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**No. S 200**

**BUILDING CONTROL ACT  
(CHAPTER 29)**

**BUILDING CONTROL  
(LICENSING OF BUILDERS) (AMENDMENT)  
REGULATIONS 2011**

In exercise of the powers conferred by section 29L of the Building Control Act, the Minister for National Development hereby makes the following Regulations:

**Citation and commencement**

**1.** These Regulations may be cited as the Building Control (Licensing of Builders) (Amendment) Regulations 2011 and shall come into operation on 15th October 2011.

**Amendment of regulation 17**

**2.** Regulation 17(1) of the Building Control (Licensing of Builders) Regulations 2008 (G.N. No. S 641/2008) (referred to in these Regulations as the principal Regulations) is amended —

(a) by inserting, immediately before the definition of “construction personnel”, the following definitions:

““air-conditioning ducting installation” means the installation of air-conditioning ducting or any associated fittings, including thermal insulation, for the purposes of the cooling and mechanical ventilation of a building;

“cladding and curtain wall installation” means the installation of any external cladding or curtain wall, or any associated fittings, as the exterior covering or exterior wall of a building;”;

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(b) by deleting the definition of “construction plant operation work” and substituting the following definitions:

“ “construction plant operation works” means operating any of the following plant or machinery:

- (a) a saddle jib tower crane;
- (b) a luffing jib tower crane;
- (c) a mobile crane (truck mounted);
- (d) a crawler crane;
- (e) a hydraulic excavator;
- (f) a telescopic handler;
- (g) a bulldozer;
- (h) a track shovel;
- (i) an excavator loader;
- (j) a piling rig;
- (k) an underground pipe jacking machine;
- (l) a tunnel boring machine;
- (m) an asphalt concrete paver;
- (n) a crawler drill;

“doors and windows installation” means the installation of any door, window panel or frame, or any associated fittings, for building works;

“drywall installation” means the on-site fabrication, installation or erection of any drywall panel or any associated fittings in the interior of a building;”;

(c) by inserting, immediately after the definition of “electrical works”, the following definitions:

“ “fire protection works” has the same meaning as in the Fire Safety Act (Cap. 109A);

“gas pipefitting works” means the installation of any gas service pipe, pipe fitting, conveyance, valve, regulator or any associated device used or to be used for the control and use of gas in a building;

“glazing works” means the installation of glass or any associated fittings in a building;

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“joinery works” means the on-site fabrication of fitments, fittings or any related carpentry works for the installation of timber furniture to the interior wall, floor or any other part of a building;

“lift” has the same meaning as in the Building Maintenance and Strata Management (Lift and Building Maintenance) Regulations 2005 (G.N. No. S 194/2005);

“lift installation” means installation of any lift;”;

(d) by deleting the definition of “plumbing and piping works” and substituting the following definitions:

“ “plumbing and piping works” means installing any liquid, water or sanitary piping, or any associated fittings, including thermal insulation, for the conveyance of liquid, potable water distribution, or soil or waste water disposal in a building;

“rapid transit system” has the same meaning as in the Rapid Transit Systems Act (Cap. 263A);”;

(e) by deleting the words “fabrication and installation” in the definition of “reinforced concrete works” and substituting the words “the on-site fabrication, installation or erection”;

(f) by inserting, immediately after the word “means” in the definition of “structural steel works”, the words “the on-site”;

(g) by inserting, immediately after the definition of “structural steel works”, the following definition:

“ “suspended ceiling installation” means the installation of any false ceiling, ceiling board, panel, tile or frame, or any associated fittings, that is hung from the soffit of structural elements of a building;”;

(h) by deleting the definition of “tiling and stone laying work” and substituting the following definition:

“ “tiling, stone laying and floor finishing works” means the laying of tiles, marble or stone finishes to any interior or exterior wall or any floor of a building, or timber finishes to any interior or exterior floor of a building;”.

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**Deletion and substitution of regulations 18, 19 and 20**

3. Regulations 18, 19 and 20 of the principal Regulations are deleted and the following regulations substituted therefor:

**“Classes of construction tradesman**

18. For the purposes of section 29H(5) of the Act, a “construction tradesman” means a natural person (other than a builder) who carries out, or undertakes to carry out, for or on behalf of another person, for a fixed sum, percentage, or valuable consideration, wages or other reward, one or more of the classes of work specified in Parts I to IV of the Third Schedule, and classified accordingly.

**Classes of construction foreman**

19. For the purposes of section 29H(5) of the Act, a “construction foreman” means a natural person who carries out, or undertakes to carry out, for or on behalf of another person for a fixed sum, percentage, or valuable consideration, wages or other reward, the supervision and co-ordination of construction tradesmen or other workmen undertaking the same class of work specified in Parts I, II, III and V of the Third Schedule, and classified accordingly.

**Manpower programme**

20.—(1) For the purposes of section 29H(2) of the Act, the manpower programme for each significant general building work project in Singapore shall provide for registered construction personnel —

- (a) of such class as specified in paragraphs (3) to (6); and
- (b) of such number necessary to carry out the man-years of work computed in accordance with the formula specified in paragraph (2), rounded off to a maximum of 2 decimal points,

to be employed by or on behalf of the licensed general builder or engaged in connection with the significant general building work project.

(2) For the purposes of this regulation —

(a) in the case where the value of a significant building work project does not exceed \$100 million, the formula referred to in paragraph (1)(b) shall be —

$$\left(A \times \frac{B}{C}\right),$$

where A is the manpower factor specified in paragraphs (3) to (6);

B is the value of the significant building work project; and

C is the value of \$10 million; and

(b) in the case where the value of a significant building work project exceeds \$100 million, the formula referred to in paragraph (1)(b) shall be —

$$\left(A \times 10\right) + \left(A \times \frac{B - \$100 \text{ million}}{D}\right),$$

where A is the manpower factor specified in paragraphs (3) to (6);

B is the value of the significant building work project; and

D is the value of \$20 million.

(3) Where the significant general building work project involves addition, alteration or repair works to an existing building not described in paragraphs (4) and (5) —

(a) in the case of any class of work specified in Part I of the Third Schedule or any combination thereof, the number of construction foremen in any such class or classes of work shall be determined using the manpower factor of 1;

(b) in the case of any class of work specified in Part II, III or V of the Third Schedule or any combination thereof, the number of construction foremen in any such class or classes of work shall be determined using the manpower factor of 1;

(c) in the case of any class of work specified in Part I of the Third Schedule or any combination thereof, the number

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of construction tradesmen in any such class or classes of work shall be determined using the manpower factor of 0.5; and

- (d) in the case of any class of work specified in Part II, III or IV of the Third Schedule or any combination thereof, the number of construction tradesmen in any such class or classes of work shall be determined using the manpower factor of 2.

(4) Subject to paragraph (5), where the significant general building work project involves erecting, or any addition, alteration or repair works to, any flyover, bridge, tunnel or other structure similar thereto and is not a significant general building work project involving the construction of a station or depot of a rapid transit system —

- (a) in the case of any class of work specified in Part I of the Third Schedule or any combination thereof, the number of construction foremen in any such class or classes of work shall be determined using the manpower factor of 0.75; and
- (b) in the case of any class of work specified in Part IV of the Third Schedule or any combination thereof, the number of construction tradesmen in any such class or classes of work shall be determined using the manpower factor of 0.75.

(5) Where the significant general building work project is a significant general building work project referred to in paragraph (4) except that the class of work specified in Part IV of the Third Schedule is not applicable, then in the case of any class of work specified in Part I of the Third Schedule or any combination thereof the number of construction foremen in any such class or classes of work shall be determined using the manpower factor of 1.5.

(6) In the case of any other significant general building work project not specified in paragraph (3), (4) or (5) —

- (a) in the case of any class of work specified in Part I of the Third Schedule or any combination thereof, the number of construction foremen in any such class or classes of work shall be determined using the manpower factor of 1;

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- (b) in the case of any class of work specified in Part II, III or V of the Third Schedule or any combination thereof, the number of construction foremen in any such class or classes of work shall be determined using the manpower factor of 1;
- (c) in the case of any class of work specified in Part I of the Third Schedule or any combination thereof, the number of construction tradesmen in any such class or classes of work shall be determined using the manpower factor of 0.5;
- (d) in the case of any class of work specified in Part II or III of the Third Schedule or any combination thereof, the number of construction tradesmen in any such class or classes of work shall be determined using the manpower factor of 1; and
- (e) in the case of any class of work specified in Part IV of the Third Schedule or any combination thereof, the number of construction tradesmen in any such class or classes of work shall be determined using the manpower factor of 1.”.

### **New Third Schedule**

4. The principal Regulations are amended by inserting, immediately after the Second Schedule, the following Schedule:

“THIRD SCHEDULE

Regulations 18, 19 and 20

CLASSES OF WORK

PART I

1. Reinforced concrete works.
2. Structural steel works.

PART II

1. Cladding and curtain wall installation.
2. Doors and windows installation.
3. Drywall installation.
4. Glazing works.
5. Joinery works.

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THIRD SCHEDULE — *continued*

6. Suspended ceiling installation.
7. Tiling, stone laying and floor finishing works.

PART III

1. Air-conditioning ducting installation.
2. Electrical works.
3. Fire protection works.
4. Gas pipefitting works.
5. Lift installation.
6. Plumbing and piping works.

PART IV

1. Construction plant operation works.

PART V

1. Waterproofing works.”.

**Savings and transitional provisions**

5. For the purposes of Part V of the principal Regulations, the manpower programme to be lodged with the Commissioner under regulation 20A(1) of the principal Regulations in respect of a significant building project to be undertaken in Singapore for which the permit under section 6 of the Act to carry out structural works in that significant general building work project has been granted before 15th October 2011 shall satisfy the requirements in regulation 20 of the principal Regulations as if these Regulations had not been made.

*[G.N. No. S 274/2009]*

Made this 13th day of April 2011.

TAN TEE HOW  
*Permanent Secretary,*  
*Ministry of National Development,*  
*Singapore.*