

Our Ref: APPBCA-2025-23

12 November 2025

Dear Sir/Madam

STREAMLINED PLAN FEES FOR NEW ERECTION OR EXTENSION OF DEVELOPMENTS INVOLVING BOTH GENERAL BUILDINGS AND SPECIFIED BUILDINGS

This circular is to inform the industry on the streamlined fees for new erection or extension of developments involving general buildings and specified buildings¹, prescribed in the Second Schedule to the Building Control Regulations 2003 (“**BC Regs**”).

Background

2 Developments today are increasingly more complex and integrated to improve connectivity and to meet our evolving needs. This leads to a greater integration of structures (e.g. link bridges, swimming pools), which are specified buildings as defined under BC Regs, with the general buildings. Under the BC Regs, the plan fees associated to building works are charged based on the stipulated rates of specified buildings and general buildings respectively. This means that there is a need for industry practitioners to compute the areas of these building works (i.e. general buildings, specified buildings) separately so that the rates can be applied to each category of building works. This creates difficulties and ambiguities for industry practitioners in clearly differentiating areas under each type of building works for plan fee computation purposes.

Streamlined Fee Structure

3 To address this challenge, the Second Schedule to the BC Regs has been amended to streamline the fee computation for new erection or extension works which involve both general buildings and specified buildings within the same development. All areas within the

¹ Specified buildings refer to structures such as bridges, swimming pools, piers etc. The list of specified buildings can be found in BC Regs Second Schedule [here](#).

development are to be aggregated, regardless of building types, to compute the plan fee payable for areas based on the general building fee rate. The amended fee structure and method of computation are summarised in the table below. Examples illustrating the streamlined computations are shown in **Annex A**.

Types of building works in an erection or extension of development	Streamlined plan fee computation
General buildings (type 1)² and specified buildings	Total plan fee payable is to be computed based on aggregate areas of the development and the plan fee rate of general buildings (type 1) ³ only.
General buildings (non-type 1)⁴ and specified buildings	Total plan fee payable is to be computed based on aggregate areas of the development and the plan fee rate of general buildings (non-type 1) ⁵ only.

Implementation Date

4 The amendments to the Second Schedule to the BC Regs apply to building works for which the first set of plans is submitted to the Commissioner of Building Control (“**CBC**”) for approval on or after 1 October 2025.

² General building (type 1) refers to any agricultural or industrial building, being a building that is constructed or used, or is to be constructed or used, primarily for one or more of the purposes as defined in BC Regs Second Schedule.

³ Plan fee rates for general buildings (type 1) are \$400 for every 100m² or part thereof for SGFA below sublevel, \$150 for every 100m² or part thereof for SGFA above sublevel for the first 10,000m² and \$220 for every subsequent 100m² or part thereof.

⁴ General building (non-type 1) refers to a building that is not a specified building and does not include a type 1 building. Examples include residential, commercial and institutional buildings.

⁵ Plan fee rates for general buildings (non-type 1) are \$400 for every 100m² or part thereof for SGFA below sublevel, \$300 for every 100m² or part thereof for SGFA above sublevel for the first 2,500m² and \$270 for every subsequent 100m² or part thereof.

5 The application forms in CORENET 2.0 and CORENET X have been updated to adopt the streamlined computation. The form for Summary of Statistical Gross Floor Area and Area of Plan View has also been updated. Please refer to **Annex B** for the revised form. You may also find an updated copy on BCA website.

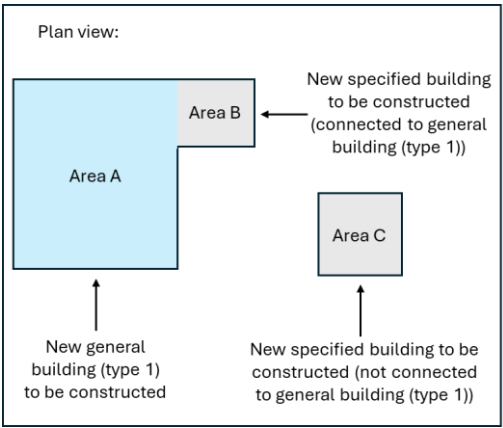
Clarification

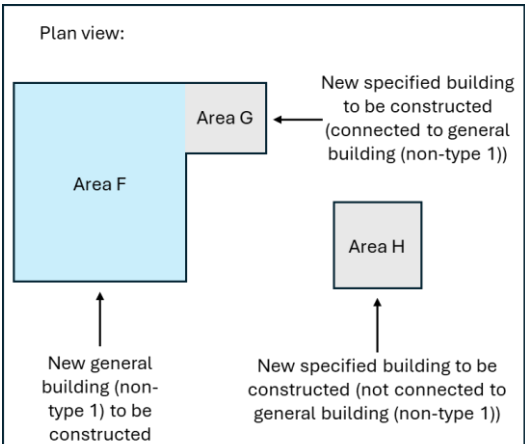
6 For clarification, please submit your enquiry through BCA's Online Feedback Form at <https://www.bca.gov.sg/feedbackform/> or call us at 1800 342 5222. Thank you.

Yours faithfully

MAVIS NG
DIRECTOR (CORENET X PROJECT OFFICE)
BUILDING PLAN AND MANAGEMENT GROUP
BUILDING AND CONSTRUCTION AUTHORITY
For COMMISSIONER OF BUILDING CONTROL

ANNEX A

S/N	Example of building works	Plan fee computation of building works	
		Before 1 October 2025	On or after 1 October 2025
1	<p>Project involving general building (type 1) and specified building</p>  <p><u>Areas:</u></p> <p>A = SGFA for general building (type 1)</p> <p>B = Area of the plan view for specified building connected to general building (type 1)</p> <p>C = Area of the plan view for specified building <u>not</u> connected to general building (type 1)</p> <p><u>Fee rates:</u></p> <p>D = Prevailing plan fee rate for general building (type 1)</p> <p>E = Prevailing plan fee rate for specified building</p>	<p>(1) <u>Fee for the new building works for general building (type 1)</u> = $A \times D$</p> <p>(2) <u>Fee for the new building works for specified building</u> = $(B + C) \times E$</p> <p>Total plan fee = (1) + (2)</p>	<p><u>Total chargeable area for the whole project</u> = $A + B + C$</p> <p>(1) <u>Fee for new building works</u> = $(A + B + C) \times D$</p> <p>Total plan fee = (1)</p>

S/N	Example of building works	Plan fee computation of building works	
		Before 1 October 2025	On or after 1 October 2025
2	<p>Project involving general building (non-type 1) and specified building</p>  <p><u>Areas:</u></p> <p>F = SGFA for general building (non-type 1)</p> <p>G = Area of the plan view for specified building connected to general building (non-type 1)</p> <p>H = Area of the plan view for specified building <u>not</u> connected to general building (non-type 1)</p> <p><u>Fee rates:</u></p> <p>I = Prevailing plan fee rate for general building (non-type 1)</p> <p>J = Prevailing plan fee rate for specified building</p>	<p>(1) <u>Fee for the new building works for general building (non-type 1)</u></p> $= F \times I$ <p>(2) <u>Fee for the new building works for specified building</u></p> $= (G + H) \times J$ <p>Total plan fee</p> $= (1) + (2)$	<p><u>Total chargeable area for the whole project</u></p> $= F + G + H$ <p>(1) <u>Fee for new building works</u></p> $= (F + G + H) \times I$ <p>Total plan fee</p> $= (1)$

ANNEX B

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

For Plan Fee Computation of **BUILDING WORKS**

Project Ref. No.:

Project Title:

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

Breakdown of SGFA and/or area of plan view				
S/N	Description		Area in m ²	
			A, below sublevel	B, above sublevel
1	General Building and/or Specified Building 1 First storey finished floor level : _____ m RL	Roof		
		3 RD to 21 ST storey		
		2 ND 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		
Total			[A]	[B]

I certify that the particulars given above are correct.

(Digitally Signed)

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

SGFA of general buildings consist of all floor areas in a development. This includes:

- 1) All floor areas within the building, such as:
 - Floor areas, including ledges
 - Catwalks
 - Lift motor room
 - Roof terraces/ Sky terraces/ Maintenance roofs etc, regardless of usage
- 2) Constructed areas within the development, such as:
 - Landscape deck
 - E-deck
 - Elevated floor areas
- 3) Covered areas, such as:
 - Car porches & garages in landed housing
 - 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

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 above list of general and specified buildings is not exhaustive. QPs are advised to contact BCA for clarifications for areas not specifically covered above.*