

MEDIA RELEASE

SUSPENDED RENOVATION WORKS AND BUILDING WORKS FOR LANDED RESIDENTIAL PROPERTIES (SINGLE DWELLING UNIT) TO RESUME FROM 2 JUNE IN A SAFE AND CONTROLLED MANNER

27 May 2020, Singapore – The Ministerial Task Force had earlier announced that there will be gradual resumption of construction works from 2 June 2020, including the following works that were suspended during the circuit breaker period:

- renovation works for residential units (that do not require building plan submission); and
- building works for single dwelling landed properties (those that require building plan submission).

All suspended renovation works in other types of buildings, new renovation works and new building works for landed residential properties will resume or start in a later phase. The Building and Construction Authority (BCA) will provide regular updates on when such works can resume.

2 All companies are responsible for implementing precautionary measures to minimise the risk of COVID-19 outbreaks amongst workers. Companies intending to resume suspended renovation works (for both HDB flats and private residential units) or restart building works for landed residential properties (single dwelling unit) must apply for approval from BCA¹.

3 Companies restarting building works for landed residential properties (single dwelling unit) must comply with BCA's COVID-Safe Restart Criteria (see Annex A), i.e. **COVID-Safe Workforce**, **COVID-Safe Worksite** and **COVID-Safe Worker Accommodation and Transport**. Companies restarting renovation works will need to comply with the **COVID-Safe Workforce** and **COVID-Safe Worker Accommodation and Transport** criteria. Ministry of Manpower's (MOM) Safe Management Measures are

¹ a) Renovations works: <https://go.gov.sg/bca-reno-construction-accounts>

b) Building works for landed residential properties (single dwelling unit): <https://go.gov.sg/bca-construction-supply>

required to be implemented at workplaces after the Circuit Breaker period as detailed in the prevailing law and MOM's advisory at <https://www.mom.gov.sg/covid-19/requirements-for-safe-management-measures>.

4 All workers who are carrying out construction-related activities are also required to attend the **COVID-Safe Training for Workers** to be familiarised with COVID-Safe measures before restarting work. More details are available at <https://www.bcaa.edu.sg/BESafe>.

5 To apply for work resumption, companies must provide documents, such as photos of renovation works that had been suspended due to the circuit breaker, as well as the contractual agreement with homeowners. Companies carrying out renovation works in HDB residential units will also need to apply to the Housing and Development Board (HDB) for the necessary permits (where applicable) after receiving approval from BCA. A copy of BCA's approval would need to be displayed outside the premises undergoing renovation works.

6 BCA's Chief Executive Officer Mr Hugh Lim said, "We understand that homeowners are looking forward to the completion of renovation works, and also building works for landed properties, especially those who are waiting to move into their new homes. However, works have to resume gradually in order to safeguard the health of the workforce and the safety of homeowners and the community at large. The industry is mindful that not all works can resume immediately as companies need time to implement safety measures. We seek homeowners' understanding that suspended renovation works and building works may not be completed as quickly as they want them to be."

7 BCA will continue to work closely with the Trade Associations and Chambers, as well as the industry, to implement the necessary safety measures for the phased restart of construction and renovation works.

Issued by the Building and Construction Authority on 27 May 2020

Annex A – BCA's COVID-Safe Restart Criteria

Annex B – Frequently Asked Questions

About BCA

The Building and Construction Authority (BCA) of Singapore champions the development of an excellent built environment for Singapore. BCA's mission is to shape a safe, high quality, sustainable and friendly built environment, as these are four key elements where BCA has significant influence. In doing so, it aims to differentiate Singapore's built environment from those of other cities and contribute to a better quality of life for everyone in Singapore. Hence, its vision is to have "a future-ready built environment for Singapore". Together with its education arm, the BCA Academy, BCA works closely with its industry partners to develop skills and expertise that help shape a future-ready built environment for Singapore. For more information, visit www.bca.gov.sg.

Annex A – BCA’s COVID-Safe Restart Criteria

	Building works for landed residential properties (single dwelling unit)	Renovation works
COVID-Safe Workforce (contact tracing)	<ul style="list-style-type: none"> Workers must download contact-tracing app TraceTogether by 1 June 2020 Employers are required to establish a system to track the daily health status of workers, and to manage workers’ social interactions on rest days. 	
COVID-Safe Workforce	<ul style="list-style-type: none"> For personnel who are to start work from 2 June 2020 onwards, their employers must apply to BCA and arrange for them to undergo COVID-19 testing. BCA will only approve the applications if the personnel have been tested negative. Singapore Citizens, Permanent Residents and Employment Pass holders working on site must undergo swab test (and tested negative) within first 2 weeks of starting work. Subsequently, they will be subjected to regular swab test, once every 2 weeks. 	<ul style="list-style-type: none"> For personnel who are to start work from 2 June 2020 onwards, their employers must apply to BCA and arrange for them to undergo COVID-19 testing. BCA will only approve the applications if the personnel have been tested negative. Singapore Citizens, Permanent Residents and Employment Pass holders do not need to be tested.
	<ul style="list-style-type: none"> Upon receiving the applications, BCA will contact eligible companies to arrange for employees to be tested If workers who are working are found to have missed regular testing, any approval given for resumption of works may be withdrawn. The cost of swabbing for existing construction projects will be paid by the Government until August 2020. Beyond that, the Government will work out the arrangements on how the cost of testing should be shared fairly among parties. 	
COVID-Safe Worksite	<ul style="list-style-type: none"> The national digital check-in system SafeEntry (NRIC version) must be deployed by the main contractor or occupier 	<p><u>Not applicable</u></p> <p>(Refer to MOM’s requirements on Safe Management Measures)</p>

	<p>of the workplace premise to record all entries and exits</p> <ul style="list-style-type: none"> • Strict safe management measures must be enforced • Appointment of Safe Management Officers (SMOs) and/or Safe Distancing Officers (SDOs). 	
<p>COVID-Safe Worker Accommodation and Transport</p>	<ul style="list-style-type: none"> • Cohorting of workers by projects at their places of accommodation • Provide dedicated transport between work sites and places of accommodation if workers are not residing at onsite accommodation. 	<ul style="list-style-type: none"> • Employers must ensure that their workers do not stay at the same accommodation with other workers performing works at construction projects or supply works. • Provide dedicated transport for their workers between workplaces and places of accommodation.

Annex B – Frequently Asked Questions

1. **Who is responsible for implementing the COVID-Safe and Safe Management Measures in the unit undergoing renovation? The owner or the renovation contractor?**

The renovation contractor is responsible for implementing the measures in the unit.

2. **Who is supposed to apply to BCA for approval?**

All companies carrying out renovation works are to make individual application to BCA before works can resume.

For building works for landed residential projects (single dwelling unit), a joint application form endorsed by the homeowner and Main Contractor should be submitted through the Main Contractor of the construction project applying to BCA for the approval to restart. The Main Contractor should also consolidate the information for all works performed by all subcontractors and submit in one application.

3. **What are the types of renovation works that can resume and will require approval from BCA?**

All companies carrying out renovation works will need to seek BCA's approval before they can resume works. Previously suspended residential renovation works that commenced prior to 7 April 2020 will be prioritised to enable early occupation of the unit. Renovation works refer to independent building finishing works, which are not part of a construction project that requires a permit from BCA. **Suspended renovation works in non-residential premises, and new renovation works will only be allowed to commence at a later date.**

4. **Can a contractor put up an appeal if his application has been rejected?**

Approvals are prioritised for the resumption of residential renovation works that had commenced on-site works before 7 April 2020. Approvals are also dependent on renovation companies' ability to strictly comply with the COVID-Safe Restart Criteria.

If there are compelling reasons, the renovation contractor can write in to BCA to appeal against an application rejection.

5. **Is BCA's approval required for other types of home improvement services such as plumbing and installation of electrical / fire alarm system?**

Contractors performing the following works will need to check MTI's (<https://covid.govbusiness.gov.sg>) website to find out if they can resume work on 2 June:

- Air-conditioning and mechanical ventilation systems,
- Fire and alarm protection systems,
- Security and surveillance systems (such as CCTVs),
- Electrical and Extra Low Voltage systems, and

- Plumbing and sanitary systems

If the contractors employ workers who are Work Permit or S Pass holders from the “Construction Sector”, they will need to seek BCA's approval before works can resume.