Dear Sir/Madam

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.

<table>
<thead>
<tr>
<th>Location of building works</th>
<th>Current fee structure [Statistical Gross Floor Area (SGFA)/ Area of plan view]</th>
<th>Revised fee structure (SGFA/ Area of plan view)</th>
</tr>
</thead>
<tbody>
<tr>
<td>(New) Below sublevel</td>
<td>(No differentiation on the location)</td>
<td>(New) <strong>$400</strong> for every 100m² (or part thereof) in this location</td>
</tr>
<tr>
<td>Refers to any storey that is more than 6 metres below the finished floor level of the 1st storey</td>
<td>• $300 for every 100m² (or part thereof) for the first 2,500m²</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• $200 for every subsequent 100m² or part thereof</td>
<td></td>
</tr>
<tr>
<td>Above sublevel</td>
<td>• $300 for every 100m² (or part thereof) for the first 2,500m² (Unchanged)</td>
<td>• <strong>$240</strong> for every subsequent 100m² or part thereof (Revised)</td>
</tr>
<tr>
<td>(1) Refers to the 1st storey and above</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(2) Refers to any storey that is 6 metres below or less than 6 metres below the finished floor level of the 1st storey</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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
DIRECTOR, BUILDING ENGINEERING GROUP
for COMMISSIONER OF BUILDING CONTROL
CIRCULAR DISTRIBUTION LIST

PRESIDENT
INSTITUTION OF ENGINEERS, SINGAPORE (IES)
70, BUKIT TINGGI ROAD
SINGAPORE 289758
ies@iesnet.org.sg

PRESIDENT
ASSOCIATION OF CONSULTING ENGINEERS, SINGAPORE (ACES)
18 SIN MING LANE
#06-01 MIDVIEW CITY
SINGAPORE 573960
secretariat@aces.org.sg

PRESIDENT
SINGAPORE CONTRACTORS ASSOCIATION LIMITED (SCAL)
CONSTRUCTION HOUSE
1 BUKIT MERAH LANE 2
SINGAPORE 159760
enquiry@scal.com.sg

PRESIDENT
SINGAPORE INSTITUTE OF ARCHITECTS (SIA)
79 NEIL ROAD
SINGAPORE 088904
info@sia.org.sg

PRESIDENT
SOCIETY OF PROJECT MANAGERS (SPM)
MACPHERSON ROAD P.O.BOX 1083
SINGAPORE 913412
sprojm@yahoo.com

PRESIDENT
SINGAPORE INSTITUTE OF BUILDING LIMITED (SIBL)
70 PALMER ROAD,
#03-09C PALMER HOUSE
SINGAPORE 079427
josephine@sibl.com.sg

PRESIDENT
REAL ESTATE DEVELOPERS' ASSOCIATION OF SINGAPORE (REDAS)
190 CLEMENCEAU AVENUE
#07-01 SINGAPORE SHOPPING CENTRE
SINGAPORE 239924
enquiry@redas.com

PRESIDENT
SINGAPORE INSTITUTE OF SURVEYORS & VALUERS (SISV)
110 MIDDLE ROAD #09-00
CHIAT HONG BUILDING
SINGAPORE 188968
sisv.info@sisv.org.sg
PRESIDENT
SINGAPORE STRUCTURAL STEEL SOCIETY (SSSS)
1 LIANG SEAH STREET
#02-11/12 LIANG SEAH PLACE
SINGAPORE 189022
secretariat@ssss.org.sg

PRESIDENT
GEOTECHNICAL SOCIETY OF SINGAPORE (GEOSS)
C/O CMA INTERNATIONAL CONSULTANTS PTE LTD
1 LIANG SEAH STREET
#02-11 LIANG SEAH PLACE
SINGAPORE 189022
geoss@cma.sg

PRESIDENT
PROFESSIONAL ENGINEERS BOARD, SINGAPORE (PEB)
52 JURONG GATEWAY ROAD, #07-03
SINGAPORE 608550
registrar@peb.gov.sg

PRESIDENT
BOARD OF ARCHITECTS (BOA)
5 MAXWELL ROAD
1ST STOREY TOWER BLOCK
MND COMPLEX
SINGAPORE 069110
boarch@singnet.com.sg

DIRECTOR
PROTECTIVE INFRASTRUCTURE & ESTATE
DEFENCE SCIENCE & TECHNOLOGY AGENCY
1 DEPOT ROAD #03-01J
SINGAPORE 109679
oyewhing@dsta.gov.sg

DIRECTOR OF INFRASTRUCTURE
INFRASTRUCTURE & FACILITY SERVICES DIVISION
MINISTRY OF EDUCATION
285 GHIM MOH ROAD
SINGAPORE 279622
eng_wee_tong@moe.gov.sg

DIRECTOR
BEST SOURCING DEPARTMENT
PUBLIC UTILITIES BOARD
40 SCOTTS ROAD #18-01
ENVIRONMENT BUILDING
SINGAPORE 228231
koh_boon_ailk@pub.gov.sg
lim_kim_tee@pub.gov.sg
DEPUTY CHIEF EXECUTIVE
INFRASTRUCTURE & DEVELOPMENT
LAND TRANSPORT AUTHORITY
1 HAMPSHIRE ROAD
BLOCK 8 LEVEL 1
SINGAPORE 219428
chong_kheng_chua@lta.gov.sg

DEPUTY DIRECTOR
PROJECT DEVT & MGT SECT 1 (C&S)
BUILDING QUALITY GROUP
HOUSING & DEVELOPMENT BOARD
HDB HUB
480 LORONG 6 TOA PAYOH
SINGAPORE 310480
low_kiang_heng@hdb.gov.sg

DIRECTOR
TECHNICAL SERVICES DIVISION
JTC CORPORATION
THE JTC SUMMIT
8 JURONG TOWN HALL ROAD
SINGAPORE 609434
koh_chwee@jtc.gov.sg

DIRECTOR
BUILDING
PEOPLE’S ASSOCIATION
9 STADIUM LINK
SINGAPORE 397750
foo_soon_leng@pa.gov.sg

PRESIDENT
THE TUNNELLING AND UNDERGROUND
CONSTRUCTION SOCIETY SINGAPORE (TUCSS)
C/O CMA INTERNATIONAL CONSULTANTS PTE LTD
1 LIANG SEAH STREET
#02-12 LIANG SEAH PLACE
SINGAPORE 189022
info@tucss.org.sg

PRESIDENT
SOCIETY OF ROCK MECHANICS AND ENGINEERING GEOLOGY
1 LIANG SEAH STREET
#02-12 LIANG SEAH PLACE
SINGAPORE 189022
srmeq@cma.sg

DEPUTY CHIEF EXECUTIVE OFFICER
SENTOSA DEVELOPMENT CORPORATION
33 ALLANBROOKE ROAD, SENTOSA
SINGAPORE 099981
agencies_circulars@sentosa.com.sg
HEAD (FIRE SAFETY AND BUILDING CONTROL)
BUILDING AND INFRASTRUCTURE
DEFENCE SCIENCE & TECHNOLOGY AGENCY
1 DEPOT ROAD
DEFENCE TECHNOLOGY TOWER A
SINGAPORE 109679
HOW AH MENG
EMAIL: HAHMENG@DSTA.GOV.SG

MANAGER (ARCHITECTURAL PLANS)
BUILDING AND INFRASTRUCTURE
DEFENCE SCIENCE & TECHNOLOGY AGENCY
1 DEPOT ROAD
DEFENCE TECHNOLOGY TOWER A
SINGAPORE 109679
SEBASTIAN LIM HAI KONG
EMAIL: LHAIKONG@DSTA.GOV.SG

ALL CORENET E-INFO SUBSCRIBERS
###ANNEX A

**SUMMARY OF STATISTICAL GROSS FLOOR AREA (SGFA) AND AREA OF PLAN VIEW**

*For Plan Fee Computation of BUILDING WORKS (New rate from 10 Sep 2017)*

**Project Ref. No.: __________________**

**Project Title:** __________________________________________________________

####Computation of SGFA/Area of plan view

<table>
<thead>
<tr>
<th>(1)</th>
<th>SGFA (General Building)</th>
<th>Area in m²</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>A, below sublevel</td>
<td>B, above sublevel</td>
</tr>
<tr>
<td>(2)</td>
<td>Area of plan view (Specified Building)</td>
<td>[A2]</td>
<td>[B2]</td>
</tr>
</tbody>
</table>

**Total**

**Grand Total : SGFA & Area of plan view = (A) + (B)**

####General Buildings - Breakdown of SGFA

<table>
<thead>
<tr>
<th>S/N</th>
<th>Description</th>
<th>Area in m²</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>A, below sublevel</td>
<td>B, above sublevel</td>
</tr>
<tr>
<td>1</td>
<td>General Building 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>First storey finished floor level : _______ m RL</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Roof terrace</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>2&lt;sup&gt;nd&lt;/sup&gt; to 6&lt;sup&gt;th&lt;/sup&gt; storey</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>1&lt;sup&gt;st&lt;/sup&gt; storey</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Basement 1 [i.e. floors at above sublevel]</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Basement 2 and any storey more than 6m below the 1&lt;sup&gt;st&lt;/sup&gt; storey level</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Subtotal</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>General Building 2</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>First storey finished floor level : _______ m RL</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>2&lt;sup&gt;nd&lt;/sup&gt; to 4&lt;sup&gt;th&lt;/sup&gt; storey</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>1&lt;sup&gt;st&lt;/sup&gt; storey</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Subtotal</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Total</strong></td>
<td>[A1]</td>
<td>[B1]</td>
</tr>
</tbody>
</table>

####Specified Buildings – Breakdown of area of plan view

<table>
<thead>
<tr>
<th>S/N</th>
<th>Description</th>
<th>Area in m²</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>A, below sublevel</td>
<td>B, above sublevel</td>
</tr>
<tr>
<td>1</td>
<td>Specified Building 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Proposed platform level : _______ m RL</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Specified Building 2</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Proposed platform level : _______ m RL</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Total</strong></td>
<td>[A2]</td>
<td>[B2]</td>
</tr>
</tbody>
</table>

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 carparks
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 4500 m², including 1000 m² below sublevel (storey that has a finished floor level that is more than 6 m below the finished floor level of the 1st storey).

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

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

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

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