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Exemptions for Building Works in Landed Houses that Require Plan Submission to BCA

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Exemptions for Building Works in Landed Houses that Require Plan Submission to BCA

This page provides you a quick overview of the Building Control Regulations that do not apply to a landed house that is built for the owner’s own use. The additional exemptions are meant to provide you with more flexibility in the design of your own house due to aesthetics or lifestyle preferences. Hence, owners should first refer to [Building Works that does not require Plan Submission to BCA](#) first. Such Building Works are termed as "Insignificant Building Works".

Precautionary measures should be taken to mitigate the risks of these exemptions. For building works where the Building Control Regulations do not apply, building plan submission to BCA is not required. However, for other works not in the exemption list, please note that you are required to comply with the Building Control Regulations.

Sketches are included to assist you in understanding of the Guide.

The sections listed in this Guide refer to the **Approved Document** under Regulation 27 of the Building Control Regulations.

Landed Homeowners are advised to read this page in consultation with their appointed Qualified Person (QP).

- + REQUIREMENTS THAT ARE NOT EXEMPTED
- + C. HEADROOM AND CEILING HEIGHT
- + D. ACCESSIBILITY IN BUILT ENVIRONMENT
- + E. STAIRCASES
- + F. LIGHTING
- + G. VENTILATION
- + H. SAFETY FROM FALLING

Download the Approved Document below:

[Approved Document V7.07](#)
5.15mb

Building Control Regulations:

[Fifth Schedule](#)

Useful Links

Air-Condition Unit Structural Support Installation and Maintenance

Be Good Neighbours Guide

Building Works that do not Require Plan Submission to BCA

Windows Safety, Installation and Maintenance

Popular e-Services

CWRS

The Construction Workforce Registration System (CWRS) is an online portal for CoreTrade and Multi-skilling registration and the renewal of Direct R1 eligibility.

Overseas Testing Management System

OTMS allows you to register the workers for Identity Verification and to check your registration status online.

Lifts and Escalators Application (LEAP) Portal

Lift and escalator owners, contractors and Specialist Professional Engineers (SPEs) can apply for and view applications for Permit to Operate (PTO) here.



The Building and Construction Authority (BCA) champions the development and transformation of the built environment sector, in order to improve Singapore’s living environment. BCA oversees areas such as safety, quality, inclusiveness, sustainability and productivity, all of which, together with our stakeholders and partners, help to achieve our mission to transform the Built Environment sector and shape a liveable and smart built environment for Singapore.

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