

Our Ref: APPBCA-2026-05

17 April 2026

Dear Sir/Madam

**STREAMLINED PLAN FEES FOR (1) ALTERATIONS, ADDITIONS OR REPAIRS AND (2) DEPARTURES AND DEVIATIONS FROM APPROVED PLANS OF DEVELOPMENTS INVOLVING BOTH GENERAL BUILDINGS AND SPECIFIED BUILDINGS**

This circular informs the industry on the streamlined fees for (1) alterations, additions or repairs and (2) departures and deviations from approved plans of developments involving general buildings and specified buildings<sup>1</sup>, prescribed in the Second Schedule to the Building Control Regulations 2003 (“**BC Regs**”).

**Background**

2 Developments today can be more complex and integrated to improve connectivity and meet our evolving needs. This leads to a greater integration of structures (e.g. link bridges, swimming pools), defined as specified buildings under BC Regs, with the general buildings. Under the BC Regs, the plan fees associated to building works are charged based on the areas of specified buildings and general buildings respectively. The need to clearly differentiate areas under each type of building works for plan fee computation purposes has added work for industry practitioners.

3 As a pro-enterprise initiative, streamlined plan fees were introduced in October 2025 for new erection or extension of developments that involve both general buildings and specified buildings. Under this approach, all areas within these developments are aggregated regardless of building type, with plan fees payable for areas calculated based on the general building fee rate.

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<sup>1</sup> 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](#).

## Streamlined Fee Structure

4 Following this, we will streamline the fee computation for two additional categories: (1) alterations, additions or repairs (“**A&A**”) and (2) departures and deviations (“**amendment**”) from approved plans. This will apply to developments involving both general buildings and specified buildings, aligning these fee structures with the streamlined approach already established for new erection or extension of such developments.

5 Under this streamlined fee structure, affected works for A&A and amendment submissions are evaluated as a whole within the development for fee computation. This eliminates the need for industry practitioners to differentiate between different types of building works and apply the respective individual rate when calculating plan fees. The amended fee structure is summarised in the table below. Examples illustrating the new streamlined computations are shown in **Annex A** and **Annex B**.

Types of building works in the development	Streamlined fee structure
<p><b>General buildings and specified buildings</b></p>	<p><u>Plan fees arising from the number of storeys affected</u></p> <p>Where an affected storey of the general building abuts or is connected to an affected specified building, the affected storey considered for fee computation will be calculated using the general building fee rate<sup>2</sup>.</p> <p><u>Plan fees arising from new areas</u></p> <p>Where there is increase in area, the plan fee payable for the new areas is to be computed based on aggregate areas of the development and the plan fee rate of general buildings only.<sup>3</sup></p>

<sup>2</sup> A&A fee rates for general building and non-residential building is \$200 for every storey of the general building and \$400 for every storey of the non-residential building respectively. Deviation fee rate for general building is \$200 for every storey of the general building.

<sup>3</sup> Please refer to BCA circular APPBCA-2025-23 for more information on the streamlined fee structure for new areas.

### **Implementation Date**

6 The streamlined fees, via 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 17 April 2026 and include submissions made via both CORENET 2 and CORENET X.

### **Clarification**

7 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

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

## ANNEX A: Alterations, additions or repairs

S/N	Example of building works	Plan fee computation of building works	
		Before 17 April 2026	On or after 17 April 2026
1	<p>Project involving general building and specified building</p> <p>Elevation view:</p> <p style="text-align: center;">Specified building (e.g. link bridge)</p> <p style="text-align: center;">General building      General building</p> <p style="text-align: center;">Areas undergoing A&amp;A</p>	<ul style="list-style-type: none"> <li>• Number of affected storeys for general building = 2</li> <li>• Number of affected specified building = 1</li> </ul> <p>(1) <u>Fee for the A&amp;A storeys for general building</u> = \$200<sup>4</sup> x 2</p> <p>(2) <u>Fee for the A&amp;A specified building</u> = \$400 x 1</p> <p><b>Total plan fee</b> = (1) + (2) = \$800</p>	<ul style="list-style-type: none"> <li>• Number of affected storeys for general building = 2</li> <li>• Number of affected independent<sup>5</sup> specified building = 0</li> </ul> <p>(1) <u>Fee for the A&amp;A storeys for general building</u> = \$200 x 2</p> <p>(2) <u>Fee for the A&amp;A specified building</u> = \$400 x 0</p> <p><b>Total plan fee</b> = (1) + (2) = \$400</p>

<sup>4</sup> Where a general building is a non-residential building, the A&A fee rate is \$400 for every storey of the non-residential building.

<sup>5</sup> In the context of this circular, affected independent specified building refers to A&A specified building which neither abuts nor is connected to any storey of any general building in the development which is undergoing A&A.

## ANNEX B: Departures and deviations from approved plans

S/N	Example of building works	Plan fee computation of building works	
		Before 17 April 2026	On or after 17 April 2026
1	<p>Project involving general building and specified building</p> <p><b>Elevation view:</b></p> <p style="text-align: center;">Specified building (e.g. link bridge)</p> <p style="text-align: center;">General building      General building</p> <p>Legend:  Areas with departures or deviations from approved plans</p>	<ul style="list-style-type: none"> <li>• Number of affected storeys for general building = 2</li> <li>• Number of affected specified building = 1</li> </ul> <p>(1) <u>Fee for the deviated storeys for general building</u> = \$200 x 2</p> <p>(2) <u>Fee for the deviated specified building</u> = \$200 x 1</p> <p><b>Total plan fee</b> = (1) + (2) = <b>\$600</b></p>	<ul style="list-style-type: none"> <li>• Number of affected storeys for general building = 2</li> <li>• Number of affected independent<sup>6</sup> specified building = 0</li> </ul> <p>(1) <u>Fee for the deviated storeys for general building</u> = \$200 x 2</p> <p>(2) <u>Fee for the deviated specified building</u> = \$200 x 0</p> <p><b>Total plan fee</b> = (1) + (2) = <b>\$400</b></p>

<sup>6</sup> In the context of this circular, affected independent specified building refers to deviated specified building which neither abuts nor is connected to any storey of any general building in the development which has deviations from approved plans.