

BCA BC BMSC/CIR/2020/15

Building Plan & Management Group

18 June 2020

Management Corporation
Chairperson/ Secretary/ Council Members

Dear Sir/Madam

Re-opening of Sports and Recreation Facilities in Condominiums

The Multi-Ministry Taskforce has announced that Phase Two of re-opening (“Safe Transition”) will start after 18 June 2359 hours. Upon commencement of Phase Two, the following sports and recreation facilities in condominiums can be re-opened:

- a. Playgrounds;
- b. Fitness corners;
- c. Roof gardens/terraces;
- d. Rest areas, pavilions, and other seating facilities;
- e. Hard courts;
- f. Gyms and fitness studios;
- g. Swimming pools, other water-based facilities (e.g. Jacuzzis, spa pools), and associated facilities (e.g. saunas); and
- h. Function rooms.

2 During Phase Two, our goal is to sustain the efforts taken during the circuit breaker period and Phase One of re-opening to keep COVID-19 at bay. By implementing safe management measures (SMM), management corporations (MCSTs) can make these facilities safe for use.

Safe Management Measures

3 Under prescribed by-law 18(2) in the Second Schedule to the Building Maintenance (Strata Management) Regulations, subsidiary proprietors and occupiers must not do anything that will likely create a hazard to others. Acts that will increase the risk of local transmission of COVID-19 are considered hazards to public health.

Consistent with by-law 18(2), MCSTs should put in place measures that are in line with MOH's safe distancing principles and Sport Singapore's (SportSG) recommendations for sports and physical activities within common property:

- a. Individuals to maintain safe distancing of at least 1 metre at all times;
- b. Where the 1 metre safe distancing between individuals is not feasible or practical, it can be applied between groups, with each group made up of not more than 5 persons, and with no mixing or interaction between groups.
- c. If the activities involve exercising or playing of sports, then a longer safe distance of 2~3 metres should be maintained. MCSTs can also refer to SportSG's advisory for further recommendations on SMMs for sports facilities and activities at <https://www.sportsingapore.gov.sg/Newsroom/Media-Releases/2020/Advisory-For-Resumption-Of-Sport-And-Physical-Exercise-and-Activity-For-Phase-Two-Safe-Transition>.

4 MCSTs should also adopt the following SMMs to mitigate the risk of transmission between facility users:

- a. **All facilities and shared areas** should be frequently cleaned and disinfected. Equipment should be thoroughly wiped down and cleaned. Indoor spaces should be kept well-ventilated. For non-air-conditioned spaces, windows should be kept open and additional fans should be put in place where possible. MCSTs should ensure that the safe distancing principles at paragraph 3 are observed, in order to limit close contact among individuals.
- b. **Sports facilities** (e.g. hard courts, gyms/fitness studios, swimming pools) should have capacity limits to avoid crowdedness and minimise the risk of large clusters forming:
 - (i) For any such facility that is larger than 50 square metres, the maximum capacity should be limited to 1 person per 10 square metres of usable area or 50 persons, whichever is lower;
 - (ii) For facilities smaller than 50 square metres, the maximum capacity should be limited to 5 persons;

- (iii) Beyond the overall capacity limits for facilities, greater attention should also be paid in controlling the usage of shared areas like common bathrooms and changing rooms to prevent crowding.
- c. **Function rooms** can be used for wedding solemnisations as well as wakes and funerals, subject to the safe distancing principles at paragraph 3. Up to 20 persons will be allowed in the function rooms in such cases, and there should not be any buffet reception or catering of food. For individuals who wish to book the function rooms for their own use, the gathering must not exceed 5 persons.

5 Examples of how MCSTs can implement the SMMs include using a booking system to manage the number of individuals using a facility at any one time, or using CCTV surveillance or patrolling security (where available) to monitor the use of common facilities.

Rules that Individuals Must Comply With

6 MCSTs should also remind residents that only small-group social gatherings of up to any 5 persons are allowed, and that households may only receive up to 5 visitors at any one time.

7 Residents must continue to wear a mask when outside of their homes, including when using facilities within the condominium premises. Masks can be taken off when undertaking strenuous activities, such as running, jogging, brisk walking, cycling and other similar activities. Residents must put their masks back on after completing the strenuous exercise.

8 Phase Two is a significant step in moving towards a new COVID-safe normal. We seek MCSTs' cooperation to help residents adjust expectations, lifestyles and norms. Let us continue to stay disciplined and vigilant, and not let all our previous efforts to achieve a COVID-safe Singapore go to waste.

9 For more information on the SMMs, MCSTs can also refer to the Frequently Asked Questions (FAQs) on the BCA website at <https://www1.bca.gov.sg/covid-19/advisories-for-mcsts>.

Commissioner of Buildings
Building and Construction Authority

FAQs on Re-opening of Sports and Recreation Facilities in Condominiums

Q1 What are the facilities that are allowed to open?

A1 Examples of facilities that can be opened are in the table below.

S/N	Facilities
1	Playgrounds
2	Fitness corners
3	Roof gardens/terraces
4	Rest areas, pavilions, and other seating facilities
5	Hard courts e.g. tennis, badminton, basketball courts
6	Gyms
7	Fitness studios e.g. yoga studio
8	Swimming pools, including children's pool and waterplay features
9	Other water-based facilities (e.g. jacuzzis, spa pools) and associated features (e.g. saunas)
10	Function rooms, multi-purpose halls
11	TV, reading and board game rooms
12	Football and table-tennis tables, etc.

Q2 How should the MCST compute the maximum number of persons who can use a sports facility at any one time?

A2 Sports facilities (e.g. hard courts, gyms/fitness studios, swimming pools) should have capacity limits to avoid crowdedness and minimise the risk of large clusters forming. Refer to table below.

Usable Area of the Facility	Maximum Capacity
More than 50 square metres	Should be limited to 1 person per 10 square metres of usable area or 50 persons, whichever is lower.
Smaller than 50 square metres	Should be limited to 5 persons.

Q3 The development has 3 separate swimming pools. Can the MCST aggregate or add up the areas of the 3 swimming pools to compute the maximum number of persons who can use the swimming pools?

A3 No. The maximum number of persons who can use each swimming pool shall be computed from the usable area of each individual swimming pool.

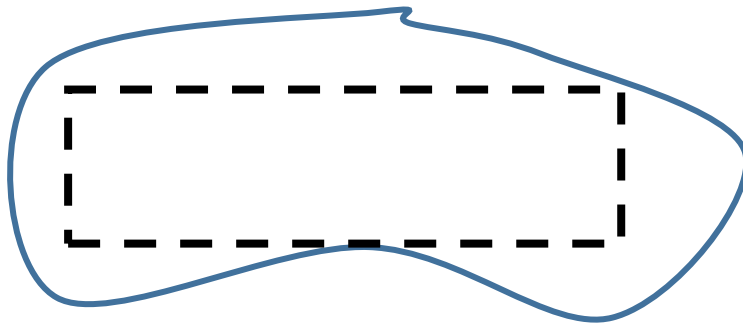
Q4 How is the usable area defined for a) swimming pool, b) other water-based facilities, c) other associated features (e.g. sauna), d) gyms and fitness studios and e) hard courts?

A4 For a) swimming pool and b) other water-based facilities, the usable area of the facility refers to its Plan Area and cut-off at the edge of the drain/edge of the wall of the facility, whichever is smaller. For c) other associated features and d) gyms and fitness studios, the usable area refers to the Plan Area of the facility, excluding shower/washing facilities like changing/shower room. For e) hard courts, the usable area of the facility refers to its Plan Area and cuts off at the fence/wall of the facility.

Q5 The swimming pool is not of regular shape. How does the MCST determine the area?

A5 The MCST can refer to the building plan of the development for the Plan Area of the swimming pool. Alternatively, the MCST can draw the best possible approximation of a regular shape within the outline of the pool to facilitate calculation. In the example below, the dotted rectangle can be used to calculate the area of the pool (indicated in blue outline).

Example



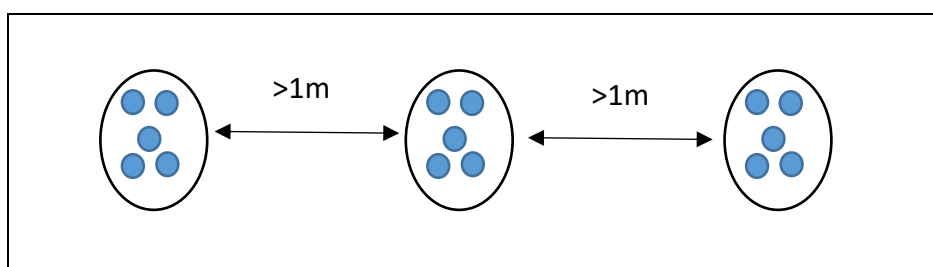
Q6 The common swimming pool is linked or connected to the private pool of each housing unit (e.g. for units on the ground floor). When the MCST computes the maximum number of persons who can use the common swimming pool, should the area of the private pools be included?

A6 No. The MCST should not include the area of the private pools as part of the area of the common pool to compute the maximum number of persons who can use the common swimming pool.

Q7 Can individuals from different households use a facility together?

A7 Individuals from different households can use a facility together. In general, the individuals should maintain a safe distance of at least 1 metre when using any facility. If a 1 metre safe distancing between individuals is not feasible or practical, it can be applied between groups of up to 5 persons, but there should be no mixing or interaction between groups which are using the same facility. Please see the illustration below.

If the activities involve exercising or playing of sports, then a longer safe distance of 2~3 metres should be maintained. MCSTs can also refer to SportSG's advisory for further recommendations on SMMs for sports facilities and activities at <https://www.sportsingapore.gov.sg/Newsroom/Media-Releases/2020/Advisory-For-Resumption-Of-Sport-And-Physical-Exercise-and-Activity-For-Phase-Two-Safe-Transition>.



Q8 Can the MCST allow swimming, gym or other sports and fitness classes in the estate?

A8 The MCST can allow these classes to resume in the common facilities that are allowed to re-open in Phase 2. Individuals from different households can attend a class together. For guidance, MCSTs should refer to SportSG's advisory for further recommendations on SMMs for sports facilities and activities at <https://www.sportsingapore.gov.sg/Newsroom/Media-Releases/2020/Advisory-For-Resumption-Of-Sport-And-Physical-Exercise-and-Activity-For-Phase-Two-Safe-Transition>.

Q9 If the development has a large function room, can the MCST allow more than 5 persons to use the function room?

A9 Any gathering conducted in the function rooms shall be kept to a maximum of 5 persons regardless of the size of the room. Exceptions can be made for wedding solemnisations as well as wakes and funerals (excluding funeral director), where a maximum of 20 persons (excluding solemniser) can use the function room subject to safe distancing principles. However, any other activity associated with the solemnisation/wakes and funerals held in the function rooms (e.g. reception or food catering) will be capped at a maximum of 5 persons.

Q10 What are the common facilities that should remain closed? When can these facilities be open for use?

A10 Activities or settings where large numbers of people are likely to come into close contact, often in enclosed spaces, and for prolonged periods of time, should remain closed for now. These include but are not limited to barbeque pits and karaoke rooms. BCA will inform MCSTs when these common facilities can be open for use.