

An MND Statutory Board

In Collaboration With



Our Ref: APPBCA-2023-15

23 October 2023

For enquiries, please contact
Building Engineering Group (#12-00)

Tel: 1800 3425 222 (1800-DIAL-BCA)
or use our online Feedback Form at:
<https://www.bca.gov.sg/feedbackform/>

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Dear Sir/Madam,

JOINT BCA / REDAS / ACES / IES / SCAL CIRCULAR 2023

APPOINTMENT OF (A) ONE QUALIFIED PERSON (DESIGN) FOR MAIN STRUCTURAL AND OTHER SIMPLE ELEMENTS, AND (B) ONE QUALIFIED PERSON (SUPERVISION) AND ONE SITE SUPERVISION TEAM FOR ALL PROJECTS

Objective

This is a joint circular to the industry by BCA, Real Estate Developers' Association of Singapore (REDAS), Association of Consulting Engineers (ACES), Institution of Engineers Singapore (IES) and the Singapore Contractors Association Limited (SCAL), on the appointment for all projects:

- (A) One (1) qualified person for design (“**QP(D)**”) for main structural and other simple elements, and
- (B) One (1) qualified person for supervision (“**QP(S)**”) and one (1) Site Supervision team for the structural works.

2 For the avoidance of doubt, the appointed QP(D) can be appointed as the QP(S) for the same project.

Background

3 In 2017, BCA issued an advisory to the industry on the appointment of a single QP for structural works for landed property developments and projects with minor building works. The industry has responded positively and we have seen increased appointment of one single QP for such projects. However, it remains a common industry practice to appoint multiple QPs for projects with major building works, involving basements, barriers and claddings.

4 Projects with major building works with multiple QPs could similarly result in safety gaps when the scope of each individual QP's work responsibilities are not demarcated clearly and possible delays in applications for Temporary Occupation Permits and Certificate of Statutory Completions if any QP fail to submit documents in a timely manner. The appointment of multiple QPs also results in multiple applications for permit to commence work and separate teams of full-time site supervisors on-site, resulting in an inefficient allocation of resources and unnecessary increase in project cost.

Appointment of Single QP for All Projects

5 BCA, together with REDAS, ACES, IES and SCAL would like to urge the industry on the following. To clarify, the appointed QP(D) can also be appointed as the QP(S) for the same project.

- a) Appointment of One QP(D) for Main Structural and Other Simple Elements for All Projects: Developers should as far as possible, appoint **one QP(D)** for the design of main structural and other simple elements. However, Developers may appoint separate QP(D)s for complex ERSS and other specialised works¹ based on the required expertise but should minimise the number of appointed QP(D)s in a project. The main QP(D) appointed is to advise the Developer to appoint the appropriate QP(D)s based on the required expertise in accordance with this circular.
- b) Appointment of One QP(S) for All Projects: Developers should appoint one **QP(S) for the supervision of the entire project** and the QP(S) should appoint **one Site Supervision team** working under his direction. The supervision team shall consist of sufficient number of site supervisors to ensure supervision works are carried out adequately. Developers should only appoint a separate QP(S) and site supervision team for very specialised or unconventional works as an exception. The main QP(S) appointed is to advise the Developer to appoint the appropriate QP(S)s based on the required expertise in accordance with this circular.

¹ Examples of specialised designs include unconventional/complex designs such as segmental bridge, unconventional structural form, cable net structures, structures susceptible to dynamic response etc.

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6 Some Government procuring entities, such as the Land and Transport Authority, have already implemented the appointment of appropriate QP(D)s for design and a single QP(S) for supervision for their projects. Moving forward, GPEs will be supporting this circular.

Enquiry for clarifications

7 Should you require any further clarifications on this matter, please submit your enquiry through BCA's Online Feedback Form at <https://www.bca.gov.sg/feedbackform/> or call us at 1800 342 5222.

8 We would appreciate if you could convey the contents of this circular to the members of your organisation.

Yours faithfully



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For COMMISSIONER OF BUILDING CONTROL



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