

**SPEECH BY MR HUGH LIM, CHIEF EXECUTIVE OFFICER OF BUILDING AND CONSTRUCTION AUTHORITY AT THE BCA-REDAS BUILT ENVIRONMENT AND PROPERTY PROSPECTS SEMINAR 2018 ON THURSDAY, 11 JAN 2018, 9.30AM AT GRAND COPTHORNE WATERFRONT HOTEL**

Mr Desmond Lee  
Minister for Social and Family Development and  
Second Minister for National Development

Mr Lee Fook Sun  
Chairman, Building and Construction Authority

Mr Augustine Tan  
President, Real Estate Developers' Association of Singapore

Distinguished guests

Ladies and gentlemen

**Introduction**

1. Happy New Year and a warm welcome to the BCA-REDAS Built Environment and Property Prospects Seminar 2018.

**2017 in review for the built environment sector**

2. Our built environment sector is in the midst of exciting transformation, leveraging new technology, higher skills and innovation in how we build Singapore. Transformation entails changing the way we design, build and maintain our buildings and infrastructure, offering us better quality, productivity and sustainability in the built environment. In 2017, we saw several “firsts” in Singapore’s built environment:

a. The Wave at Nanyang Technological University became the first building in South East Asia to use Mass Engineered Timber (MET) on such a large scale. The project, undertaken by a local SME firm, B19 Technologies, was completed in a shorter time with fewer workers, compared to conventional building methods.

b. The Brownstone Executive Condominium, developed by City Developments Limited and constructed by Teambuild Construction, is the first large-scale private residential development in Singapore to adopt the use of concrete Prefabricated Prefinished Volumetric Construction (PPVC). The outcome is high quality homes that were built faster and with fewer workers.

3. Despite facing a steep learning curve in pioneering DfMA, our developers came together with consultants, architects, engineers and builders, to surmount the challenges with their creativity and drive to build a better Singapore, in a better way. This is testament to our sector's commitment to embrace innovation, and to reposition for growth opportunities here and abroad.

4. With the widening adoption of advanced technologies, we saw continued improvement in site productivity which achieved an estimated growth of 2.1 percent last year, exceeding the 2 percent mark for the first time. This brings our cumulative improvement in site productivity to about 12%, since the beginning of our productivity journey in 2010.

5. While we are making good and steady progress towards achieving our goal of improving productivity by up to 3 per cent annually until 2020, we cannot rest on our laurels yet. There is still much to be done.

6. To further raise construction productivity, we are inviting other innovative solutions from the industry through an open tender for the residential site at Hillview Rise under the Government Land Sales (GLS) Programme in response to feedback from industry. This is the first GLS residential site to adopt the Concept and Price Revenue tender approach, specifying only the desired productivity outcomes without prescribing the construction technologies to be used.

7. We want to encourage interested parties to form multi-disciplinary project teams at an early stage and leverage their diverse expertise. It will bring about closer collaboration and better integration across the entire construction value chain, in line with the ideas mooted under the Construction Industry Transformation Map (ITM).

8. The tripartite launch of the Construction ITM would be a defining moment in 2017 for many of us here. It demonstrates our collective ambition and efforts to transform our sector into one where there is greater

integration among firms and better access and use of shared building information to aid design, production and delivery of building components, construction and operations.

9. Since the launch, there has been strong support and collaboration from the industry firms, unions and Institutes of Higher Learning (IHLs). One good example is the Built Environment SkillsFuture Tripartite (BEST) taskforce which is looking into equipping new and practising PMETs with the knowledge and skills needed for the transformation. The recommendations of the BEST taskforce are expected to be ready by the 2<sup>nd</sup> half of 2018.

10. Our Trade Associations and Chambers (TACs) are extremely valuable partners in this exercise. Beyond the wider industry transformation, we will work with TACs to chart out the transformation plans for their respective sectors and professions to ensure that the recommendations of the BEST taskforce in pre-employment (PET) and continuing education and training (CET) will meet the future needs of the industry and the professionals within.

### **Pressing on with transformation in 2018**

11. For 2018, BCA's focus will be to work with the industry to implement the Construction ITM. We want to bring about the transformation of the sector, by working together with all of you. We want to promote the widespread adoption of DfMA and Integrated Digital Delivery (IDD). The new technologies and techniques offer to facilitate greater integration amongst the various disciplines in the industry, helping us to achieve timely, cost effective, productive and high quality product delivery.

12. Singapore has designated 2018 as the Year of Climate Action. Indeed, BCA has been promoting the value of green buildings for over a decade. Together, the built environment sector will continue to play our part to improve energy efficiency in buildings in line with our nation's overall efforts in mitigating climate change. For firms that are embarking on greening your buildings and premises, I urge you to make use of the continued funding support by BCA. For firms that have been involved in this green building journey, we hope to work closer with you to build on this momentum and to set new benchmarks for the industry.

### **Conclusion**

13. In the next five to 10 years, our vision is for the built environment sector in Singapore to become seamlessly integrated, with its workforce being more highly skilled and digitally-enabled. More good jobs can be created for Singaporean professionals pursuing their careers in this sector, giving them satisfaction and pride in their contributions to Singapore's built environment.

14. Until then, we have to continue to strengthen the foundations for what we hope to see in our future built environment sector. BCA will not be able to do this alone. We need the continued support and sustained efforts of our tripartite partners and our partners in industry. Let us press on together with our transformation efforts in the months ahead.

Thank you and I wish everyone a great start to the New Year!