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No. S 222

BUILDING CONTROL ACT 1989

BUILDING CONTROL (AMENDMENT NO. 2) REGULATIONS 2026

In exercise of the powers conferred by section 49 of the Building Control Act 1989, the Minister for National Development makes the following Regulations:

Citation and commencement

1. These Regulations are the Building Control (Amendment No. 2) Regulations 2026 and come into operation on 17 April 2026.

Amendment of Second Schedule

2. In the Building Control Regulations 2003 (G.N. No. S 666/2003), in the Second Schedule —

- (a) in Part 1, in paragraph 1(2), replace “and 9” with “, 7A, 9 and 10AA”;
- (b) in Part 1, in paragraph 1(3), replace “and 10” with “, 7A, 10 and 10AA”;
- (c) in Part 2, in paragraph 2(c), (d)(i) and (e), after “such building works”, insert “but excluding the building works described in sub-paragraph (f)”;
- (d) in Part 2, in paragraph 2(e), replace the full-stop at the end with a semi-colon;
- (e) in Part 2, in paragraph 2, after sub-paragraph (e), insert —
 - “(f) where the building works consist of the alteration, addition or repair of one or more general buildings referred to in sub-paragraph (c) or (d), carried out in connection with the alteration, addition or repair of one or more specified buildings in a development (including site formation works connected with or

carried out for the purpose of such building works),
the fee calculated in accordance with paragraph 7A.”;

(f) in Part 2, after paragraph 7, insert —

**“Fee for alterations, additions or repairs of general
buildings in connection with alterations, additions or
repairs of specified buildings**

7A.—(1) The fee mentioned in paragraph 2(f) in relation to the building works for the alteration, addition or repair of one or more general buildings and one or more specified buildings in a development mentioned in that paragraph is a sum calculated in accordance with the formula $A + B + C$, where —

- (a) A is a sum calculated at a rate of \$400 for every storey in every general building in the development that is a non-residential general building in respect of which the building works are to be carried out;
- (b) B is a sum calculated at a rate of \$200 for every storey in every other general building in the development in respect of which the building works are to be carried out; and
- (c) C is a sum calculated at a rate of \$400 for every specified building in the development in respect of which the building works are to be carried out, which neither abuts nor is connected to any storey of any general building in the development in respect of which the building works are also to be carried out.

(2) To avoid doubt, for the purposes of sub-paragraph (1), where there are no building works in respect of a general building as are mentioned in sub-paragraph (1)(a) or (b) or in respect of a specified building as are mentioned in sub-paragraph (1)(c), A, B or C (as the case may be) is zero.

(3) Where the alteration or addition involves increasing the floor area of one or more of the general buildings or the area of the plan view of one or more of the specified buildings in the development, then, in addition to the fee specified in sub-paragraph (1), there must be paid a fee that is computed in accordance with the formula $D + E$, where —

- (a) D is a sum calculated at a rate of \$400 for every 100 m² or part thereof of the aggregate of the following:

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- (i) the aggregate of the increase in the floor areas of all the storeys of every such general building below sublevel;
 - (ii) the aggregate of the increase in the areas of the plan views of every such specified building at below sublevel; and
 - (b) E is a sum calculated at a rate of —
 - (i) \$300 for every 100 m² or part thereof of the first 2,500 m²; and
 - (ii) \$270 for every subsequent 100 m² or part thereof,
 of the aggregate specified area.
 - (4) In sub-paragraph (3)(b), the aggregate specified area is computed in accordance with the formula $F + G$, where —
 - (a) F is the aggregate of the increase in the floor areas of all the storeys of every general building in the development mentioned in sub-paragraph (3) above sublevel; and
 - (b) G is the aggregate of the increase in the area of the plan view at above sublevel in respect of every specified building in the development mentioned in sub-paragraph (3).
 - (5) In sub-paragraph (4)(b), the increase in the area of the plan view at above sublevel in respect of a specified building is computed in accordance with the formula $H - I$, where —
 - (a) H is the increase in the area of the plan view of the specified building; and
 - (b) I is the increase in the area of the plan view of the specified building at below sublevel,
 or zero, whichever is greater.”;
 - (g) in Part 3, in paragraph 8(a) and (b), after “in respect”, insert “only”;
 - (h) in Part 3, in paragraph 8(a), delete “or” at the end;
 - (i) in Part 3, in paragraph 8(b), replace the full-stop at the end with “; or”;
 - (j) in Part 3, in paragraph 8, after sub-paragraph (b), insert —

“(c) where the building works are in respect of one or more general buildings and one or more specified buildings in a development, the fee specified in paragraph 10AA.”; and

(k) in Part 3, after paragraph 10, insert —

“Departures and deviations from approved plans for general buildings and specified buildings in a development

10AA.—(1) The fee mentioned in paragraph 8(c) in relation to the proposed departure or deviation in respect of one or more general buildings and one or more specified buildings in a development mentioned in that paragraph is an amount computed in accordance with the formula $A + B$, where —

- (a) A is a sum calculated at a rate of \$200 for every storey in every general building in the development, in respect of which the departure or deviation is to be made; and
- (b) B is a sum calculated at a rate of \$200 for every specified building in the development, in respect of which the departure or deviation is to be made, which neither abuts nor is connected to any storey of any general building in the development in respect of which the departure or deviation is also to be made.

(2) To avoid doubt, for the purposes of sub-paragraph (1), where there is no such departure or deviation in respect of a specified building as mentioned in sub-paragraph (1)(b), B is zero.

(3) Where any departure or deviation results in an increase of the floor area of one or more of the general buildings or the area of the plan view of one or more of the specified buildings in the development, then, in addition to the fee specified in sub-paragraph (1), there must be paid a fee that is computed in accordance with the formula $C + D$, where —

- (a) C is a sum calculated at a rate of \$400 for every 100 m² or part thereof of the aggregate of the following:
 - (i) the aggregate of the increase in the floor areas of all the storeys of every such general building below sublevel;

- (ii) the aggregate of the increase in the areas of the plan views of every such specified building at below sublevel; and

(b) D is a sum calculated at a rate of —

- (i) \$300 for every 100 m² or part thereof of the first 2,500 m²; and
- (ii) \$270 for every subsequent 100 m² or part thereof,

of the aggregate specified area.

(4) In sub-paragraph (3)(b), the aggregate specified area is computed in accordance with the formula $E + F$, where —

- (a) E is the aggregate of the increase in the floor areas of all the storeys of every general building in the development mentioned in sub-paragraph (3) above sublevel; and
- (b) F is the aggregate of the increase in the area of the plan view at above sublevel in respect of every specified building in the development mentioned in sub-paragraph (3).

(5) In sub-paragraph (4)(b), the increase in the area of the plan view at above sublevel in respect of a specified building is computed in accordance with the formula $G - H$, where —

- (a) G is the increase in the area of the plan view of the specified building; and
- (b) H is the increase in the area of the plan view of the specified building at below sublevel,

or zero, whichever is greater.”.

[G.N. Nos. S 598/2004; S 549/2005; S 478/2007; S 495/2007; S 54/2008; S 250/2008; S 643/2008; S 4/2011; S 591/2012; S 665/2013; S 287/2016; S 443/2017; S 709/2017; S 808/2018; S 101/2020; S 695/2020; S 579/2022; S 905/2022; S 302/2023; S 797/2023; S 854/2023; S 415/2024; S 1003/2024; S 218/2025; S 616/2025; S 631/2025; S 134/2026]

Made on 13 April 2026.

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[ND202/01-007; AG/LEGIS/SL/29/2020/2]

(To be presented to Parliament under section 52 of the Building Control Act 1989).