

Our ref : APPBCA-2017-10

10 August 2017

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Dear Sir/Madam

Building Engineering Group (#12-00)

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Fees Revision for Applications for Plans Approval of Building Works

The fee for application for approval of the plans of building works has been revised to reflect the increased cost in processing the application.

Need for Revision

2 The current plan fee structure for building plan submission has remained unchanged since 2005. Over the years, land optimisation has resulted in buildings and infrastructures that are taller or deeper underground. This revision in fees was carefully reviewed and is necessary as BCA has been putting in more resources to meet the increased complexity and to ensure timely issuance of plan approval and TOP/CSC.

3 The Second Schedule of the Building Control Regulations has been amended to reflect the new fees structure.

Key changes

4 The key changes are:

Definition of specified buildings and general buildings

5 Buildings within a development are classified either as specified buildings or general buildings. Specified buildings are buildings such as wharf, jetty, sewage treatment plant, dry dock and tank etc. General buildings are those not defined as specified buildings and typically comprise one or more floors or storeys. Examples include tower blocks and podiums within the development, multi-storey carparks and ancillary buildings such as pavilions, substations and bin centres. Please refer to **Annex A** for more examples of specified buildings and general buildings.

Computation of plan fee area

6 The plan fee area of a general building is computed using the statistical gross floor area (SGFA), which is the aggregate of all the floor areas of a general building. Floor areas for the computation of SGFA include the basements, typical floors, maintenance areas such as ledges and MEP spaces. Accessible roof areas and sheltered areas such as covered linkways, drop-off porches and public concourses shall also be included. However, voids of atriums, lift shafts and MEP shafts are not considered as part of floor areas for the computation of SGFA.

7 The plan fee area of a specified building is computed using the area of plan view of the entire building including the substructures such as the foundation and footing of the building.

8 To obtain the total plan fee area of the development, the total SGFA and area of plan view is then added together.

Reference to sublevel

9 The new fee rates distinguishes between building works above sublevel and those below sublevel. Sublevel is a reference at 6m below the proposed first storey level of the building. The SGFA (for general buildings) and areas of plan view (for specified buildings) should be split in accordance to whether they are above or below the sublevel. Please refer to the below table for the fee rates above and below sublevel and **Annex B** for an example of the calculation of plan fees.

Location of building works	Current fee structure [Statistical Gross Floor Area (SGFA)/ Area of plan view]	Revised fee structure (SGFA/ Area of plan view)
(New) Below sublevel Refers to any storey that is more than 6 metres below the finished floor level of the 1 st storey	(No differentiation on the location) • \$300 for every 100m ² (or part thereof) for the first 2,500m ²	(New) \$400 for every 100m ² (or part thereof) in this location
Above sublevel (1) Refers to the 1 st storey and above (2) Refers to any storey that is 6 metres below or less than 6 metres below the finished floor level of the 1 st storey	• \$200 for every subsequent 100m ² or part thereof	• \$300 for every 100m ² (or part thereof) for the first 2,500m ² (Unchanged) • \$240 for every subsequent 100m ² or part thereof (Revised)

Implementation Date

10 The new Second Schedule of the Building Control Regulations shall apply to **all projects whose first set of plans is submitted to the Commissioner of Building Control for approval on or after 10 September 2017.** Applicants shall use the new form for plan fee computation attached in **Annex A** and submit this form together with the application.

Clarification

11 We would appreciate it if you could bring to the attention of your members the contents of this circular. Should you need any clarification, please call our hotline at 1800-3425222 or email to bca_enquiry@bca.gov.sg.

Thank you.

Yours faithfully



ER. TAN CHUN YONG
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for COMMISSIONER OF BUILDING CONTROL

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SUMMARY OF STATISTICAL GROSS FLOOR AREA (SGFA) AND AREA OF PLAN VIEWFor Plan Fee Computation of **BUILDING WORKS** (New rate from 10 Sep 2017)

Project Ref. No.: _____

Project Title: _____

Computation of SGFA ¹ /Area of plan view ²		Area in m ²	
		A, below sublevel ⁴	B, above sublevel ⁵
(1)	SGFA (General Building ³)	[A1]	[B1]
(2)	Area of plan view (Specified Building)	[A2]	[B2]
Total			
Grand Total : SGFA & Area of plan view = (A) + (B)			

General Buildings - Breakdown of SGFA				
S/N	Description		Area in m ²	
			A, below sublevel	B, above sublevel
1	General Building 1 First storey finished floor level : _____ m RL	Roof terrace		
		2 nd to 6 th storey		
		1 st storey		
		Basement 1 [i.e. floors at above sublevel]		
		Basement 2 and any storey more than 6m below the 1 st storey level		
		Subtotal		
2	General Building 2 First storey finished floor level : _____ m RL	2 nd to 4 th storey		
		1 st storey		
		Subtotal		
Total			[A1]	[B1]

Specified Buildings – Breakdown of area of plan view			
S/N	Description	Area in m ²	
		A, below sublevel	B, above sublevel
1	Specified Building 1 Proposed platform level : _____ m RL		
2	Specified Building 2 Proposed platform level : _____ m RL		
Total		[A2]	[B2]

I certify that the particulars given above are correct.

Name & Signature of QP

Date

Note:

1. **SGFA** or “statistical gross floor area” –
 - (a) in relation to one storey in a general building in a development, means the floor area of that storey;
 - (b) in relation to 2 or more storeys in a general building in a development, means the aggregate of the floor areas of those storeys in that general building; and
 - (c) in relation to 2 or more storeys in 2 or more general buildings in a development, means the aggregate of the floor areas of those storeys in those general buildings.
2. **Area of plan view** - area of the plan view of the entire specified building including the substructure such as the foundation and footing of the building.
3. **General and Specified Buildings** – see list for examples of General and Specified buildings.
4. **Below sublevel** – is a reference to storey that has a finished floor level that is more than 6m below the finished floor level of the first storey of the building or below the proposed platform level of the specified building.
5. **Above sublevel** – is a reference to first storey, storey above first storey and storey that has a finished floor level that is not more than 6m below the finished floor level of the first storey or below the proposed platform level of the specified building.

List of “General buildings” includes:

- 1) Tower blocks and podiums
- 2) Landed houses
- 3) Multi-storey car parks
- 4) Ancillary buildings such as pavilions, substations and bin centres
- 5) Bus depots
- 6) Farm structures

Areas considered as SGFA of general buildings includes:

- 1) Car porches & garages in landed housing
- 2) Covered areas:
 - Communal landscaped areas
 - Entrance canopies and covered main entrances
 - Public spaces and concourse areas
 - Drop-off points
 - Walkways and footways
 - Linkways and sky bridges
 - Urban verandahs
 - Car parks including driveway & ramp up
 - Loading and unloading bays
- 3) Accessible roof areas:
 - Sky terraces such as pool deck, refreshment areas and playground
 - E-deck
 - Carpark

4) Areas not accessible except for maintenance only:

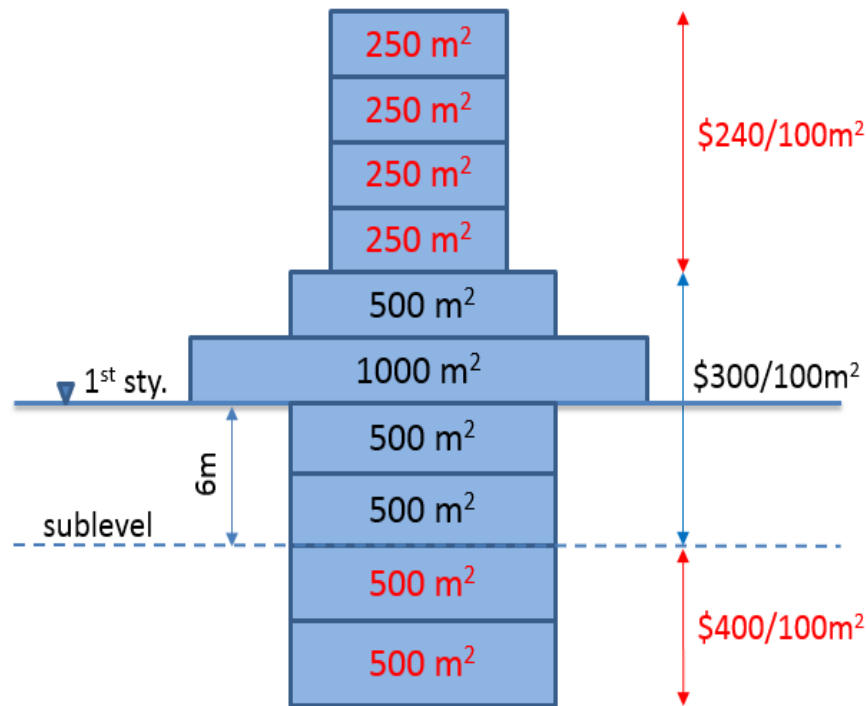
- Ledges such as those for air-con condensers or other usage
- MEP spaces housing equipment such as water tanks, cooling towers, chillers, switchboards, generators and transformers
- Catwalks
- Lift motor rooms

List of “Specified buildings” includes:

- 1) a bridge
- 2) a bund;
- 3) a canal;
- 4) a chimney;
- 5) a dry dock;
- 6) a jetty;
- 7) a landing stage;
- 8) a lighting mast;
- 9) a pier;
- 10) a retaining wall;
- 11) a tank (other than a water tank on a roof);
- 12) a tunnel;
- 13) a underpass;
- 14) a wharf;
- 15) a sewage treatment plant;
- 16) a silo;
- 17) a slip dock;
- 18) a slope;
- 19) a swimming pool; or
- 20) any other similar structure

The list of general and specified buildings, and the areas considered as SGFA are not exhaustive. QPs are advised to contact BCA for clarifications for areas not specifically covered above.

Example: A new general building project has a total proposed SGFA (aggregate of the floor areas of the storeys in general buildings) of 4500m², including 1000m² below sublevel (storey that has a finished floor level that is more than 6m below the finished floor level of the 1st storey).



Under the current fees structure, the building plan application will be charged as follows:

- (first 2,500m² /100 * \$300) + (next 2000m² /100 * \$200) = **\$11,500**

Under the revised fee structure, the building plan application will be charged as follows:

- A: SGFA below sublevel: (1000m²/100 * \$400) = \$4,000
- B: SGFA above sublevel: (first 2,500m²/100 * \$300) + (next 1000m²/100 * \$240) = \$9,900
- Total application fee = A + B = **\$13,900**