

# **board of architects singapore**

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Our Ref: BOA 116.2 (Circular)

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To All Registered Architects

## **JOINT CIRCULAR FROM BOARD OF ARCHITECTS AND PROFESSIONAL ENGINEERS BOARD TO REGISTERED ARCHITECTS AND PROFESSIONAL ENGINEERS**

### **INTRODUCTION**

1. BOA and PEB have received feedback that some architects and professional engineers have been unclear about plan submissions for landed properties, which this joint circular shall serve as clarifications and reminders. PEB has also received a number of feedback recently regarding non-compliance with the Third Schedule, Part II(1) of the Building Control Regulations, specifically that professional engineers are acting as the Qualified Persons for the submission of building plans for new erection of detached, semi-detached and terraced houses. Please refer to the recent PEB Circular dated 5 Nov 2019:  
[https://www.boa.gov.sg/files/Circular for compliance with PE rules code of professional conduct and ethics.pdf](https://www.boa.gov.sg/files/Circular%20for%20compliance%20with%20PE%20rules%20code%20of%20professional%20conduct%20and%20ethics.pdf)

### **SUBMISSION OF BUILDING PLANS**

2. Registered Architects and Professional Engineers are reminded to comply with all statutory and authority requirements with respect to the submission of building plans. Given our allied services, the Board of Architects and the Professional Engineers Board take this opportunity to highlight to Registered Architects and Professional Engineers our statutory duties in this matter.

3. The relevant legislation clearly stipulates the works for which the building plans must be submitted by a Qualified Person who is a Registered Architect, a Qualified Person who is a Professional Engineer or either.
4. We wish to highlight the following legislation that determine whether a Registered Architect and/or a Professional Engineer is permitted to submit building plans to the Building and Construction Authority.

**l) Building Control Regulations, Third Schedule, Regulation 6**

Building plans of building works listed in Part II shall be submitted by a qualified person who is a Registered Architect or a Professional Engineer, which *inter alia* include:

- i. Alterations, additions and extensions to detached, semi-detached and terraced houses.
- ii. Alterations and additions within existing buildings which do not affect the building envelope.

Please note that pursuant to Regulation 6(c), only a Qualified Person who is a Registered Architect may submit building plans for any other project, including new erection of detached, semi-detached and terraced houses. (This does not apply to structural plans.)

Reconstruction works are to be distinguished from addition and alteration (A&A) works. A&A works are described by the Urban Redevelopment Authority (URA) as "minor works to an existing landed house while reconstruction is defined as a proposal to replace a substantial part of the house by construction". Reference may be made to the URA Circular No: URA/PB/2005/21-DCD for detailed guidance as to works which are considered to be alterations and additions.

Link: [https://www.ura.gov.sg/Corporate/Guidelines/Circulars/dc05\\_21](https://www.ura.gov.sg/Corporate/Guidelines/Circulars/dc05_21)

It is imperative that Professional Engineers comply with such legislation and do not engage in professional activities that are statutorily reserved for Registered Architects and *vice versa*.

**II) URA Conservation Guidelines**

- i. Category 1 works – Submission of building plans shall be made by a Qualified Person who is a Registered Architect.
- ii. Category 2 works – Submission of building plans shall be made by a Qualified Person who is a Registered Architect or a Professional Engineer.

Reference may be made to the URA website for guidance as to the categorisation of such works.

Link: <https://www.ura.gov.sg/Corporate/Guidelines/Conservation/Additions-Alterations/Types-Works>

5. The Architects Act and the Professional Engineers Act and their subsidiary legislations govern the professional activities of Registered Architects and Professional Engineers, respectively. Please ensure strict compliance with all aspects of your statutory duties and obligations at all times in the conduct of your professional activities.

Thank you.

Yours sincerely



**AR. NG LYE HOCK, LARRY**  
**REGISTRAR**