

03 March 2025

Dear Sir/Madam,

PUBLIC SECTOR STANDARD CONDITIONS OF CONTRACT LITE (“PSSCOC-LITE”) FOR TENDER LITE (CONSTRUCTION)

This circular informs the Built Environment (“BE”) sector on the release of Public Sector Standard Conditions of Contract Lite (“PSSCOC-lite”) for Tender Lite (Construction).

Background

2 In 2024, Tender Lite for general goods and services was implemented for tenders with estimated procurement value not exceeding \$1 million, to enhance accessibility of lower-value tenders. Tender Lite aims to create a gradual progression from Quotations (with minimal contractual requirements) to Tenders (with more contractual requirements), with fewer and simpler contract conditions than typical tenders for businesses to build their capabilities before competing for higher value public Tenders.

Tender Lite (Construction)

3 Tender Lite will be extended to procurement of construction works estimated at more than \$90,000, but not exceeding \$1 million (herein known as “Tender Lite (Construction)”). MOF, together with MND/BCA, has engaged industry stakeholders to streamline the contract conditions for the Public Sector Standard Conditions of Contract (“PSSCOC”) for Construction Works (“CW”) and Design and Build (“D&B”). The simplified versions of PSSCOC are termed as PSSCOC-lite CW and PSSCOC-lite D&B respectively.

4 The considerations adopted when streamlining the clauses include (i) reducing compliance cost, (ii) simplifying administrative processes, and (iii) balancing risk of contractors. Additional information on the changes is provided in [Annex A](#).

Implementation

5 The PSSCOC-lite CW and D&B are available for download from <https://www1.bca.gov.sg/procurement/post-tender-stage/public-sector-standard-conditions-of-contract-psscoc>. The PSSCOC-lite will take effect for all Tender Lite (Construction) called from 1 May 2025 onwards.

6 For clarifications on this circular, please direct your queries to <https://www.bca.gov.sg/feedbackform/>.

Thank you.

Yours faithfully

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Annex A - Summary of Changes to PSSCOC under Tender Lite (Construction)

SUMMARY OF CHANGES TO PSSCOC UNDER TENDER LITE (CONSTRUCTION)

The following PSSCOC clauses have been omitted or simplified within PSSCOC-lite:

- Clause 2.4 Appointment of Assistants*
- Clause 4.5 Security Deposit (SD): to remove Security Deposits
- Clause 9.2 Revision of Programme*
- Clause 16.1 Liquidated Damages: to cap Liquidated Damages at a maximum of 10% of the contract sum
- Clause 19.3 Submission of quotation (for proposed variations)
- Clause 20.2 Agreement on Valuation, and Clause 20.4 Daywork: to simplify the process for Variation Orders
- Clause 30.2(3) Subcontracts – compliance with Safety Disqualification Framework, Clause 39 Compliance with Progressive Wage (PW) Mark requirements, and Clause 40 Compliance with Workplace Safety and Health (WSH) requirements: to reduce administrative requirements. These changes **do not** exempt contractors and sub-contractors from the relevant PW or safety requirements.
- Clause 32.5 Interim Final Account (IFA), Final Account and Final Account Certificate: to facilitate closing of Final Accounts
- Clause 33 Fluctuations*
- Option Module D Lump Sum Advanced Payment for Prefabricated Prefinished Volumetric Construction (“PPVC”)

** Omitted by default, unless otherwise specified*

Do note that clauses with “Intentionally left blank” is inserted to ensure that the numbering does not deviate from the PSSCOC. There are also editorial amendments within PSSCOC-lite.