships Act 2005”;
- (t) in Part VB, in the Part heading, replace “PART VB” with “PART 5B”;
- (u) in section 29Q(7), replace “(Cap. 136)” with “1960”;
- (v) in section 36(2), replace “he” with “the occupier”;
- (w) in section 47A(1)(a), replace “(Cap. 68)” with “2010”;
- (x) in section 49(2)(l), replace “Part VB” with “Part 5B”; and
- (y) in section 49(2)(l)(ii), replace “Parts II and V” with “Parts 2 and 5”.

(2) In the Building Control (Amendment) Act 2020, in section 50(3), delete paragraph (b).

(3) In the Control of Vectors and Pesticides Act 1998, in section 2, in the definition of “owner” —

(a) in paragraph (c), replace “(Cap. 30C)” with “2004”; and

(b) in paragraph (d), after “Building (Strata Management) Act”, insert “2004”.

(4) In the Electric Vehicles Charging Act 2022, in section 65(13), in the definitions of “common property”, “limited common property”, “lot” and “subdivided building”, replace “Building Maintenance and Strata Management Act 2004” with “Building (Strata Management) Act 2004”.

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(5) In the Environmental Protection and Management Act 1999, in section 2, in the definition of “owner” —

(a) in paragraph (c), replace “(Cap. 30C)” with “2004”; and

(b) in paragraph (d), after “Building (Strata Management) Act”, insert “2004”.

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(6) In the Environmental Public Health Act 1987, in section 2 —

(a) in the definitions of “common property” and “limited common property”, replace “Building Maintenance and Strata Management Act 2004” with “Building (Strata Management) Act 2004”;

15

(b) in the definition of “owner”, in paragraph (c), replace “(Cap. 30C)” with “2004”; and

(c) in the definition of “owner”, in paragraph (d), after “Building (Strata Management) Act”, insert “2004”.

(7) In the Extradition Act 1968, in the First Schedule, in Part 2, in item 1, under the headings “*Written law*” and “*Description*”, replace “Building Maintenance and Strata Management Act 2004” with “Building (Strata Management) Act 2004”.

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(8) In the Food Safety and Security Act 2025, in section 116(1)(d), replace “Building Maintenance and Strata Management Act 2004” with “Building (Strata Management) Act 2004”.

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(9) In the Housing and Development Act 1959, in section 89(3)(b), replace “(Cap. 30C)” with “2004”.

(10) In the Postal Services Act 1999, in the following provisions, replace “Building Maintenance and Strata Management Act 2004” with “Building (Strata Management) Act 2004”:

5 Section 2(1), definitions of “common property” and “limited common property”

Section 16(13), definition of “applicable person”, paragraph (a)(ii)

Section 16(13), definitions of “owner” and “stratum”

Section 23A, definition of “owner”, paragraph (a)(iii).

10 (11) In the Sewerage and Drainage Act 1999, in section 2(1), in the definition of “owner” —

(a) in paragraph (b)(ii), replace “(Cap. 30C)” with “2004”; and

(b) in paragraph (c)(ii), after “Building (Strata Management) Act”, insert “2004”.

15 (12) In the Town Councils Act 1988, in section 27(1)(b), replace “(Cap. 30C)” with “2004”.

(13) In the Wildlife Act 1965, in section 3(1)(b), replace “Building Maintenance and Strata Management Act 2004” with “Building (Strata Management) Act 2004”.

20 **Saving and transitional provision**

25 **21.** For a period of 2 years after the date of commencement of any provision of this Act, the Minister may, by regulations, prescribe such additional provisions of a saving or transitional nature consequent on the enactment of that provision as the Minister may consider necessary or expedient.

EXPLANATORY STATEMENT

This Bill seeks to make miscellaneous amendments to various Acts administered by the Ministry of National Development and to validate various fees and charges collected by the Commissioner of Building Control, the Housing and Development Board (HDB), the National Parks Board (NParks) and the Urban Redevelopment Authority (URA).

Clause 1 relates to the short title and commencement.

PART 1

AMENDMENTS RELATING TO FUNCTIONS AND DUTIES OF CERTAIN PUBLIC AUTHORITIES

Part 1 amends the Building and Construction Authority Act 1999 (BCA Act) and the Urban Redevelopment Authority Act 1989 (URA Act) to confer additional functions and duties on the Building and Construction Authority (BCA) and URA, respectively.

Clause 2 amends section 8(1) of the BCA Act to confer on the BCA the following functions and duties:

- (a) to act as an agent of the Government in managing, implementing and administering programmes, such as the Estate Upgrading Programme, for the upgrading of public spaces, infrastructure and facilities in private residential estates to improve the quality of life of the residents of those estates;
- (b) to act as an agent of the Government in managing, implementing and administering programmes, such as the Enhancement for Active Seniors (Private Housing) Programme, to facilitate the installation of fixtures that enhance mobility and safety in residential properties in private residential estates;
- (c) to act as an agent of the Government in maintaining structures belonging to the Government and erected on any part of the foreshore that is State land as the Minister may direct. These structures exclude coastal protection measures within the meaning given by the new section 2B(1) of the Sewerage and Drainage Act 1999 introduced by the Coastal Protection and Other Amendments Act 2026;
- (d) to provide administrative support services to —
 - (i) the Professional Engineers Board in the performance of the Board's functions under the Professional Engineers Act 1991; and

- (ii) a Strata Titles Board in the performance of the Board’s functions under the Building (Strata Management) Act 2004 and the Land Titles (Strata) Act 1967.

Clause 2 relatedly amends section 2 of the BCA Act to introduce new defined terms, such as “private residential estate”, in support of the amendments to section 8(1).

Clause 3 amends section 6 of the URA Act to confer on the URA the following functions and duties:

- (a) to undertake and coordinate the planning of transport, utilities and other infrastructure in Singapore;
- (b) to inform and advise the Government on matters relating to the planning of transport, utilities and other infrastructure, and the planning and implementation of projects to provide and upgrade such infrastructure, in Singapore;
- (c) to provide administrative support services to —
 - (i) the Board of Architects in the performance of the Board’s functions under the Architects Act 1991;
 - (ii) the Controller of Housing in relation to the administration of the Housing Developers (Control and Licensing) Act 1965 and the Sale of Commercial Properties Act 1979; and
 - (iii) the Street and Building Names Board in the performance of the Board’s functions and duties under Part 6 of the Property Tax Act 1960.

Clause 3 also re-enacts the deleted section 6(i) of the URA Act, under which URA has the function and duty of informing and advising the Government on matters relating to land planning and the development of land in Singapore.

PART 2

AMENDMENT OF COVID-19 (TEMPORARY MEASURES) ACT 2020

Part 2 provides for the deletion of certain provisions of the COVID-19 (Temporary Measures) Act 2020 (COTMA) and related matters.

Clause 4(a) makes consequential amendments to the definition of “Minister” in section 2 of the COTMA arising from the deletion of Parts 8C and 10A of the COTMA.

Clause 4(b) deletes Part 8C of the COTMA, which provides relief to developers and purchasers in relation to delays in the delivery of possession of

housing, commercial and industrial property under sale and purchase agreements due to a COVID-19 event. These provisions are no longer required.

Clause 4(c) deletes Part 10A of the COTMA, which provides relief to persons undertaking construction works under construction contracts affected by an increase in the remuneration payable to work permit holders as a result of a COVID-19 event. These provisions are no longer required as Part 10A applies only to construction contracts entered into before 1 October 2020 where construction works to be performed under those contracts have not been certified as completed as at 10 May 2021.

Clause 5 sets out saving and transitional provisions in relation to the deletion of Part 8C of the COTMA. Notably, these provisions preserve the validity and legal effect of the delivery date provided by a sale and purchase agreement for housing accommodation or commercial property that has been extended in accordance with the provisions of the deleted Part 8C.

Clause 6 sets out a saving and transitional provision in relation to the deletion of Part 10A of the COTMA. This provision preserves the validity and legal effect of a determination made under the deleted section 79G or a subsequent determination made under the deleted section 79H.

PART 3

AMENDMENTS RELATING TO PROFESSIONAL QUALIFICATIONS

Clause 7 amends section 15 of the Architects Act 1991 to allow the Board of Architects (BOA) to take into account any recognised practical experience acquired by an applicant for registration as a registered architect before the applicant has qualified for registration under section 15(1) of that Act. A distinction is drawn between applicants who have a prescribed degree or an approved degree, diploma or qualification and those who do not. For the former group of applicants, the BOA may only take into account the pre-qualification practical experience if it commences on or after 1 May 2026 and is acquired in Singapore. For the latter group of applicants, the BOA may take into account the pre-qualification practical experience acquired by an applicant in Singapore or elsewhere before, on or after 1 May 2026. The pre-qualification practical experience will count towards the number of years of practical experience in architectural work as required by section 15(2) of that Act.

Clause 8 amends section 21 of the Professional Engineers Act 1991 to allow the Professional Engineers Board (PEB) to take into account such practical experience as may be prescribed which is acquired by an applicant who wishes to register as a professional engineer before that applicant qualifies for registration under section 21(1)(a) or (b) of that Act. The PEB will only take into account such prescribed practical experience that commences on or after 1 January 2026.

PART 4

VALIDATIONS

Clause 9 validates fees collected before 31 March 2026 under the Building Control Act 1989 for —

- (a) expedited inspections, and expedited processing of applications, for temporary occupation permits;
- (b) searches, inspections and copying of approved drawings; and
- (c) certain information regarding the dates of issuance of certificates of statutory completion or temporary occupation permits, or the names of the appointed qualified persons of buildings or building works.

Clause 10(1) validates various fees and charges collected by the HDB, including expenses and charges for the immobilisation, removal, detention or storage of vehicles illegally parked or abandoned in HDB common properties, open spaces and car parks. Clause 10(1) also validates the collection of fees or charges by HDB in exercise of its powers under section 59 or 63 of the Housing and Development Act 1959 (HDA) to vest any property in itself or to compulsorily acquire HDB property. To avoid doubt, clause 10(2) validates the enforcement actions taken by the HDB under rule 4 of the Housing and Development (Common Property and Open Spaces) Rules (R 3).

Clause 11 validates the collection of various fees by the NParks under the Animals and Birds Act 1965 and the Endangered Species (Import and Export) Act 2006 (ESA) before 31 March 2026. These fees are mainly for expedited services under the 2 Acts, and also for certifications and endorsements of declarations relating to items that are not scheduled species, or which do not comprise or contain scheduled species, under the ESA.

Clause 12 validates expenses and charges collected before 2 April 2026 by or on behalf of the URA for immobilising, removing, detaining or storing vehicles mentioned in section 15(1) of the Parking Places Act 1974.

Clause 13 provides that the validations of the fees and charges made by clauses 9 to 12 do not affect any decision or judgment of the court given, and any court proceedings commenced, before 7 April 2026, in relation to the liability of any person to pay any of those fees and charges.

PART 5

OTHER AMENDMENTS

Clause 14 amends section 31(5) of the BCA Act to increase the licence period of a licence granted under section 31 of that Act (to carry on the business of

importing essential construction material specified in the licence) to a maximum of 5 years.

Clause 15 deletes from the Building Maintenance and Strata Management (Amendment) Act 2017 an uncommenced provision in that Act which is re-enacted in clause 16(b) to (f).

Clause 16(a) replaces the reference to the Planning (Development Charges) Rules in the definition of “floor area” in section 37(5) of the Building (Strata Management) Act 2004 with a reference to rule 2 of the Planning (Development) Rules 2006. This is because the Planning (Development Charges) Rules were revoked on 1 August 2022 and rule 2 of the Planning (Development) Rules 2008 has a functionally equivalent definition of “floor area”.

Clause 16(b) to (f) re-enacts the provision deleted by clause 15, so that the same provision can come into operation in stages. The provision amends section 38(3) of the Building (Strata Management) Act 2004 to provide that moneys from a management fund may be disbursed for the following additional purposes:

- (a) to organise any social, cultural, educational or sports activity, or any other similar activity, that benefits all subsidiary proprietors and occupiers;
- (b) to engage any legal services for the management corporation;
- (c) to remunerate an official manager appointed by the Commissioner of Buildings under the new section 126A, which has yet to come into operation.

Clause 17 amends the ESA —

- (a) to amend the definition of “scheduled species” to include a hybrid plant;
- (b) to provide for the powers of the Director-General, Wildlife Trade Control to certify whether an animal, hybrid animal, plant or hybrid plant is or is not a scheduled species, and to endorse declarations that products which are to be exported or re-exported do not comprise or contain a scheduled species; and
- (c) to enable the Director-General, Wildlife Trade Control or an authorised officer to inspect, examine or analyse —
 - (i) any animal, hybrid animal, plant or hybrid plant, or a part or derivative or sample thereof, for the purpose of certifying that it is or is not a scheduled species; and
 - (ii) any product or a sample thereof for the purpose of endorsing a declaration that it does not comprise or contain a scheduled species.

Clause 18 amends section 31 of the HDA —

- (a) to empower the HDB to make rules to prescribe fees or charges payable to the HDB in respect of anything done by or on behalf of the HDB under the HDA or rules made under the HDA; and
- (b) to expressly empower the HDB to make rules to recover expenses and impose charges for the immobilisation, removal, detention and storage of unlawfully parked or abandoned vehicles, and for the sale or disposal of such vehicles, including the application of the proceeds of a sale, if any.

The clause also amends sections 59, 63 and 67 of the HDA to allow the HDB to recover fees, expenses and legal costs from any compensation payable in cases of vesting of property in HDB under section 59 and in compulsory acquisition cases under section 63.

Clause 19 amends section 5A(3) of the Wildlife Act 1965 to increase the penalties for an offence for contravening section 5A(1) or (2). The offence relates to the intentional feeding of any wildlife in any place, except with the written approval of the Director-General, Wildlife Management and in compliance with the conditions of any such approval. The clause also amends section 5C(3)(b)(ii) for consistency with the amended section 5A(3).

Clause 20 amends various Acts which were amended by the Building Control (Amendment) Act 2020. That Act was enacted before the 2020 Revised Edition of Acts came into operation on 31 December 2021 and did not include changes to the citation of Acts and other revision changes introduced by the 2020 Revised Edition.

Clause 20(2) deletes section 50(3)(b) of the Building Control (Amendment) Act 2020 because that provision can no longer be brought into force after the Postal Services (Amendment) Act 2021 deleted the definitions of “common property”, “limited common property” and “owner” in section 16(9) of the Postal Services Act 1999 on 14 May 2021.

Clause 20(4), (6)(a), (7), (8), (10) and (13) replaces references to the Building Maintenance and Strata Management Act in various Acts with references to the Building (Strata Management) Act 2004.

Clause 21 is a saving and transitional provision.

EXPENDITURE OF PUBLIC MONEY

This Bill will not involve the Government in any extra financial expenditure.
