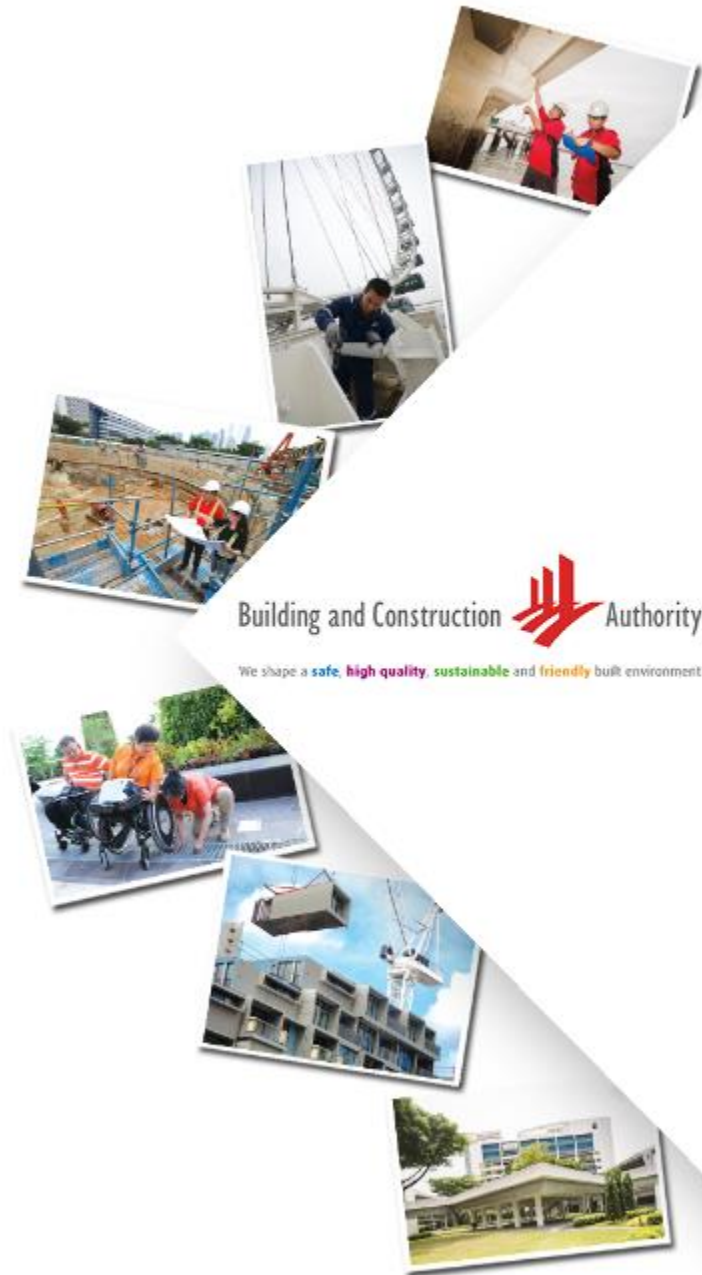


# COVID-Safe Restart Plan for Construction Sector

Webinar Series by BCA Academy



# State of play since Circuit Breaker (CB)

- All construction works on site have stopped except:
  - Some critical infrastructure projects, those that support essential services or are necessary for public safety
    - Some projects subsequently stopped due to infection cases found
  - COVID-19 facilities – new dorms, test labs, Community Care/Recovery Facilities, etc.
  - Essential works e.g. site security, vector control, etc., to upkeep non-operating sites
- Strict safe management measures in place, where works can continue
- Support schemes have been rolled out to help industry cope with COVID-19 measures
  - Workforce support - Job Support Scheme, Foreign Worker Levy waiver and rebate
  - Advance Payment by GPEs to main contractors; part of which to be passed down to their sub-contractors

# Our economy, like others, will have to restart progressively post-CB

“...But the rest of the economy will have to ***open up step by step, and not all at once.*** Some industries will open up earlier than others, and recover sooner...”

“Significant structural changes to our economy are likely. ***Some industries will be disrupted permanently. Companies will have to change their business models to survive...***”

PM Lee Hsien Loong  
May Day Message 2020

***“Easing on the measures prematurely and without proper safeguards can result in a second wave of transmission,*** and then force a second round of tightening...This has happened in other countries, and it reinforces the need for us to move cautiously.”

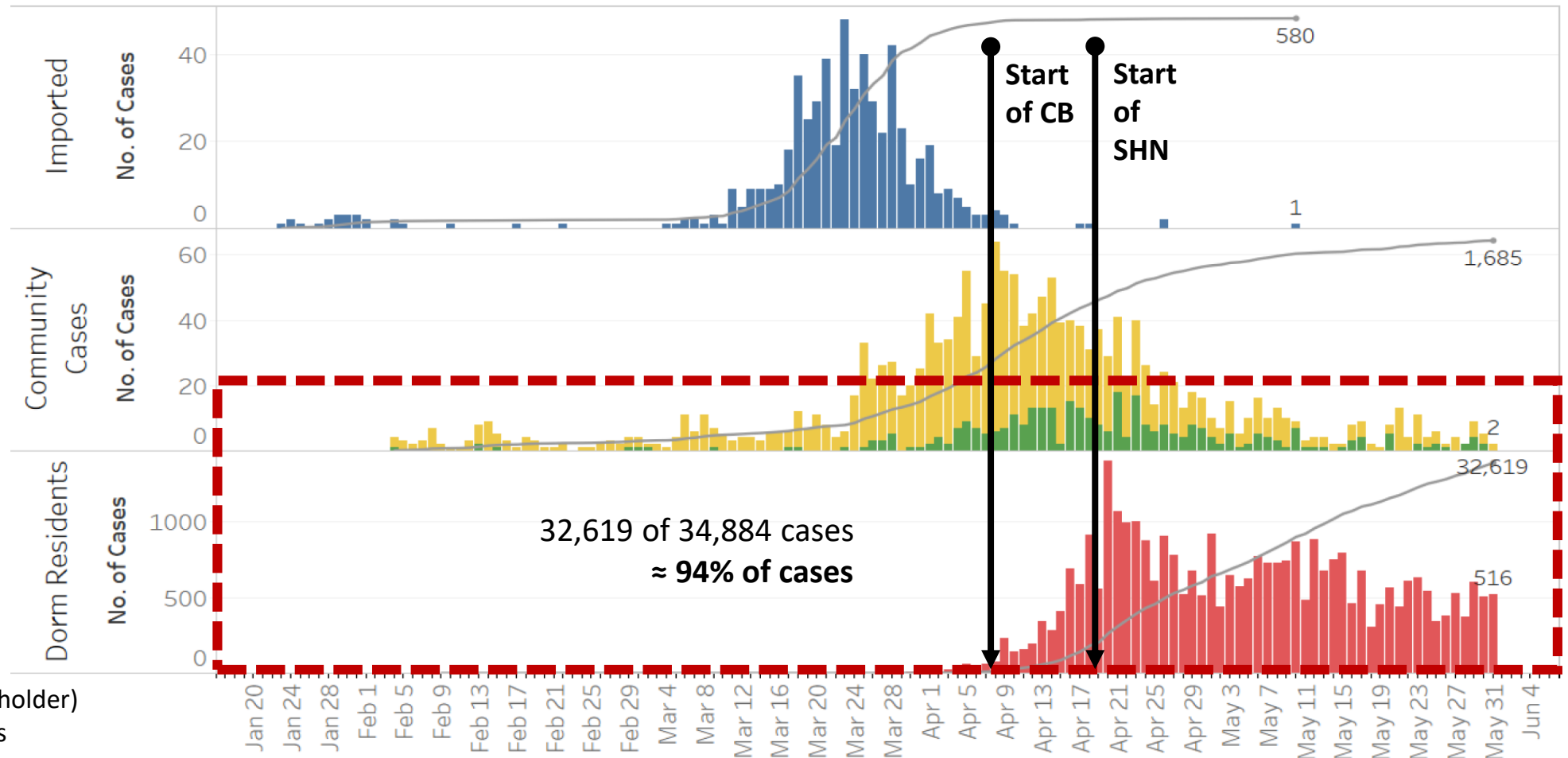
Minister Lawrence Wong  
Ministerial Statement, 4 May 2020

# In particular, the construction sector needs a careful and controlled restart, to avoid further outbreaks among FWs and the wider community

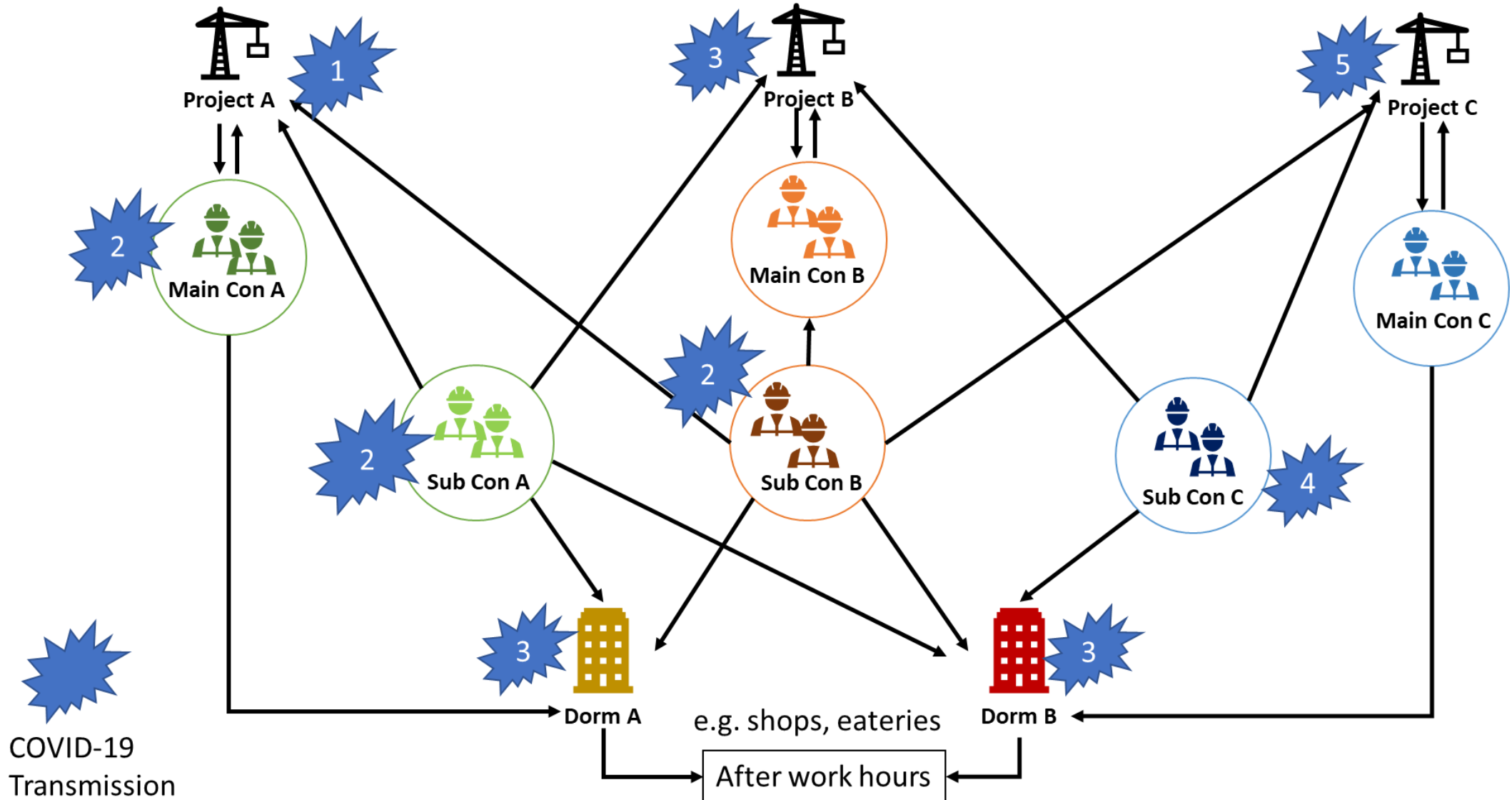
- ~94% of the COVID+ cases are FWs; ~78% of these are from construction

Epidemic Curve of the COVID-19 Outbreak by Press Release Date

Source: MOH situation report  
dated 31 May 2020



# Construction sector faces higher transmission risks due to inter-linkages of activities and high degree of mixing among workers

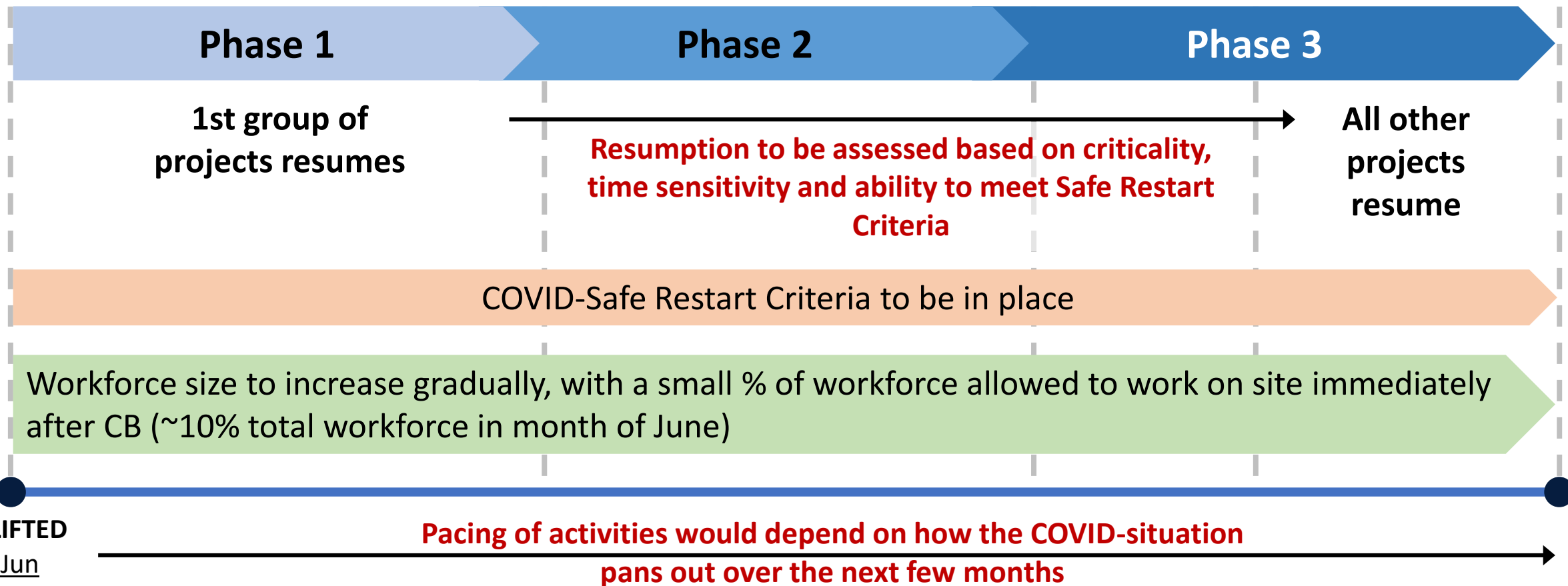


## Phased approach in restarting construction works after CB ends

- On 15 May 2020, BCA announced that construction activities will gradually be allowed to resume from 2 June 2020
  - Projects that cannot be left idle for too long due to safety concerns, and critical and time-sensitive projects; previously suspended residential renovation works
- Another 5% of the construction workforce resume work in June (i.e. in total of 10% of workforce)
- All works will require approval from BCA before they can restart, and must put in place adequate safe management measures

# Phased approach in restarting construction works after CB ends

- Minimise risks of resurgence of infections/clusters on restart, to avoid work stoppage again
- COVID-Safe Restart Criteria to be in place and implemented for all projects



# COVID-Safe Restart Criteria

- Employers of construction workers need to comply with 3 rulesets
- Rules are premised on the principle of cohorting workers at project-level, to minimise cross-infections within and between sites

<b>COVID-Safe Workforce</b>	<ul style="list-style-type: none"><li>• Adopt a system to track health status of workers, including ensuring regular testing and surveillance (<i>e.g. swabbing, waste-water testing</i>)</li><li>• Manage workers' movements (<i>e.g. only leave accommodation for work and purchase of necessities</i>)</li><li>• Ensure workers attend training on their personal responsibilities</li></ul>
<b>COVID-Safe Worksite</b>	<ul style="list-style-type: none"><li>• Enforce strict safe management measures to prevent outbreaks at construction sites and off-site facilities (<i>e.g. use of SafeEntry, segregating workers by teams into different work zones, staggered breaks</i>)</li></ul>
<b>COVID-Safe Worker Accommodation/Transport</b>	<ul style="list-style-type: none"><li>• Reduce mixing of workers at places of accommodation (<i>e.g. cohorting of workers by projects and teams in common accommodation</i>)</li><li>• Provide dedicated transport between worksites and accommodation</li></ul>



# Support measures for firms during CB

Support schemes have been rolled out to help industry cope with COVID-19 measures

## A. Manpower costs

- **Jobs Support Scheme (JSS):** Co-funded 75% for the first \$4,600 of Apr and May gross monthly wages for SC/SPR employees.
- **Foreign Worker (FW) levy waiver & rebates:** 100% FW Levy Waiver and \$750 rebate in Apr and May for all construction workers.

## B. Companies' cashflow and business sustainability

- TOL land rental waiver in Apr & May
- One-off advance payment in Apr & May for public sector projects (based on 50% of the average of the past 3 months progress payments)
- Fortnightly progress claims for public sector projects, instead of monthly progress claims
- No liability for non-performance of contract due to COVID-19
- Project Completion Period (PCP) and Additional Buyer's Stamp Duty (ABSD) extension

# Additional support measures for firms

Govt has set aside substantial budget to help firms tide over.

## A. Manpower costs

- Construction-related sector is deemed not to have restarted from Jun to Aug
- **Jobs Support Scheme (JSS)** : Co-fund 75% for the first \$4,600 of Jun to Aug gross monthly wages for SC/SPR employees. Applicable for all construction and consultancy firms. This will be paid out in Oct 2020.
- **FW levy waiver & rebates** : Provide 100% FW Levy Waiver and \$750 rebate in Jun, 50% FW Levy Waiver and \$375 rebate in Jul.

## B. Companies' cashflow and business sustainability

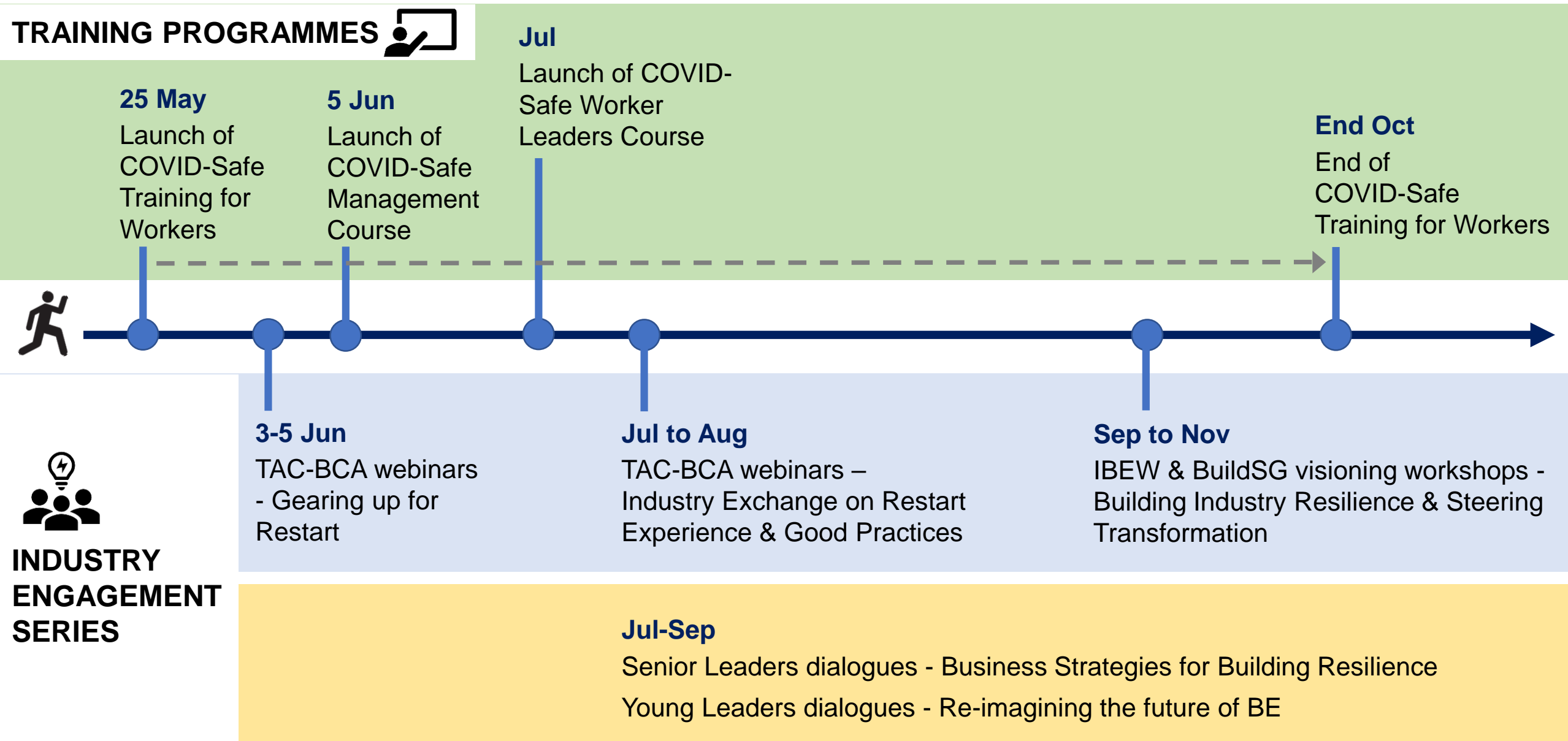
- **Co-share prolongation costs of contractors on public projects** for delays arising from (i) the CB and Controlled Restart, and (ii) loss of productivity due to compliance with COVID-Safe Restart Criteria. Support up to 0.2% of contract sum per month of delay, capped at 1.8% of contract sum. Supportable examples include plant and equipment and site maintenance costs.

# Additional support measures for firms

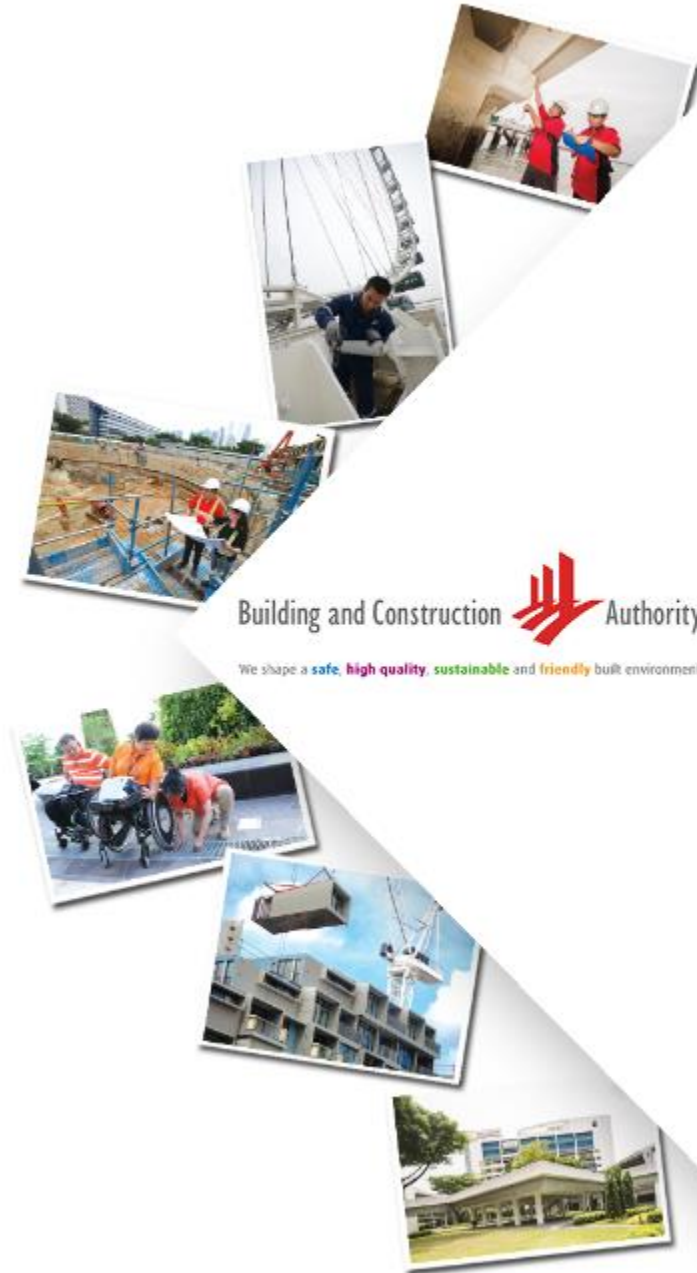
## C. Compliance costs to new restart criteria

- **Safe Accommodation : Temporary Bridging Loan Programme (TBLP)** to ease cashflow for building CTQs/TOLQs. TBLP comes with 90% govt risk-share & low interest rates capped at 5%. Each enterprise may borrow up to \$5mil.
- **Safe Workforce : Govt will fund the cost of swabbing** for existing construction projects until Aug 2020. Beyond that, govt will work out the arrangements on how the cost of testing should be shared fairly among parties.
- **Safe Worksite : Co-fund 50% of the first \$4,600 of gross monthly wages paid to each SMO**, for a 6-month window from Sep 2020 to Feb 2021.
  - SMOs must be SC/SPR and completed SMO course provided by BCAA / SCAL Academy.
  - **# SMOs Supported** is as per COVID-Safe requirements. For sites > 10 workers, 1 supportable SMO.

# Preparing for the new normal



# Thank you



Building and Construction Authority

We shape a **safe**, **high quality**, **sustainable** and **friendly** built environment.