

Integrated Facilities Management (IFM) and Aggregated Facilities Management (AFM) Grant

Factsheet

1 Optimising building performance at the Facilities Management (FM) stage helps foster better sustainability outcomes, reduces maintenance workload for FM teams, and enhances their productivity. To demonstrate this, BCA has introduced a \$30 million IFM and AFM grant, which will co-fund up to 70% of the actual qualifying costs for the adoption of progressive FM procurement, processes and technologies.

2 The grant is open to projects aggregating across three or more existing buildings with a combined GFA of at least 45,000m² for the following building typologies:

- a) Commercial developments (e.g. hotels, serviced apartments, offices, retail buildings, mixed- developments, MSCT managed commercial and retail buildings);
- b) Institutional developments (e.g. healthcare facilities, Institute of Higher Learning campuses);
- c) Light industrial buildings; and
- d) Other building typologies with strong potential to contribute towards FM sector transformation to be determined by BCA in its sole discretion.

3 To qualify for the grant, both the service buyers (i.e. developers, building owners) and Facilities Management Companies (FMCs) must collaborate closely as partners via a joint application to undertake the project and commit to the following eligibility requirements:

- a) FMC must be registered under BCA's Contractor Registration System Facilities Management (FM01)¹ Workhead and accredited with at least a 'Gold' tier rating under Singapore International Facility Management Association's (SIFMA) Certified Facilities Management Company (CFMC) accreditation scheme;
- b) Adopt Outcome-Based IFM and AFM contracts that bundles 3 or more FM services together, consisting of at least 1 soft (e.g., cleaning, security, landscaping & etc.) and 1 hard FM service (e.g., Air-Conditioning and Mechanical Ventilation (ACMV) Systems, lifts & etc.) with a minimum 3 years-based contract period;
- c) Perform a gap analysis² based on the Green Mark: 2021 Maintainability Section for all buildings in the proposal;
- d) Implement Type 3 Smart FM³ solutions which integrates across at least 3 FM services to optimise resource deployment;
- e) Complete Human Capital Diagnostic Tool (HCDT)⁴; and
- f) Demonstrate 20% or more overall productivity gain by manpower (e.g., man-days, man-hours, headcount, etc.)

¹ Definition of FM01 Workhead: Provision of Integrated Facilities Management (IFM) and/or Managing Agent (MA) services by facilities management companies.

² "Gap Analysis" refers to assessing the degree of maintainability of the building's inherent design – via GM: 2021 - Maintainability Section – to understand design-related inefficiencies in its current maintenance regimes. This would help service buyers plan and evaluate short-term and long-term improvements, accordingly.

³ Applicable for Smart FM solutions that transforms FM service delivery to one that is outcome-based, on-demand or as-needed (rather than scheduled), enable fluid and optimal deployment of resources and where appropriate, integrates with autonomous technologies. Some key characteristics include, but not limited to, workflow automation, digitalisation of routine FM tasks, predictive or on-demand maintenance; dashboard to monitor, manage and report performance of the 3 integrated services, implement digital integration plan to FM subcontracting supply chain, etc. For more info, refer to the "[Guide to Smart FM](#)".

⁴ HCDT, a national framework for workforce optimisation that measures human capital in terms of its capacity to support business goals, outlines an action plan, and prioritises resources to optimise competencies, processes and practices;

4 A non-exhaustive list of Qualifying Cost Items are categorised into the Qualifying Cost Areas as follows:

Qualifying Cost Areas	Qualifying Cost Items
a) Design	Professional and consultancy services to carry out the Gap Analysis exercise based on the Green Mark: 2021 Maintainability Section Framework
b) Technologies required to achieve at least 20% overall manpower productivity gain	<ul style="list-style-type: none"> <li data-bbox="643 432 1406 501">i. Subscription fees relating to the provision of telco services, cloud service and platform services <li data-bbox="643 533 1406 602">ii. Purchase, installation and configuration of gateways, sensors, actuators <li data-bbox="643 633 1406 703">iii. Purchase and configuration of analytics software (e.g. video surveillance, predictive maintenance) <li data-bbox="643 707 1406 799">iv. Subscription fees for a maximum of two (2) years or lease of equipment including computer hardware, robots <li data-bbox="643 831 1406 954">v. Supply and installation of other equipment, materials, software and other physical or digital components of the proposed technology solutions as approved by BCA in its sole discretion

5 For interested service buyers and FMCs, you may complete the Pre-consultation Form. Our BCA Officer will contact you to arrange for a pre-consultation session. Please note that the pre-consultation does not constitute as a grant application. More information on the [IFM and AFM Grant](#) can be found on the BCA website.

Enhanced Guide to Smart FMs

6 The Integrated Smart FM Taskforce under the Facilities Management Implementation Committee (FMIC) developed the Guide to Smart FM which was launched on 1 October 2019 to provide Building Owners and FM Managers with an easy-to-use reference to guide them on the key steps to take in their smart FM journey. As the industry moves further towards Integrated FM and Aggregated FM (IFM and AFM) adoption, the Guide is revised to provide more guidance on Type 3 Smart FM processes, technologies, and digital skillsets. For more information, visit [Guide to Smart FM](#).