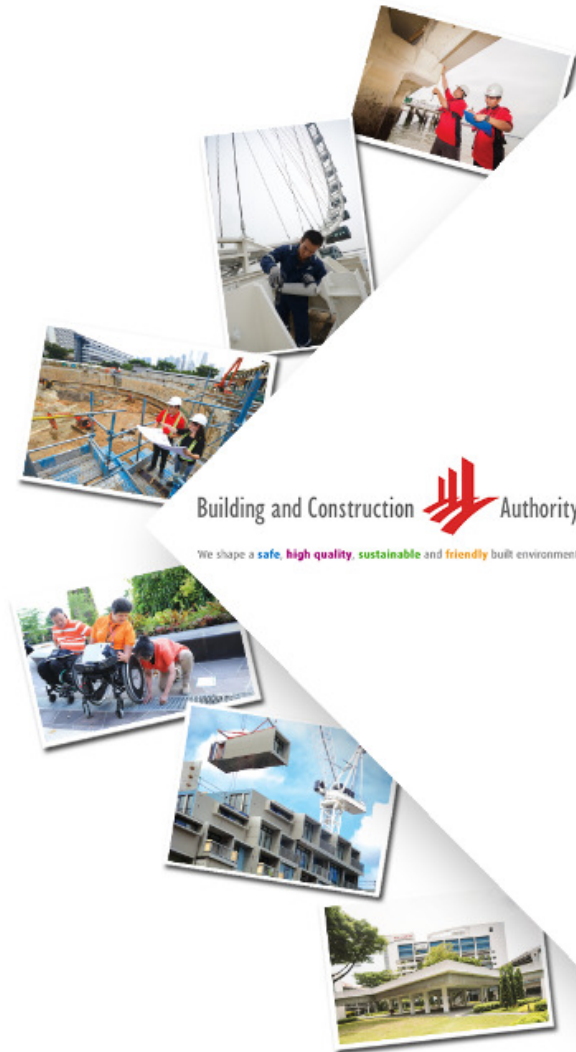


# COVID-Safe Restart Updates for the Built Environment Sector

16 Jun 2020



Building and Construction Authority  
We shape a safe, high quality, sustainable and friendly built environment.

## Restart Progress

Types of Firms		Applications Approved (as of 15 Jun)
1	Construction projects	485
2	Supply works (e.g. DfMA facilities)	9
3	Renovation works	23,950
4	Other works deploying construction workers	12,070

- All construction works can apply to start work. A self-check tool has been launched to help companies assess their readiness for restart
- All renovations works can submit applications to start work from 15 Jun 2020.

## **Continued Support & Engagement with Industry to Restart**

We've been working closely with the industry to gather feedback and will continue to lean forward to support a safe and quick restart of the construction sector.

**BCA as the point-agency for all matters regarding construction restart**

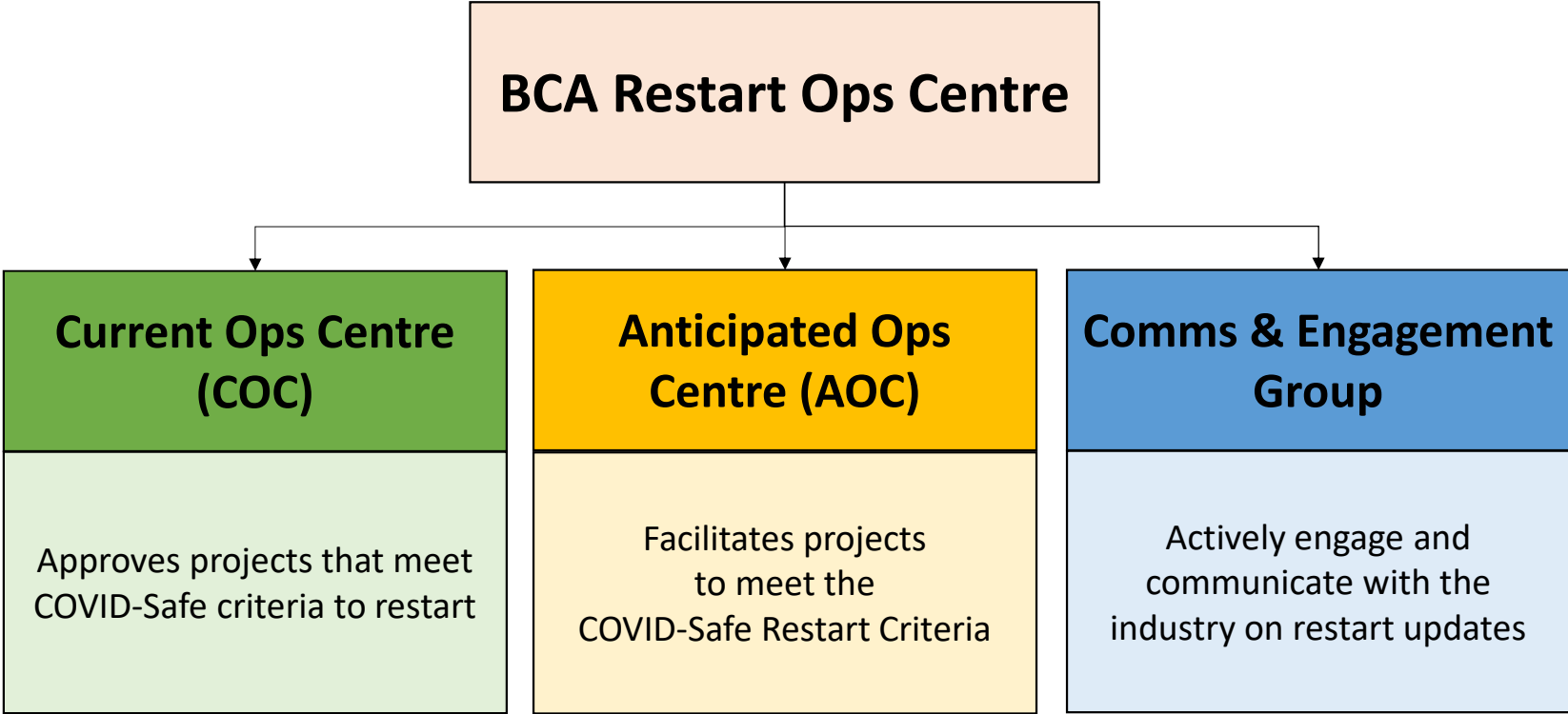
**Regular comms to provide clarity and receive feedback**

**Increasing call centre capacity >5 times to support industry**

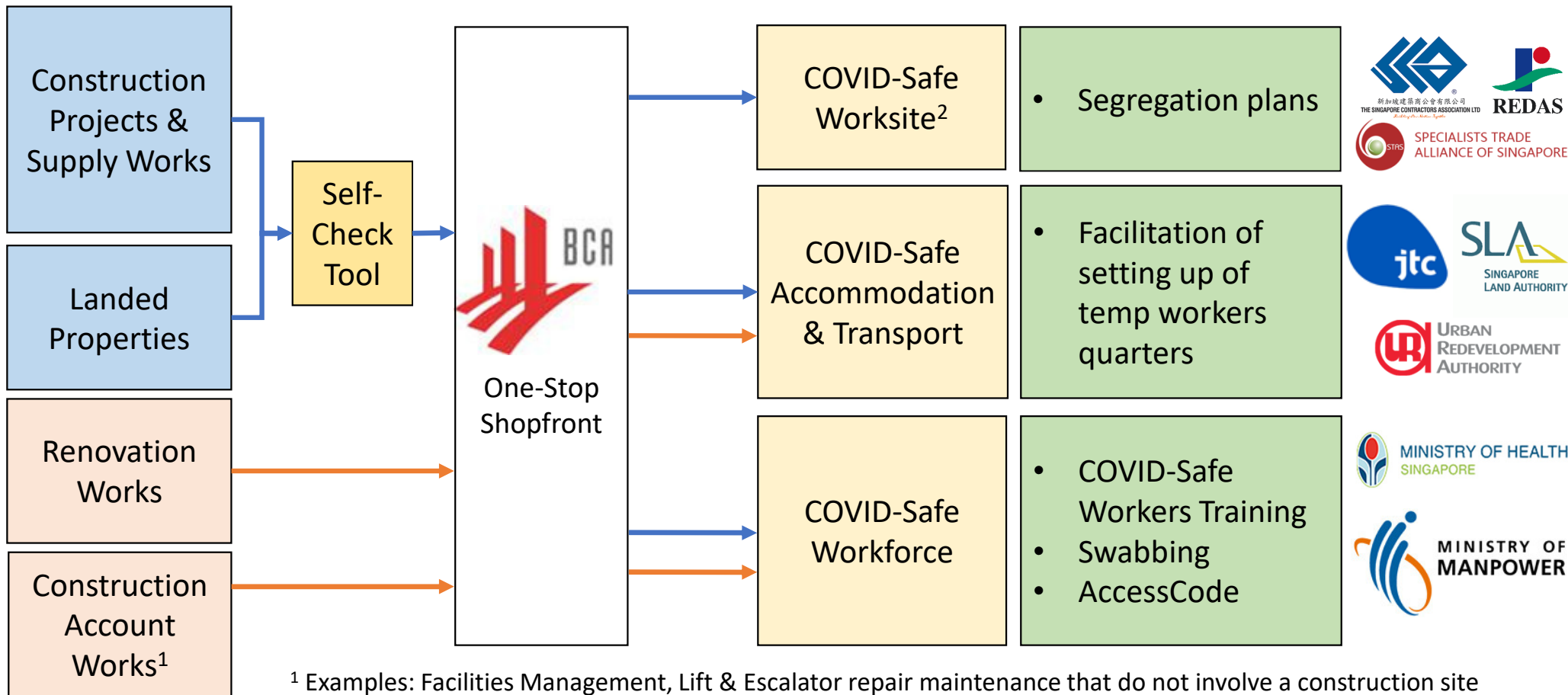
**Set up of BCA's Restart Ops Centre to support smooth restart for Construction Sector**

# New Initiatives: (1) BCA Restart Ops Centre

A single point of contact for the construction sector,  
and to provide a coordinated response and assistance to industry feedback



# New Initiatives: (2) One-Stop Shopfront



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# New Initiatives: (2) One-Stop Shopfront

✓ Reader-friendly flowcharts for applications of various work types (eg. Renovation, construction projects, landed housing projects etc) would be made available

## Application to Resume CONSTRUCTION PROJECTS & SUPPLY WORKS

(as at 15 June 2020)



### MEET COVID-SAFE ACCOMMODATION AND TRANSPORT CRITERIA

Workers must have dedicated accommodation (cleared dorms, on-site quarters, HDB units or Private Residential Premises) where they can be cohorted.



To set up on-site quarters (e.g. CTQ/TOLQ/FCD), apply via one-stop portal: [go.gov.sg/ctq-tolq-fcd-application](https://go.gov.sg/ctq-tolq-fcd-application)

### MEET COVID-SAFE WORKFORCE CRITERIA



Workers must observe safe management measures  
Workers living in dorms may start work after their dorms are cleared by the Inter-agency Task Force.  
Check dorm clearance status: [mom.gov.sg/covid-19/cleared-dormitories](https://mom.gov.sg/covid-19/cleared-dormitories)

### MEET COVID-SAFE WORKSITE CRITERIA

Appoint SMOs/SDOs as needed  
Segregate teams and activities by zones/timing



### ASSESS READINESS TO RESTART VIA SELF-CHECK TOOL

[CLICK HERE go.gov.sg/bca-project-readiness](https://go.gov.sg/bca-project-readiness)

## Application to Resume RENOVATION PROJECTS

(as at 15 June 2020)



### WHO NEEDS TO APPLY?

- For companies employing only Singapore Citizens, Permanent Residents or Employment Pass holders, please apply for "General Exemption" at MTT's goBusiness website [go.gov.sg/generalexemption](https://go.gov.sg/generalexemption). **There is no need to apply to BCA for approval.**
- There is no need to apply to BCA** if your company has previously obtained BCA's approval unless there are new workers who were not approved to work earlier.
- For companies employing construction workers (work permit and S-Pass holders), please apply to BCA following the steps below.**

### UPDATE FOREIGN WORKERS' DETAILS

Provide details at MOM's OFWAS: [mom.gov.sg/eservices/services/ofwas](https://mom.gov.sg/eservices/services/ofwas)

### MEET COVID-SAFE WORKFORCE CRITERIA



Workers living in dorms may start work after their dorms are cleared by the Inter-agency Task Force.  
Check dorm clearance status: [mom.gov.sg/covid-19/cleared-dormitories](https://mom.gov.sg/covid-19/cleared-dormitories)

### MEET COVID-SAFE ACCOMMODATION AND TRANSPORT CRITERIA

Ensure that renovation workers are not staying with construction workers who work at construction sites, ready-mix concrete (RMC) plants and Design for Manufacturing and Assembly (DFMA) facilities.



Arrange for dedicated transport to and from work for the workers.

### APPLY TO RESTART

[CLICK HERE go.gov.sg/bca-reno-construction-accounts](https://go.gov.sg/bca-reno-construction-accounts)  
Submit all projects in one application to BCA at [go.gov.sg/bca-reno-construction-accounts](https://go.gov.sg/bca-reno-construction-accounts)  
If everything is in order, BCA will approve within 2 days.

## Application to Resume LANDED HOUSING PROJECTS

(as at 15 June 2020)



### MEET COVID-SAFE ACCOMMODATION AND TRANSPORT CRITERIA

Workers must have dedicated accommodation (cleared dorms, on-site quarters, HDB units or Private Residential Premises) where they can be cohorted.



### MEET COVID-SAFE WORKFORCE CRITERIA



Workers must observe safe management measures  
Workers living in dorms may start work after their dorms are cleared by the Inter-agency Task Force.  
Check dorm clearance status: [mom.gov.sg/covid-19/cleared-dormitories](https://mom.gov.sg/covid-19/cleared-dormitories)

### MEET COVID-SAFE WORKSITE CRITERIA

Ensure SMOs/SDOs are appointed as needed

Only have one activity ongoing at any point in time. If there is more than one activity, each team of workers should work in designated zones.



### APPLY TO RESTART

[CLICK HERE go.gov.sg/bca-construction-supply](https://go.gov.sg/bca-construction-supply)  
(jointly by homeowner and main contractor)

## Application to Resume CONSTRUCTION ACCOUNT WORKS\*

(excluding Construction Projects, Supply Works and Renovation Works)



\* These include but not limited to:  
• facilities management  
• lift and escalator (L&E) maintenance and upgrading  
• insignificant building works  
• cable detection and test trenching work for new projects  
• urgent facade and window repair and replacement work  
• essential site activities (refer to Annex A at <https://go.gov.sg/bca-advisory-construction-industry>)  
(as at 15 June 2020)

### WHO NEEDS TO APPLY?

Companies that have obtained MTT's approval to resume work may continue to do so without BCA's approval as long as they do not deploy Work Permit and S-Pass holders under the construction sector.

For companies seeking to restart or deploy construction account workers (Work Permit & S-Pass Holders), please apply to BCA following the steps below.

### MEET COVID-SAFE ACCOMMODATION AND TRANSPORT CRITERIA

Workers must have dedicated accommodation (cleared dorms, on-site quarters, HDB units or Private Residential Premises) where they can be cohorted.



Arrange transport to and from work for workers.

### COVID-SAFE WORKFORCE CRITERIA



Workers must observe safe management measures.  
Workers living in dorms may start work after their dorms are cleared by the Inter-agency Task Force.  
Check dorm clearance status: [mom.gov.sg/covid-19/cleared-dormitories](https://mom.gov.sg/covid-19/cleared-dormitories)

### SUBMIT APPLICATION TO RESTART:

[CLICK HERE go.gov.sg/bca-reno-construction-accounts](https://go.gov.sg/bca-reno-construction-accounts)

## New Initiatives: (3) Self-Check Tool for Restart

- ✓ ALL Projects that are ready may make Application for Restart
- ✓ Self-Check tool to allow firms to assess their own readiness for Restart
- ✓ Upon completion, users can download the application form(s) and link to submit their application

- Questions to assess project's readiness in meeting the COVID-Safe Restart Criteria:



### COVID-Safe Workforce

- Have all workers involved in the project downloaded & activated TraceTogether & SGWorkPass App?



### COVID-Safe Worksite

- Has the builder appointed Safe Management Officers and Safe Distancing Officers?



### COVID-Safe Accom/Transport

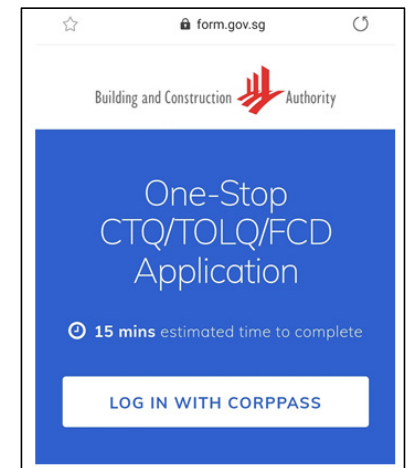
- Are workers cohorted in dedicated accommodation?

## New Initiatives: (4) One-Stop Online Application for Setting Up of Temporary Workers Quarters

- BCA has also set up a one-stop online application platform for fast-track approval to set up temporary workers quarters during COVID-19 period.
- Under *normal circumstances*, applicants need to approach different agencies individually and would *require about 2 months to obtain clearance*.
- To date, we've facilitated the approval of 25 CTQs and 19 TOLQs (total of 10,157 bed spaces).

- ✓ Reduced no. of touch-points for the industry
- ✓ BCA will help to facilitate clearances with technical agencies, *target to obtain a decision within 2 weeks*

The portal is now live at: <https://go.gov.sg/ctq-tolq-fcd-application>





# COVID-Safe Worksite

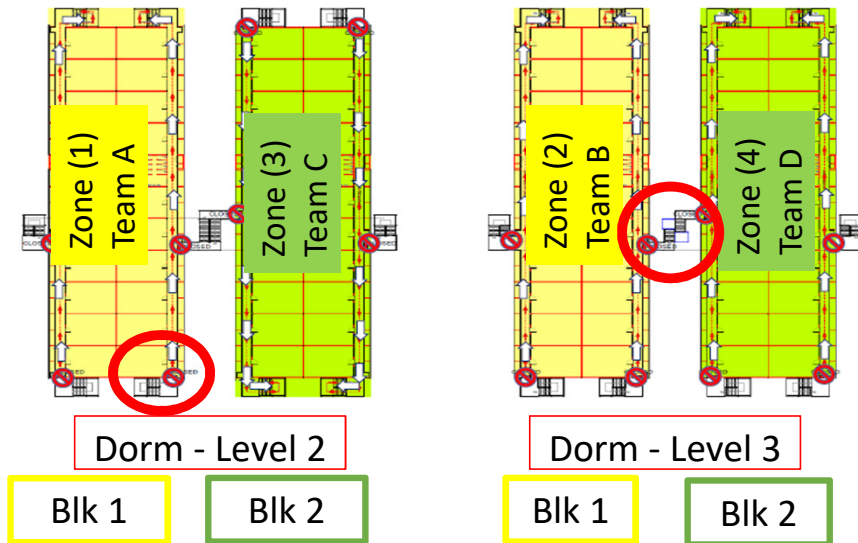
## Builder (Main Contractor)

Put in place strict Safe Management Measures (SMM) at site

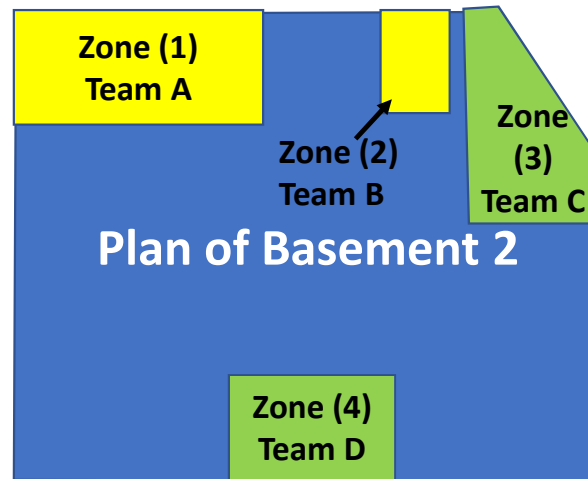
All workers & personnel to adopt **TraceTogether** & **SafeEntry**

Appointment of Safe Management Officers (SMO) & Safe Distancing Officers (SDO)  
*[Note: With training, existing WSHOs can also play the role of SMO/SDO]*

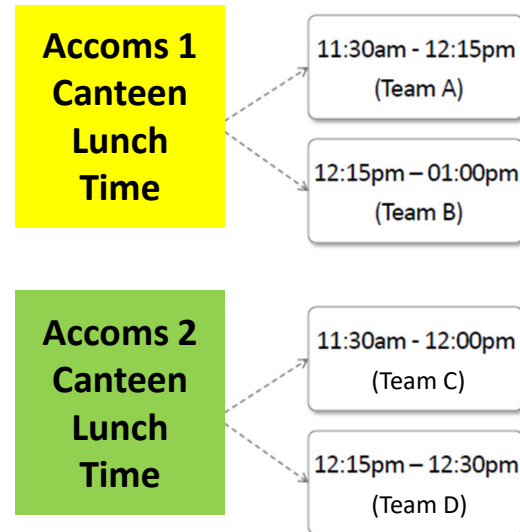
- ✓ Teams separated by accommodation block
- ✓ Separate access routes for different teams



- ✓ Separation by work zones



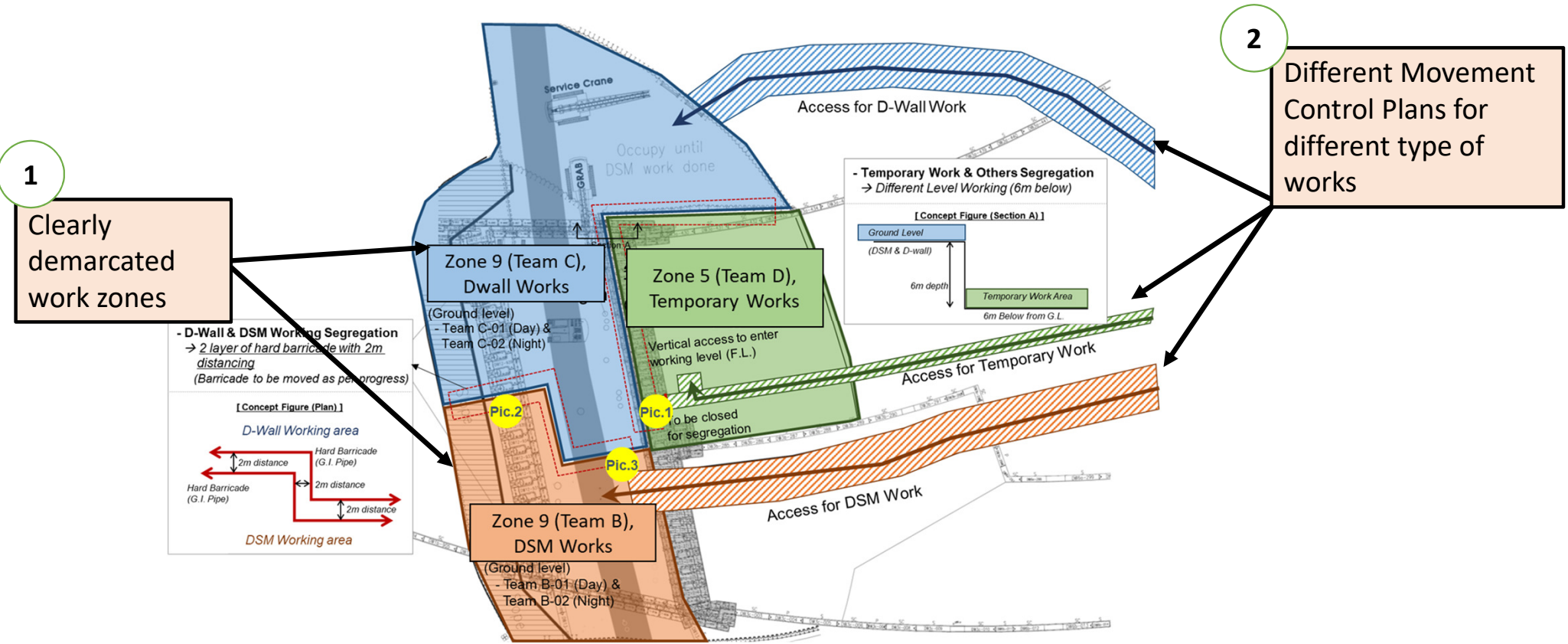
- ✓ Staggered breaks



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# COVID-Safe Worksite: Example of Large Project: Construction of MRT Station & Tunnels

## Proposed Segregation and Movement Control Plan By Builder



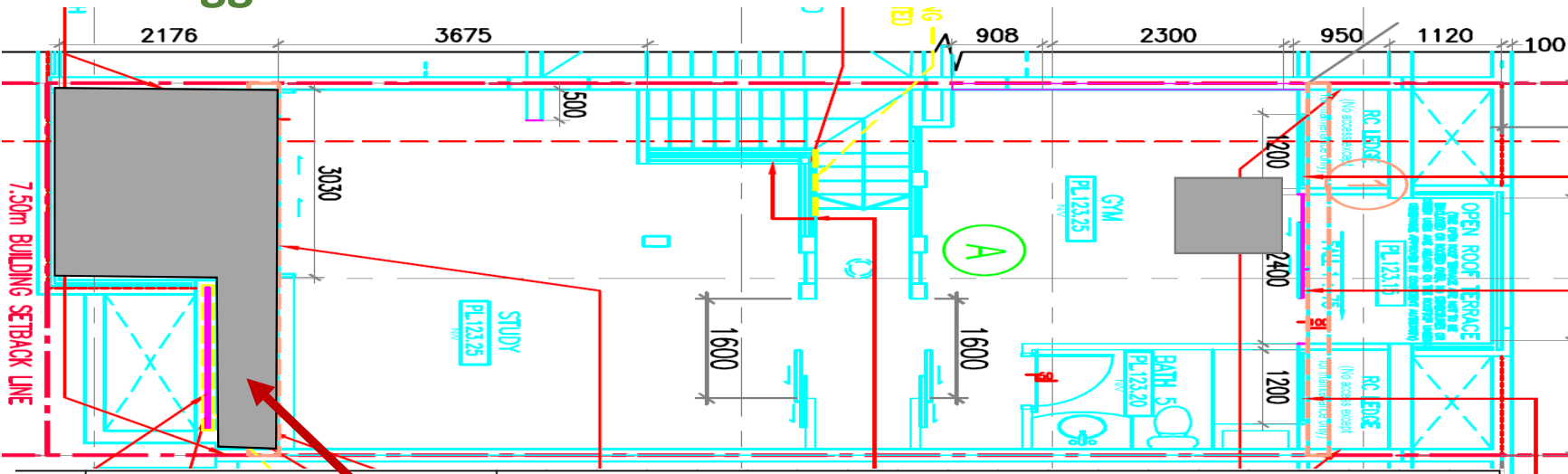
1  
Clearly demarcated work zones

2  
Different Movement Control Plans for different type of works

# COVID-Safe Worksite: Example of Small Project (Landed House)

## Segregation and Staggered Work Activities

Segregation Plan ties in with the work Schedule:  
 One activity (single team) at any one day



		Jun-20																													
		Wk 0							Wk 1							Wk 2															
S/N	Activity	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27										
<b>Attic</b>																															
1	External flooring & Painting	█																													
2	Sanitary ware installation														█																
3	Aircon installation														█																
4	Electrical floor power socket installation														█																
5	Flooring work														█		█	█													
6	Gym bath door panel installation														█		█														
7	Glass Door installation														█		█														
8	Shower screen Installation														█		█														

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# COVID-Safe Workforce

S/N	Responsibility/Criteria	Employer	Employee
1	Good Health Status of Workers	√	√
2	Ensure a Contactable and Traceable Workforce and Workplace	√	√
3	Awareness on COVID-19	√	√
4	Workforce Wellbeing	√	√
5	Workforce Management	√	--
6	Emergency Preparedness for Suspected COVID-19 Cases	√	√
7	Responsibilities and Care Beyond Working Hours	√	√

## Key Points to Note:

**1**

Employers should track health status of workers, including ensuring regular testing

**2**

Ensure workers have valid devices & download all necessary apps (Eg. TraceTogether)

**3**

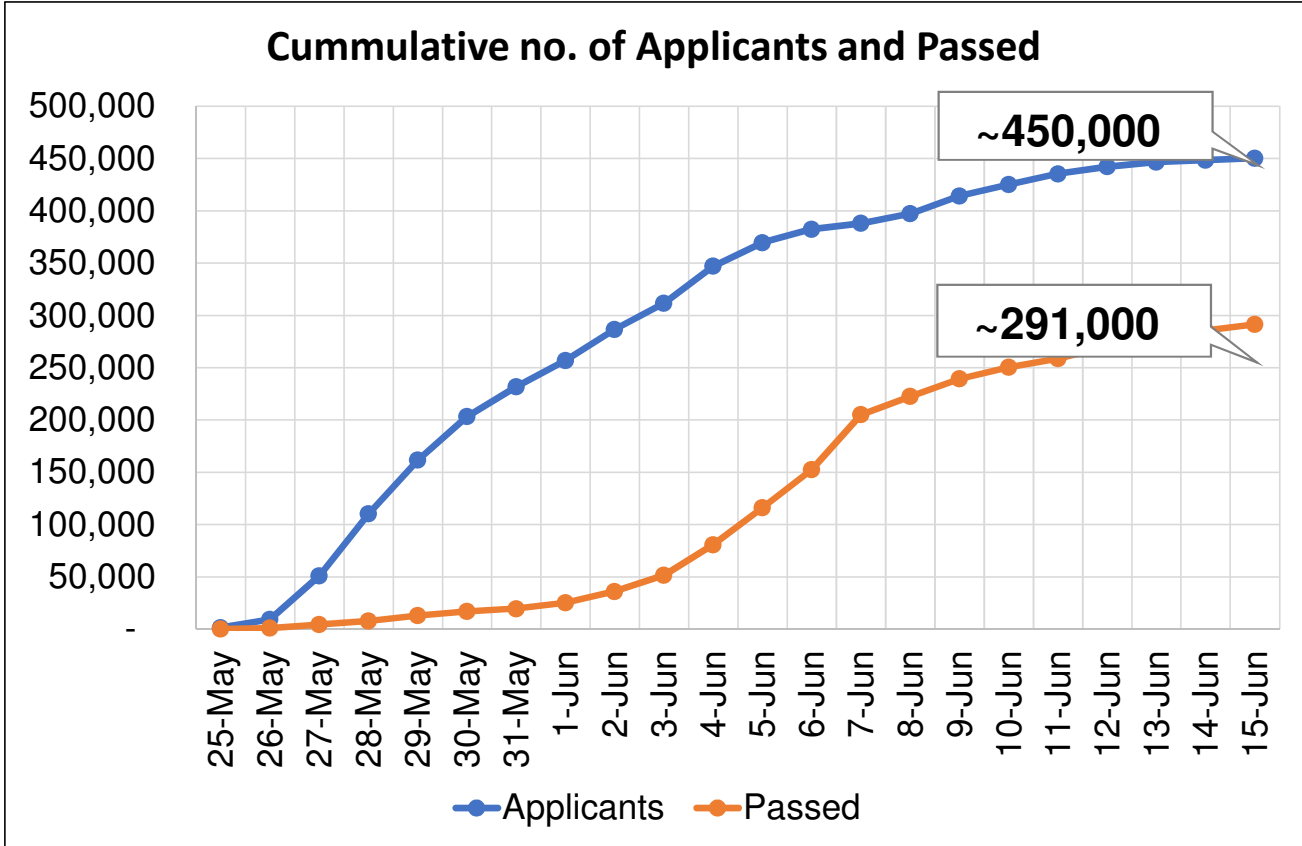
Ensure workers attend training on their personal responsibilities

**7**

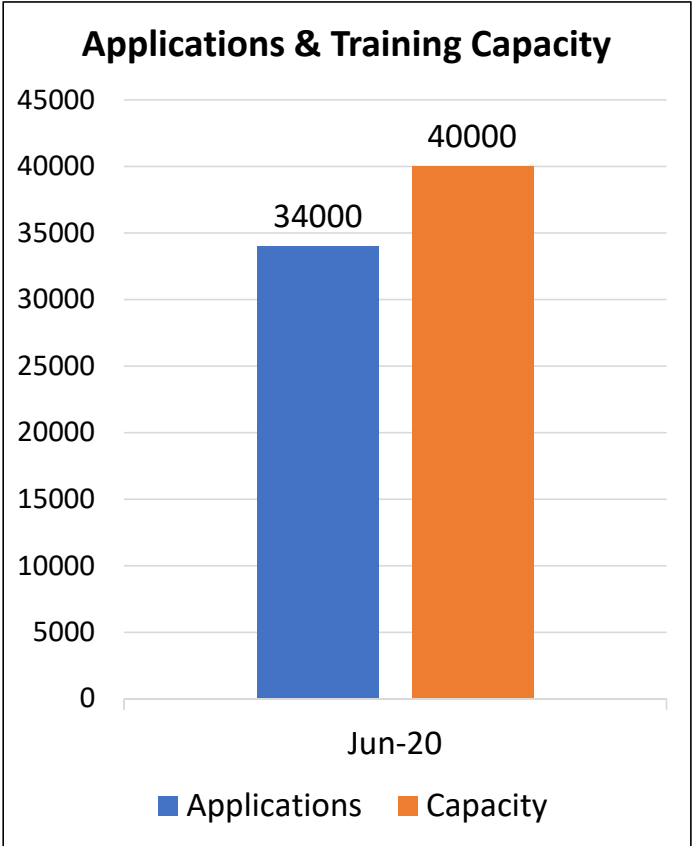
Manage workers' movement

For more details, pls refer to: <http://go.gov.sg/bca-restart-criteria>

# Industry's Proactive Participation in COVID-Safe Training



**Workers Training**



**SMO/SDO Training**  
(Course run by BCA, SCAL & NTUC)

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# COVID-Safe Accommodation & Transport

S/N	Criteria
1	Safe Distancing Measures
2	Cohorting and Segregation of Workers
3	Appointment of Safe Management Officers, Safe Distancing Officers and COVID-Safe Worker Leaders
4	Tighter Control of Entry and Exit
5	Hygiene and Housekeeping
6	Welfare and Well-being of Workers
7	Remain Vigilant to Identify and Isolate Cases
8	Safe Transportation Measures

## Key Points to Note:

**2**  
Reduce inter-mixing and cross-infection

**3**  
Ensure implementation of SMM

**7**  
Suspected patients to be isolated and observe quarantine procedures

# COVID-Safe Accommodation & Transport

- Together with TACs and industry firms, we are working towards...

## 1) Creating Supply of Safe Accommodation

- BCA as one-stop shopfront for new CTQ/TOLQ/FCD application
- Clear existing accommodation for workers to return to work (e.g. CTQ, PBD, FCD)

## 2) Cohorting workers into cleared facilities

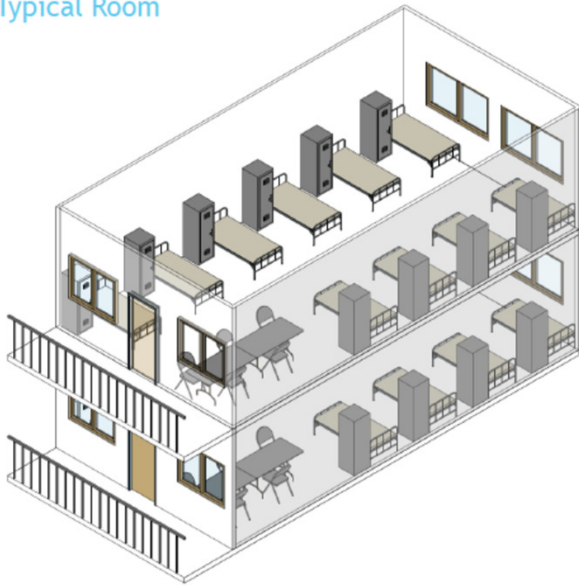
- To facilitate movement of workers from cleared dormitories into cleared CTQ/TOLQ/FCD/TLQ
- Priority cohorting of workers of same project within PBDs

# COVID-Safe Accommodation & Transport

- In addition, we have been working with SCAL to come up with a standardized design for CTQ and TOLQ which meets the requirements of various agencies.

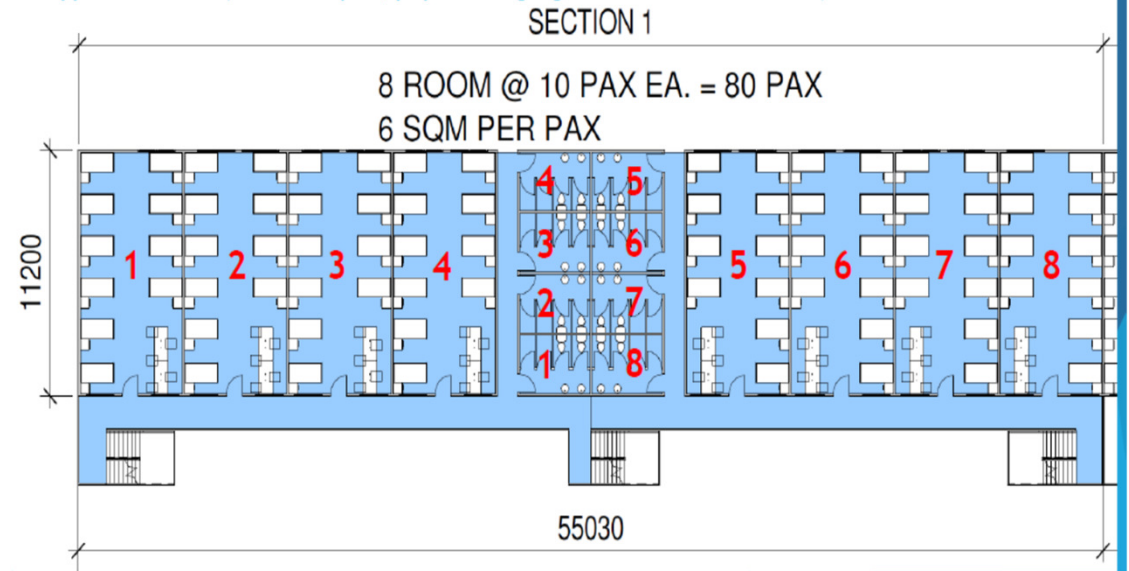
## SAMPLE DESIGNS

Typical Room



## SAMPLE DESIGNS

Typical Section (max. 100 pax, physical segregation between sections)





# COVID-19 (Temporary Measures) Act 2020

## GUIDE FOR Construction contractors and suppliers

### Do you qualify for relief?

- ✓ Construction and supply contracts<sup>1</sup>
- ✓ Entered into contract before 25 March 2020
- ✓ **Unable to perform obligations** (e.g. meet delivery deadline) on or after 1 February 2020, **due to COVID-19**

The Act does not apply if your case has any of the following factors:

- ✗ Inability to perform obligations for reasons unrelated to COVID-19
- ✗ Unfulfilled obligations before 1 February 2020



<sup>1</sup> As generally defined in SOP Act

# COVID-19 (Temporary Measures) Act 2020

## What does the relief do?

- The inability to supply goods or materials due to COVID-19 is a defence to a claim for breach of contract, damages or liquidated damages
- The other party cannot call on any performance bond granted pursuant to the contract **for the prescribed period**
- The other party cannot start or continue court or insolvency proceedings against you **for the prescribed period**

*Note: The prescribed period of relief will be for six months, from 20 April 2020 to 19 October 2020.*

## How to apply for relief (for eg. protection against liquidated damages)?

Serve a Notification for Relief at: <https://www.mlaw.gov.sg/covid19-relief/notification-for-relief>

For more info, pls visit: <https://go.gov.sg/covid19-temp-measures-act-built-environment>

## Govt Support Measures for Firms Preparing to Restart

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

### A. Manpower costs

- **Jobs Support Scheme (JSS)** : Co-fund **75%** of 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 the Circuit Breaker and Controlled Restart. 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.

# Govt Support Measures for Firms

## C. Compliance costs to new restart criteria

- **Safe Accommodation : (1) 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. **(2) SME Working Capital Loan** with 90% govt risk-share & \$1mil loan quantum.
- **Safe Workforce : Govt will help to bear the additional testing cost for workers** for existing construction projects until Aug 2020. In the longer term, the Govt will continue to support the construction industry and provide assistance to cope with the additional testing costs.
- **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. (details to be announced soon)
  - SMOs must be SC/SPR and completed SMO course provided by recognised training providers – BCA Academy / SCAL Academy / NTUC LearningHub.
  - Support cap is as per COVID-Safe Worksite requirements: 1 supportable SMO for each construction project.

**Thank you.**