

# GUIDELINES ON HOARDING PROVISIONS FOR LANDED DEVELOPMENT

## INTRODUCTION

The Building Control Regulations requires the builder, before commencement of the construction works, to erect protective hoardings of solid and robust construction in order to separate the site from a street, footway or any adjoining or adjacent property.

Where the building under construction is more than one storey in height with close proximity to neighbouring properties, the builder shall provide catch platforms, safety nettings and other measures for the safety of the public.

The builder shall, at all times, maintain such hoardings, catch platforms or other temporary structures in a good and proper state of repair and condition

Over the years, BCA has received a number of feedback on hoarding and falling debris arising from landed project developments. Inadequate hoardings have resulted in damage to the neighbouring properties and raised safety concerns of the public.

This guideline outlines the minimum provisions of hoarding for the landed projects in terms of height, material, colour, access point, safety nettings and robustness.

## GUIDELINE ON MINIMUM HOARDING PROVISION FOR LANDED DEVELOPMENT

Criteria	Guidelines
Height	<ul style="list-style-type: none"> <li>○ <b>Min. 1.8m</b></li> <li>○ <b>Min. 3.6m</b> for the sides abutting adjacent properties</li> </ul>
Material	<ul style="list-style-type: none"> <li>○ <b>Solid</b> material</li> <li>○ Non-solid material can be used for the portion above 1.8m</li> <li>○ No canvas sheet</li> </ul>
Colour	<ul style="list-style-type: none"> <li>○ <b>Light</b> colour</li> </ul>
Gate/Access point	<ul style="list-style-type: none"> <li>○ <b>Openable or movable</b> hoarding</li> <li>○ Be closed after working hours</li> </ul>
Safety nettings/Catch platforms	<ul style="list-style-type: none"> <li>○ Be provided for building more than one storey in height and abuts or near a street or other buildings</li> <li>○ <b>Cover up to the height</b> of the building under construction</li> <li>○ Close mesh netting with <b>mesh size not exceeding 2mm square</b></li> <li>○ Be provided and maintained until the completion of structural works including façade works</li> </ul>
Robustness	<ul style="list-style-type: none"> <li>○ <b>Proper framed</b> against wind</li> <li>○ Stable and <b>properly supported</b></li> </ul>

## HEIGHT OF HOARDING

The erected hoarding shall be minimum 1.8 metres in height. The erected hoarding shall be minimum 3.6 metres in height for the sides abutting adjacent properties.

*\*The adequacy of the height of hoarding shall be reviewed based on the risk analysis of the construction works*



a) Min. 1.8m height hoarding



b) Min. 3.6m height hoarding for the sides abutting adjacent properties

## MATERIAL OF HOARDING

Hoarding shall be made with solid material. Non-solid material can be used for the portion above 1.8 metres. Canvas sheet shall not be used.





## COLOUR OF HOARDING

Hoarding shall be painted with light colour.



## GATE/ACCESS POINT

The hoarding shall be provided along the full length of the site boundary. At the gate or access point, an openable or movable hoarding shall be provided and be closed after working hours.





## SAFETY NETTINGS/CATCHMENT PLATFORMS

Catch platforms and safety nettings shall be provided for building more than one storey in height and abuts or near a street or other buildings.

Safety nettings shall cover up to the height of the building under construction and be provided until the completion of structural works including façade works.

The safety nettings shall be close mesh netting with mesh size not exceeding 2mm square.



## ROBUSTNESS OF HOARDING

The erected hoarding shall have proper framing and properly supported to ensure robustness of the system.





## ADVISORY NOTES

The builder should ensure that adequate hoardings are provided based on the site conditions of the proposed landed development, notwithstanding the minimum hoarding provisions specified in Table 1.

QP (supervision) should inspect the site to ensure that the builder has provided adequate hoardings for the landed development project.

## ENQUIRY

Should you need further clarifications, please contact BCA hotline at 1800-342 5222 or by email to: [bca\\_enquiry@bca.gov.sg](mailto:bca_enquiry@bca.gov.sg).