

Ref No. BPU/03/2020

Date: 1 Sep 2020

Dear Sir/Madam

**PUB Building Plan Unit Circular**

**(A) GUIDELINES ON BUILDING PLAN SUBMISSION FOR LANDED HOUSING DEVELOPMENTS AND**

**(B) STREAMLINING OF DRAINAGE SUBMISSIONS**

We wish to inform you that PUB has published a guide for landed housing developments and have streamlined the drainage detailed plan submission process.

**2 (A) Guidelines for Building Plan Submission to PUB for Landed Housing Developments**

This new guide provides an overview of PUB procedure and submission requirements for drainage, sewerage/sanitary and water services installations works pertaining to Landed Housing development. Qualified Persons (QPs) and Owners can use this guide to aid them in understanding the various PUB requirements.

The guide will be available on PUB's QP's Portal from 1 Sep 2020 and can be found at <https://www.pub.gov.sg/compliance/qualifiedpersonsportal/cop>.

**(B) Streamlining of Drainage Detailed Plan Submissions**

Currently, QPs will need to submit plans for "Works affecting minor drainage (internal drains)" at Development Control (DC) and Detailed Plan (DP) stage. To streamline the process, "Works affecting minor drainage (internal drains)" will only need to be submitted at DC stage, and submission at DP stage is not required from 1 Sep 2020 onwards. If there are changes to the approved internal drainage, QP shall submit as "Amendments to approved DC" before works commencement. Notwithstanding, QPs are still required to submit "Works affecting drainage" for relevant drainage works at the DP stage (Please refer to Annex A for details).


3 We note that QPs had misinterpreted the drainage Simplified Submission (SS) scheme and had to make re-submission when they are near to the project tail end. To make the drainage Simplified Submission (SS) scheme clearer, we have included examples of the various type of projects for which drainage SS could be made (Please refer to Annex B for details). Through the SS scheme, there is no longer a need to submit application for drainage TOP/CSC.

## Clarifications

4 Should you need any further clarifications on the above matters, please contact PUB Building Plan Unit at [pub\\_bpu@pub.gov.sg](mailto:pub_bpu@pub.gov.sg) or 6731 3512.

Thank you.

Yours faithfully,



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**Works affecting Drainage to be submitted at Detailed Plan (DP) Stage wef 1 Sep 2020 (using the latest PUB-DPCLR form, Version 1.5)**

Works Affecting Drainage:

- Structural detention and retention features (Gravity or pumped discharge)
- Flood protection measure (e.g. flood barriers/flood gates)
- Pumped drainage system for development with linkages or no linkages to underground special facilities
- Common drain
- Roadside drains
- Entrance culverts
- Drainage reserve

Notes:

- For new DC submissions wef 1 Sep 2020, the internal drainage system details for the project shall only need to be submitted at DC stage.
- If the proposed development site area exceeds 0.4ha, PE(Civil)'s endorsed hydraulic calculations for the internal drainage system with sub-catchment plans shall be submitted to PUB for record at DP stage under the same submission for Works affecting Drainage – Structural detention and retention features (Gravity or pumped discharge).
- For ongoing submissions at the DC, DP or TOP/CSC stages, as well as submissions that have been granted DC Clearances before 1 Sep 2020, QPs shall continue to seek clearances under the existing application process.

## **Simplified Submission Criteria for Drainage**

Projects (minor/ A&A works) that meets all the following conditions:

1. No reconstruction of the first storey (no increase of site area of building)
2. No linkages to special underground facilities
3. Not affecting public drain (i.e. at least 300mm away from the drain wall)
4. Not within Drainage Reserve
5. Not affected by common drain

Examples of such projects are as follow:-

- Construction of additional floors without reconstructing the first storey and where there are no linkages to special underground facilities.
- Internal upgrading works such as internal staircase, lift installation/upgrading (without basement), doors, partitions, floor/wall finishes and other similar architectural fittings.
- Addition or alteration to the architectural or interior floor layout of the building.
- Addition or alteration to the void decks of HDB residential blocks such as education centre, study centre, child care centre, day activity centre (disabled/senior citizens), and RC centre.
- Addition or erection of external structures such as canopy, awning, booth, kiosk, bicycle rack, covered linkways (within development site) and other similar amenities.