

BCA BC BMSC/CIR/2021/11

Building Plan & Management Group

13 June 2021

Management Corporation  
Chairperson/ Secretary/ Council Members

Dear Sir/Madam

### **Safe Management Measures for Condominiums in Phase 3 (Heightened Alert)**

The Multi-Ministry Taskforce had announced on 10 June 2021 the calibrated easing of Safe Management Measures from 14 June 2021 under Phase 3 (Heightened Alert).

2 Management Corporations (MCSTs) should put in place measures to ensure compliance with the following safe management measures (SMMs) to mitigate the risk of COVID-19 transmission.

#### Gathering Size

3 The permissible size for social gathering is up to any 5 persons. Each household may receive up to 5 distinct visitors\* per day. The number of social gatherings is limited to no more than two a day.

*\* - The cap on visitors does not apply for grandchildren being cared for by grandparents..*

#### Sport Facilities and Activities

4 For the period between 14 June and 20 June 2021,

- a. only low intensity sport and physical activities with masks on at all times are allowed in indoor sport and recreation facilities.
- b. outdoor sport activities (e.g. badminton, basketball and table tennis) are allowed in a group of 5 persons. If the activity is strenuous, masks can be taken off, but will have to be put on immediately after the end of the activity.

5 From 21 June 2021 onwards, high intensity, mask-down activities are allowed in both indoor and outdoor settings.

6 A safe distancing of at least 2 meters between persons and at least 3 meters between groups of up to 5 persons should be maintained when sport activity is carried out. The maximum capacity of a venue should also be limited to 1 person per 10 square metres of usable area or 50 persons, whichever is lower.

7 For more information on the list of SMMs for sport facilities and activities, please refer to the advisory issued by SportSG on 11 June 2021 at: <https://go.gov.sg/bca-ssg-calibrated-easing-of-smm>.

### Barbeque Pits

8 Barbeque pits shall remain closed.

### Marriage Solemnisations

9 Marriage solemnisations in external venues (i.e. not in a place of residence) may continue for up to 50 participants without pre-event testing, and up to 250 participants with pre-event testing.

10 For marriage solemnisations held in the home, the hosting household will be able to invite up to 5 visitors (excluding members of the hosting household, the solemniser and vendors), or have up to 10 attendees in total (including all attendees but excluding the solemniser and vendors), whichever is higher.

### Funerals

11 The cap for attendees applicable to all days of the funeral, including the burial / cremation, remains up to 20 persons or less.

### Responsibility of MCSTs on Ensuring Compliance with SMMs

12 The framework under the Building Maintenance and Strata Management Act allows MCSTs to self-regulate the management and maintenance of their estates. Under this framework, the MCST has the duty to manage, control and administer the common property for the benefit of all subsidiary proprietors in the development.

13 Under the COVID-19 (Temporary Measures) Act 2020 ("COTMA") and regulations, MCSTs must, amongst others, take steps to regularly assess and identify the risks of COVID-19 transmission that may arise in relation to all activities carried out in the development. MCSTs must also establish and apply appropriate internal policies, procedures and controls to mitigate such risks from the activities especially if the activity is assessed to have higher risk of potential COVID-19 transmission.

14 All MCSTs, together with residents, have a collective responsibility, to ensure that the community is safe. Should there be any contraventions of COVID-19 laws,

appropriate enforcement action will be taken against MCSTs and/or residents as may be appropriate. MCSTs may refer to the circular issued by BCA on 3 June 2021 (<https://go.gov.sg/bca-circular-responsibility-of-mcsts-3jun>).

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

Commissioner of Buildings  
Building and Construction Authority