

## **MEDIA RELEASE**

### **BCA LAUNCHES NEW LICENSING REGIME TO ENHANCE QUALITY AND SAFETY STANDARDS FOR BUILDING WORKS AND LIFT AND ESCALATOR SYSTEMS**

**Singapore, 3 September 2025** – Mr Chee Hong Tat, Minister for National Development announced at the International Built Environment Week (IBEW) Industry and Awards Dinner that the Building and Construction Authority (BCA) will implement a new licensing regime from 2027 for firms that provide certification services for lift and escalator systems, as well as site supervision services for large-scale structural works from 2028. This ensures that the industry leverages firm-level resources and expertise to meet evolving demands of increasingly complex projects and new technological developments to deliver safer and higher quality infrastructure for Singaporeans.

2 Under the new licensing regime, modern lift and escalator systems designed and installed in accordance with SS550:2009 and SS626:2017<sup>1</sup> or later, and building projects valued above \$75 million, will require the appointment of BCA-licensed firms to carry out such works. This move addresses the increasing complexity and sophistication of works undertaken in the built environment sector:

- a) Lift and escalator systems have evolved from largely mechanical equipment to complex electromechanical equipment requiring specialised expertise for proper certification.

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<sup>1</sup> SS550:2009 is the code of practice for installation, operation and maintenance of electric passenger and goods lifts. SS626:2017 is the code of practice for design, installation and maintenance of escalators and moving walks.

- b) Large-scale building projects involve more specialist works such as complex facades, long-span composite structures and more sophisticated methods of construction requiring a broad range of competencies to supervise.

3 The shift to a firm-based regime aligns with international practices and recognises that professional firms are better equipped with expertise and resources to uphold safety standards. Licensed firms will be able to implement proper governance and procedures to enable collaboration, coordination and retention of critical technical knowledge and skills. Firms will also be able to invest in advanced technologies and provide structured training and specialised resources to support professionals to carry out their duties. This will ensure higher safety and quality standards, more consistent and efficient professional services, as well as better talent development and knowledge retention in the built environment sector.

4 While this is a shift from the current individual-based certification system, individual professionals can continue to provide services independently for projects outside these scopes.

5 To be licensed by BCA, firms must first be accredited by the Singapore Accreditation Council (SAC). To support this transition, SAC had earlier launched the accreditation scheme for Lift and Escalator Certification Firms in April 2025. This provides greater assurance that lift and escalator inspections are being carried out by accredited firms that possess the technical competence, qualifications and management systems necessary to perform thorough safety assessments in line with internationally recognised standards. BCA is working with SAC on a similar scheme for Site Supervision Firms for supervision of building works, targeting readiness in 2026.

6 To facilitate the transition, the mandatory accreditation and licensing of firms is targeted to be implemented in 2027 for firms involved in the certification of lifts and escalators, and 2028 for firms undertaking the supervision of structural works. Developers and building owners are encouraged to engage accredited firms ahead of the mandatory implementation of BCA's firm-based regime. More information on the firm-based regime can be found at **Annex A**.

### **Driving Transformation by Encouraging Industry Adoption of CORENET X**

7 As a crucial part of ongoing transformation efforts for the built environment sector, the current regulatory approval for building works has been redesigned under CORENET X. This move transforms the separate and individual agency submissions to a customer-centric one, and brings together the various agencies to collaborate and jointly review the submission. CORENET X brings about time and cost savings, offers one-stop approvals and enables building with confidence and clarity.

8 To further advance transformation in the sector, regulatory agencies have continued to refine strategies to support a smoother transition to CORENET X, following ongoing engagements with industry partners and practitioners. As part of these efforts, the eligibility window for the Additional Buyer's Stamp Duty remission for projects submitted on CORENET X will be further extended for larger projects ( $\geq 30,000$  m<sup>2</sup> GFA) until 30 September 2026, and for smaller projects ( $< 30,000$  m<sup>2</sup> GFA) until 30 September 2027. This extension will allow developers additional time to adapt to the new processes and technologies.

9 Regulatory agencies have also made several enhancements to CORENET X to address the industry's feedback on navigating the multiple agencies' processes, forms and requirements, including:

- a. Streamlining manual project information collection on applications,
- b. Providing visibility on agency clearance statuses through the implementation of project dashboards,
- c. Allowing concurrent submissions to both the Design Gateway and Piling Gateway
- d. Allowing concurrent demolition and new erection applications, and
- e. For agencies to begin CORENET X submission processing immediately upon receipt of proof of payment, rather than waiting for payment verification to complete [to be implemented in 4Q2025].

Please refer to **Annex B** for more details.

### **Project of the Year and Company of the Year Award winners Lauded for their Achievements in Pushing the Boundaries of Industry Transformation**

10 The BE sector has been undergoing continuous transformation, pushing boundaries for meaningful change and a more resilient future. Six Singapore BE projects have received the prestigious BCA “Project of the Year” (PoY) award for outstanding achievements in adopting innovative and productive construction methods, driving digitalisation, transforming the workforce and value chain, and advancing sustainability.

11 Among the PoY winners is Mandai Rainforest Resort by Banyan Tree, which features off-form precast concrete wall panels. Salvaged tree barks and branches were repurposed into

moulds, embedding natural textures directly into the façade. This eliminated the need for additional finishes while achieving a nature-inspired design. As a result, the speed of completing the building's exterior doubled, saving a significant 3,740 man-hours. The project team also adopted a fully digital approach across design, construction and operations, including 6D digital assets for handover. This enabled automated data transfer from the building model to the Facilities Management system, potentially reducing man-hours needed to process operational data by 30 times, from 1,200 hours to just 40.

12 Another PoY winner is the New Central Manpower Base (CMPB), supported by elliptical column fins which are 32-metre tall and 3-metre wide, constructed using a modular 'Tatekata' steel joint system. This eliminated the need for extensive temporary supports and sped up construction by 20% (equivalent to saving 544 man-hours). Apart from digitally rehearsing the façade installation to ensure safety and high-quality execution of actual works, the project team was among the first institutional projects to adopt BCA's Virtual Temporary Occupation Permit (TOP) inspection with the use of 360-degree capture technology, resulting in 300 man-hours saved.

13 Kimly Construction and Kajima Overseas Asia (Singapore) have each been accorded the "Company of the Year" (CoY) award for the Small/Mid Firms and Large Firms category respectively, for demonstrating commitment in business and workforce transformation at the enterprise level.

14 Recognised as one of The Straits Times Singapore's Best Employers 2025, Kimly Construction excels in building up their staff capabilities through an in-house competency framework. In addition, Kimly works to attract prospective young talent via internships and hosting site visits. On the innovation front, Kimly implemented several initiatives to improve productivity, such as introducing the sustainable CREE hybrid timber system in its Eunoia

Junior College project to boost productivity, and digitalising its internal financial and procurement workflows. The streamlined workflow minimises administrative touchpoints across procurement, contracts, project management, and HR systems, leading to increased efficiency.

15 The other winner of the CoY award, Kajima Overseas Asia (Singapore), has built a strong talent pipeline through frequent student engagement and organising a structured Graduate Development Programme. Committed to operational efficiency and innovation, it launched The GEAR smart living lab for ecosystem players to collaborate, co-create and refine technologies, while deploying its innovative Gyro Pile method to significantly shorten construction time on a project. More details on the winners can be found in **Annex C**.

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- **Annex A:** Factsheet on Enhancements to Licensing (Firm-based) Regime for Supervision of Structural Works and Certification for Lifts and Escalators
- **Annex B:** Factsheet on Updates to CORENET X
- **Annex C:** Factsheet on Project of the Year and Company of the Year Award



## About BCA

The Building and Construction Authority (BCA) champions a safe, sustainable, and liveable built environment for Singapore. As a leader in the sector, BCA is dedicated to driving industry transformation and setting rigorous standards in building safety, quality, and environmental sustainability. By advancing innovation, digitalisation, and the development of a skilled workforce, BCA fosters a dynamic industry that is ready to meet the evolving needs of the nation and build a resilient and progressive built environment for all. For more information, visit [www.bca.gov.sg](http://www.bca.gov.sg)