

23 July 2021

To: Firms registered in BCA's Contractors Registration System (CRS) under FM01 Facilities Management (FM) Workhead, Construction Industry Joint Committee (CIJC) members, Government Procuring Entities (GPEs)

NEW REQUIREMENT FOR FM01 (FACILITIES MANAGEMENT) GRADES M1 AND M2 UNDER BCA'S CONTRACTORS REGISTRATION SYSTEM (CRS)

This circular informs all firms registered under CRS FM01 Workhead Grades M1 and M2 of the new registration requirement to obtain Facilities Management Company (FMC) Accreditation by 31 July 2022.

Background

2 The FM01 Workhead for FMCs providing Integrated Facilities Management (IFM) and/ or Managing Agent (MA) services for the public sector was introduced under CRS for new tenders called on and after 1 April 2020. This was part of the transformative efforts to streamline the registration process, into a single registration under BCA's CRS to reduce administrative efforts for both FMCs and public sector agencies.

3 To uplift the FMCs' standards and transform the FM sector, the tripartite FMIC¹ has developed and endorsed a set of base criteria to provide clear standard in benchmarking FMCs and enhancing their competency and service quality.

4 The FMC Accreditation scheme is a TAC-led scheme and Singapore International Facility Management Association (SIFMA)'s FMC Accreditation scheme², which was launched on 22 July 2021, has been recognised as an acceptable scheme for registering under FM01 Workhead. Please refer to SIFMA's website <https://singaporesifma.com/CFMC> for details on their FMC accreditation scheme.

The FMC Accreditation scheme will cover 3 certification tiers:

1. **Certified**: The FMC would need to meet criteria on basic FM standards
2. **Gold**: The FMC would need to achieve a higher standard by attaining most criteria
3. **Gold^{Plus}**: The FMC would have to meet all criteria, hence demonstrating its leadership in the FM industry

¹ The FM Implementation Committee (FMIC) comprises representatives from building developers and owners from both public and private sectors, FMCs, Trade Associations and Chambers (TACs) and unions.

²SIFMA adopted and further developed their FMC Accreditation scheme based on the FMIC-endorsed base criteria.

Changes to FM01 Workhead registration requirement

5 With the launch of FMC Accreditation Scheme, firms currently registered or registering in Grades M1 and M2 under the FM01 Workhead are required **to obtain the FMC Accreditation minimally at the Certified Tier, by 31 July 2022.**

Table 1: Registration Requirements for Facilities Management (FM01) (from 1 Aug 2022)

Grade	Financial	Track Record (Past 5 years)	Personnel*	Management & Development
M1	\$2.0m	\$40.0m of which -\$20m MC -\$4.0m SP	i) 3P of which: • 1P with FM ii) 1 personnel with MEC	i) BizSAFE Star / ISO45001 ii) [New] Obtain FMC Accreditation (Certified Tier) (w.e.f. 1 August 2022)
M2	\$1.5m	\$20.0m of which -\$10m MC -\$2.0m SP	i) 2P of which: • 1P with FM ii) 1 personnel with MEC	
M3	\$500,000	\$5.0m -\$500,000 SP	1P with FM + 1T or 3T of which 2T with FM	BizSAFE Level 3 / ISO45001
M4	\$50,000	\$100,000	1P with FM or 2T of which 1T with FM	

m- million, MC- minimum total main contract, SP- minimum single size main contract

Registration and *Personnel details of the FM Workhead are available for download from <https://www1.bca.gov.sg/procurement/pre-tender-stage/contractors-registration-system-crs>

Implementation

6 FMCs would need to submit verification of their FMC accreditation status to maintain their M1 and M2 grades by 31 July 2022. ***FMCs under FM01 Grades M1 and M2 that do not meet the FMC accreditation requirements by 31 July 2022 would be automatically downgraded to Grade M3 under FM01.***

7 We seek firms' support to be accredited as part of your firms' upskilling and capability building efforts to meet the industry demands.

Clarifications

- 8 For clarifications on the following areas, please contact the following:
- i) BCA's CRS FM01: bca_ebacs@bca.gov.sg
 - ii) SIFMA's FMC Accreditation Scheme: contact@sifma.org.sg

Thank you.

Yours faithfully

Ng Man Hon
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(Transmitted via email)