

Our Reference: APPBCA-2022-21  
09 November 2022

## See Distribution list

Dear Sir/Madam

## FEEDBACK SOUGHT ON THE PROPOSED AMENDMENTS TO THE BUILDING CONTROL ACT AND REGULATIONS FOR A PROPOSED LODGEMENT SCHEME

The Building and Construction Authority (“**BCA**”) is inviting feedback from the industry on the proposed amendments to the Building Control Act 1989 (“**BC Act**”) and Building Control Regulations 2003 (“**BC Regulations**”) to introduce a new Lodgement Scheme.

### Background

2 Under the current regime, building works which are not exempted under Section 4 of the BC Act, require regulatory plan approval by the Commissioner of Building Control (“**CBC**”) under Section 5 of the BC Act.

3 The proposed Lodgement Scheme is introduced as a pro-enterprise approach to facilitate a simplified regulatory plan approval process for an exhaustive list of building works which are identified to be less complex and lower-risk<sup>1</sup> (“**Lodgement Works**”). Under the proposed Lodgement Scheme, the plans of Lodgement Works may be submitted to the CBC, and upon CBC’s acknowledgement, it will be deemed to be approved. Unlike the standard plan submission workflow, the CBC will not carry out reviews and checks on the plans and design calculations before approval is granted. Under the proposed Lodgement Scheme, the CBC may acknowledge the plans of the Lodgement Works based on the QPs’ declaration that (i) the proposed

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<sup>1</sup> Less complex and lower-risk building works not requiring Accredited Checker (AC) and meet the lodgement conditions set out in Table 1 and 2 of Annex A.

building works fall within the two (2) categories of building works identified to be Lodgement Works; and (ii) the design of the Lodgement Works are compliant with the objectives and performance requirements set out in the Fifth Schedule of the BC Regulations and any other requirement in the BC Regulations. The proposed Lodgement Scheme aims to shorten the current regulatory approval process for building works identified as Lodgement Works.

## **Public Consultation Paper on the Proposed Amendments to the BC Act and Regulations for a Proposed Lodgement Scheme**

4 The public consultation paper is available on BCA's website (<https://go.gov.sg/bcalodgementschemeconsultation>) or accessed by scanning the QR code in **Annex A**, with details of the proposed amendments to the BC Act and Regulations for the proposed Lodgement Scheme.

### **Consultation Details**

5 We are conducting a public consultation to gather feedback on the proposed Lodgement Scheme for regulatory submissions under the BC Act and Regulations. Feedback from the public consultation will be taken into account when drafting the amendments to the BC Act and BC Regulations.

6 Please note that the proposed amendments to the BC Act and BC Regulations are released only for the purpose of this public consultation and should not be used or relied on by industry stakeholders, adjudicators or authorised nominating bodies, as they do not represent the final legislative changes.

7 The consultation period in respect of the proposed amendments to the BC Act and BC Regulations for the Lodgement Scheme will start on **09 November 2022 and end at 12 noon on 09 December 2022** (“**Consultation Period**”).

8 Members of the public may submit their feedback via FormSG which may be accessed by scanning the QR code or at the URL link in **Annex B**. For more information, please contact BCA officers, Mr Alvin Ng ([alvin\\_ng@bca.gov.sg](mailto:alvin_ng@bca.gov.sg)) or Ms Julia Leu ([julia\\_leu@bca.gov.sg](mailto:julia_leu@bca.gov.sg)).

Yours faithfully




ER. CLEMENT TSENG  
GROUP DIRECTOR  
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for COMMISSIONER OF BUILDING CONTROL

**ANNEX A**

<b>PUBLIC CONSULTATION PAPER FOR A PROPOSED LODGEMENT SCHEME</b>	
<p><u>QR Code</u></p>  <p><small>GO.gov.sg https://go.gov.sg/bcalodgementschemeconsultation</small></p>	<p><u>URL Link</u></p> <p><a href="https://go.gov.sg/bcalodgementschemeconsultation">https://go.gov.sg/bcalodgementschemeconsultation</a></p>

**ANNEX B**

<b>FEEDBACK CHANNEL FOR A PROPOSED LODGEMENT SCHEME via FormSG</b>	
<p><u>FormSG QR Code</u></p>  <p><small>GO.gov.sg https://go.gov.sg/bcalodgementscheme</small></p>	<p><u>FormSG URL Link</u></p> <p><a href="https://go.gov.sg/bcalodgementscheme">https://go.gov.sg/bcalodgementscheme</a></p>

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