

## **COVID-Safe Webinar Series 2021**

### **Top Questions Raised during Q&A Session**

This Q&A document is updated as of 7 August 2021. Some Q&A are revised when BCA receives an update and are marked with their revision dates. BCA will continue to update the document as we consolidate the answers to the questions that were posted during the webinar sessions.

**Click on the Sections below, which are linked directly to the pages stated:**

<b>Contents</b>	<b>Page</b>
<a href="#"><i>Section A: Support Measures for the Industry</i></a>	<b>2</b>
<a href="#"><i>Section B: Requirements on RRT and ART</i></a>	<b>12</b>
<a href="#"><i>Section C: Built Environment Work Force</i></a>	<b>17</b>
<a href="#"><i>Section D: COVID-Safe Worksite</i></a>	<b>24</b>
<a href="#"><i>Section E: MCST Matters</i></a>	<b>27</b>
<a href="#"><i>Section F: Renovation Works</i></a>	<b>30</b>

## **Section A: Support Measures for the Industry**

### **Top Questions:**

#### **COVID-19 (Temporary Measures) Act (“COTMA”) reliefs**

**Q1. Does COTMA apply to private project? What if the private project client refuses to accept COTMA for Extension of Time (EOT), prolongation cost claims?**

*[Updated 6 Aug 2021]*

A1. COTMA provides statutory relief which covers both public and private projects as well as subcontracts. COTMA Part 8A has provided a 122-days EOT to all eligible construction contracts. COTMA Part 8B also allow eligible contractors to claim the qualifying costs from their customer/clients. Any disputes can be raised in the relevant dispute resolution tribunals if required.

**Q2. Does COTMA apply to the Construction Account Works sector?**

A2. Whether COTMA applies would depend on your contract type, whether it is a construction contract or supply contract as defined in COTMA. It does not depend on whether your worker is considered a Construction Account Works workers (or FM or maintenance works.)

**Q3. We are the temporary works consultants for main contractors and subcontractors for public sector projects. Will we be getting any support from the government agencies?**

A3. Consultants are supported under the Jobs Support Scheme, including temporary works consultants. If the consultants are directly involved in certifying EOT or prolongation cost claims, ex-gratia payment would be provided by the Government agencies.

**Q4. To apply for COTMA, when must our projects be awarded?**

**If we sign a new contract during this period, are we still eligible to COTMA relief?**

*[Updated 2 Jul 2021]*

A4. Different parts of COTMA have different cut off periods. In general, if your contracts were signed before 25 March 2020, the construction contract would be covered under COTMA. But you are advised to check the details in the Act as well as the relevant advisories and guide. For more info, you can visit BCA’s website.

If you sign a new contract during this period, as the situation and impact of COVID-19 is already clear, contractors are expected to price-in the relevant costs. As such, new contracts signed now would not be covered under COTMA in general.

**Q5. My Contractor's project was already severely delayed before the suspension by BCA due to COVID. Is the Contractor still entitled to claim under COTMA claims because they are the cause of the delay?**

*[Updated 2 Jul 2021]*

A5. Under COTMA, only delays related to those caused by COVID-19 would be considered.

**Q6. What is covered under the relief for the increase in material cost? Does BCA have any guidelines for the increase in consultant cost due to the extension of time of construction contracts due to COVID-19?**

*[Updated 2 Jul 2021]*

A6. Under the Public Sector Standard Conditions Of Contracts (PSSCOC), there is a material fluctuation clause for concrete and rebars. For Consultants, they can tap on the Jobs Support Scheme which has been providing enhanced support to Built Environment Consultants.

**Q7. Does COTMA applies to Process Construction Sector ?**

*[Updated 6 Aug 2021]*

A7. COTMA is not sector-specific. Generally, your contract will be covered if the contract is considered a construction contract as defined in the Security of Payment Act (SOPA).

**Q8. Our experience is that it is difficult to apply for COTMA reliefs for contracts with Government-linked companies (GLC). Although the private sector should follow what applies to the public projects, it is difficult to implement in practice. Can Government help to ensure that GLCs follow the public sectors?**

*[Updated 6 Aug 2021]*

A8. COTMA applies to eligible construction contracts in both the public and private sector. Part 2 requires the contractor to file the Notification for Relief; if the customer/client do not agree, he can apply to MinLaw for an assessment. Part 8A EOT is an automatic entitlement and does not require the customer/client to agree. Part 8B is considered part of the payment claim and dispute can be determined by an adjudicator under the SOP Act.

COTMA Part 2 - Temporary relief from legal and enforcement action

**Q9. How many rounds of negotiation will there be? What is the nature of these negotiations and who is involved in these negotiations?**

*[Updated 2 Jul 2021]*

A9. Negotiation refers to negotiation between the contractual parties, e.g. the client and the contractor, or between the main contractor and the sub-contractors. Before the contractor can apply for an application to the Assessor, he/ she needs to show that he/ she has made reasonable attempt to negotiate with the client. There is no fixed requirement on how many rounds of negotiation must be made.

**Q10. Engaging an Assessor strains the relationship and will just give more future hinderance. Our industry works very strongly on good relationship. If it can be mandated at least for time lost, it will help protect the private sector from liquidated damages.**

A10. COTMA sets the minimum approach to ensure that no single stakeholder bears an undue share of the burden imposed by COVID-19 and encourages contract parties to further discuss and mutually agree on how to co-share other additional costs arising due to COVID-19. As COVID-19 is unprecedented and all parties would have suffered to certain extent, we hope all project parties can come together and agree on an amicable outcome for the project.

To seek relief on protection against liquidated damages (LD) arising from delay due to COVID-19, you can file a Part 2 Notification for Relief (NFR) in MinLaw's website <http://www.mlaw.gov.sg/covid19-relief>.

**Q11. How do we determine the assessors? Are they independent third-parties?**

*[Updated 2 Jul 2021]*

A11. The Assessors are independent industry professionals who meet the prescribed qualifications and experience requirements, appointed by the Registrar. It is similar to adjudication under the SOP Act.

**Q12. COTMA mainly addressed the construction environment. Are there any plans to cushion the delivery of maintenance in lift and escalator industry? Eg. For response time to lift calls & breakdowns, liquidated damages are imposed for late attendance or recovery of the lifts. Due to technician shortage, calls & breakdowns may not be attended within contract timelines.**

*[Updated 2 Jul 2021]*

A12. COTMA Part 2 provides temporary and targeted protection (defence) for business who are unable to perform their contractual obligations. It applies to all construction and supply contracts (defined in the Security of Payment Act or SOPA). The definition in SOPA is quite extensive. Suggest that you can seek professional advice for a full appreciation if your contract can be covered.

COTMA Part 8A

**Q13. During last year's Circuit Breaker, there were about 2 months of delay for Renovators (especially SMEs) to restart their renovation work. SMEs couldn't extend the project schedule by another 2 months arising from the delay. Is there any financial assistance for these affected SMEs?**

*[Updated 2 Jul 2021]*

A13. COTMA Part 8A provides a 122-days to construction contracts to account for the delay during the Circuit Breaker last year. You will be eligible for the automatic EOT if the contract qualifies.

**Q14. How does the government ensure that prolongation costs and additional manpower costs, claimed by the main contractor will be passed downstream to the subcontractors?**

A14. COTMA Part 8B entitles all eligible construction contracts (including subcontracts) to cost-sharing for non-manpower-related prolongation costs due to delays materially affected by COVID-19, from their client i.e. developer, main contractors. Contractors can seek recourse under the Security of Payment Act (SOPA) if their clients did not provide response to Part 8B claims.

**Q15. I am a specialist Sub-Contractor for a (public sector) road project. Am I entitled to such prolongation claims since it also affects my Preliminary Costs due to these extensions? How can I submit these claims to my Main Contractor? What recourse do I have if they turn around and reject my claim?**

A15. Under the COTMA Part 8B, the prolongation costs apply to all contracts including subcontracts. You can seek recourse under Security of Payment Act (SOPA) if they reject your claims.

**Q16. COTMA 8B additional support measures allow co-sharing of prolongation costs by GPEs to contractors in public sector projects but there are some disagreements as to whether the entity is a GPE. What is the definition of GPE and how do you define the public sector?**

*[Updated 2 Jul 2021]*

A16. A Government Procuring Entity (GPE) refers to Ministries (e.g. MOE, MOH), Statutory Boards (e.g. HDB, LTA) and Organs of State (e.g. State Courts, Parliament). All GPEs must abide by the procurement principles set by the Government (and subject to audit by AGO).

**Q17. For construction projects for landed houses, the costs of the COVID-Safe requirements are borne by the main contractor/builder and not individual parties. Why is this so?**

*[Updated 2 Jul 2021]*

A17. COTMA Part 8B relief on cost-sharing of prolongation items (non-manpower related) do not apply to individuals as the intent is not to impose such measure on individuals which may not have the means to bear the additional cost-sharing, contrary to commercial firms. Notwithstanding, the Act sets the minimum approach to ensure that no single stakeholders bears an undue share of burden imposed by COVID-19. As the pandemic is unprecedented and all parties have suffered to a certain extent, we encourage contract parties to further discuss and mutually agree on an amiable outcome for the project.

**Q18. Does COTMA Part 8B apply to public or private projects? Do the same rules apply to private projects compared to public projects?**

*[Updated 6 Aug 2021]*

A18. COTMA Part 8B applies to all eligible construction contracts in both the public and private sector, Contractors can claim for 50% of the qualifying costs incurred, subject to a cap of 0.2% of the contract sum per month. For public sector contracts only, there is a simplified process for cost-sharing, which we encourage private sector to adopt where appropriate.

COTMA Part 10A - Adjustment of contract sum through application to Assessors for foreign manpower cost increase

**Q19. How long is the response period for clients? When will Part 10A be implemented?**

A19. Part 10A of the COVID Act has not commenced. Further details of the Part 10A relief, together with the subsidiary legislation, are still being worked out and will be announced later.

**Q20. Is COTMA Part 10A activated for private project?**

*[Updated 2 Jul 2021]*

A20. Yes, it will cover all eligible construction contracts including private sector projects.

**Q21. Is there a relief period for COTMA Part 10A?**

*[Updated 2 Jul 2021]*

A21. The relief period for Part 10A is between 1 Oct 2020 and 30 Sep 2021.

**Q22. The shortage of guest workers is very serious. The pay of guest workers has increased by at least 30%-50%. The contractor simply cannot afford this series of over-budgeted costs.**

A22. For foreign manpower cost increase, contract parties should negotiate and adjust the contract sum. If negotiation fails, Part 10A allows Contractor to seek determination from Assessor for adjustment of contract sum.

**Q23. Based on subsidies provided for safe management measures, support is only provided for large projects and/or Government projects. Will the subsidies be applicable for non-TOP project (smaller scale) and private projects? Also, are there specific support for critical projects such as healthcare/laboratories fit outs?**

A23. The Government has introduced various support measures to help Built Environment firms and their employees to tide over this period, such as i) manpower levies, ii) business transformation and iii) cash flow and business sustainability. These measures aim to help businesses preserve capacity and capability and protect jobs. You may refer to the full list of support measures at BCA's webpage: <https://www1.bca.gov.sg/COVID-19/support-measures-for-built-environment-sector-firms/>

**Q24. Will the government be providing any financial assistance to support the industry with the increase in foreign workers wage?**

*[Updated 2 Jul 2021]*

A24. COTMA Part 10A was recently passed in the Parliament in May 2021 to allow parties to apply to an independent Assessor to issue a determination to vary the contract sum due to increase in foreign workers wages, if the parties had made attempts at negotiation but fails.

**Q25. Can you share more on how COTMA Part 10A can help the industry to defray costs?**

*[Updated 2 Jul 2021]*

A25. The construction restart booster is to help construction firms to defray costs in procuring additional materials/equipment to comply with COVID-safe worksite requirements (e.g. adherence to SMM at worksite) to ensure works resume safely. COTMA Part 10A allows contractor to apply for Assessor's determination to adjust contract sum to take into account of foreign manpower salary costs in respect to work permit holders, if the negotiation between contracting parties is unsuccessful. COTMA Part 10A is a statutory relief, covering for both private sector and public sector contracts.

**Q26. Does the "contract sum" in COTMA Part 10A include Variation Order (VO) works?**

*[Updated 2 Jul 2021]*

A26. COTMA Part 10A allow contractors to apply for Assessor's determination to adjust the contract sum to consider increase in foreign manpower salary cost in respect to work permit holders. As defined under the Act, "contract sum" means the total sum payable for the construction works to which the construction contract relates, as at the time the construction contract was entered into.

For more information with regard to COTMA Part 10A, you can refer to <https://sso.agc.gov.sg/Acts-Supp/14-2021/Published/20210609?DocDate=20210609>

**Q27. If the sum exceeds the 1.8% contract sum, is this Part 10A applicable or Part 8B?**

*[Updated 2 Jul 2021]*

A27. The 1.8% is the cap for COTMA Part 8B. It has no bearing on the relief under Part 10A. Moreover, Part 8B covers the additional cost due to non-manpower related costs. Part 10A is for increase in wages of foreign workers.

**Q28. Does the cost-sharing on the increase of manpower cost include cost paid to engage external labours?**

*[Updated 6 Aug 2021]*

A28. COTMA Part 10A covers the increase in foreign manpower salary costs for the workers that are deployed to work in the construction works in relation to your contract with the client. If you have paid higher costs to your sub-contractors because of increase in wages of the sub-contractors' workers, you can include this increase in wages when you negotiate with your client. However, it does not include other cost such as profit charged by the sub-contractors.

**Q29. We noted that COTMA Part 10A only covers the salary increase of Work Permit holders. There is also an increase in salary of our operators who are S Pass holders. Are these supported in COTMA Part 10A?**

*[Updated 6 Aug 2021]*

A29. COTMA part 10A only covers the wage increase of Work Permit Holders as they form the bulk of construction workforce.

#### **Further Support for Public Sector Projects**

**Q30. Can the simplified approaches be extended to private sector construction contracts?**

A30. Notwithstanding that the simplified approaches will not apply to private sector construction projects, the methodology was discussed and agreed with profession associations including SCAL, SIA, SISV. We encourage private sector parties to discuss and consider adopting the same approach.

#### Simplified processing (flat rate 0.1%) of prolongation cost sharing for non-manpower items

**Q31. Co-sharing of prolongation costs seems to be stuck in limbo. There have been no payments made out to contractors so far. Even the 0.1% pay out of contract values below \$100M has not happened yet.**

A31. We understand that GPEs are expediting the payment and we have reminded GPEs to do so. We noted that the disbursement is picking up. Please contact us (BCA) separately if you require assistance on this.

**Q32. Can BCA clarify on the 0.1% prolongation base cost? Is this based on awarded contract sum or total value of works issued/work done?**

A32. The subject contract is a term contract where work orders are issued for individual work. The same eligibility criteria which apply under COTMA Part 8B will apply for the co-sharing of base 0.1%. The cost-sharing relief under Part 8B of the COTMA applies to construction contracts where one party undertakes to carry out 'construction works' as defined in the Building and Construction Industry Security of Payment Act, regardless whether it is lump sum contract or term contract.

Whether the scope of your contract falls under the definition of construction works is subject to legal interpretation and we suggest that you seek legal advice on this, including the value of works to be considered for co-sharing under the term contract.

**Q33. Does 0.1% prolongation base cost apply to awarded contract sum or total value of work done? Are contingency sum, provisional sum and variations included in the awarded contract sum?**

A33. The definition of "awarded contract sum", as mentioned in the COTMA and PSSCOC, refers to the awarded lump sum value of the contract stated in the Letter of Acceptance/Award. For practical



purpose and applicable to general construction contracts (except for term contracts or contracts with phased completion), “awarded contract sum” would include:

- i) the lump sum as set out in the Letter of Acceptance for base works [for Design and Build (D&B) contracts, it would include the design fees that is part of the awarded contract sum];
- ii) awarded options that have been exercised as at the date of claim; and
- iii) provisional sums.

**Q34. Does 0.1% payment apply to term contracts?**

A34. The same eligibility criteria which apply under COTMA Part 8B will apply for the co-sharing of base 0.1%. COTMA Part 8B applies to construction contracts where one party undertakes to carry out ‘construction works’ as defined in the Building and Construction Industry Security of Payment Act, regardless whether it is lump sum contract or term contract. Whether the scope of your contract falls under the definition of construction works is subject to legal interpretation and we suggest that you seek legal advice on this, including the value of works to be considered for co-sharing under the term contract.

**Q35. Is the 0.1% prolongation cost based on the awarded contract sum or the total works amount issued? I have this issue because my company is involved in term maintenance contract.**

A35. The same eligibility criteria which apply under COTMA Part 8B will apply for the co-sharing of base 0.1%. The cost-sharing relief under Part 8B applies to construction contracts where one party undertakes to carry out construction works as defined in the Building and Construction Industry Security of Payment Act, regardless whether it is a lump sum or term contract. Whether the scope of your contract falls under the definition of construction works is subject to legal interpretation. We suggest you seek legal advice on the application of Part 8B specific to your subject term contract.

**Q36. With regards to the 0.1% and EOT, our experience is that some of the consultants are very slow in certifying such 0.1% and EOT which is not helpful to our cash flow. What can contractors possibly do to get over this hurdle and what can the Government do to further to ease this certification process? There is no point in having these when the certifier is not willing to certify.**

A36. We understand that GPEs are expediting the payment and we have reminded GPEs to do so. We noted that the disbursement is picking up. Please contact us (BCA) separately if you require assistance on this. Thank you.

One-off payment to consultants for additional scope taken on due to COVID-19

**Q37. Is the government considering any measures to support consultants in private sector projects, who are also hit severely by the pandemic? How about consultants engaged by main contactors?**

A37. Consultants are supported under the Jobs Support Scheme (JSS), including temporary works consultants. If the consultants are directly engaged by GPEs and involved in certifying EOT or prolongation cost claims, ex-gratia payment would be provided by the Government agencies.

## Others

**Q38. Basic material prices have been increasing 30% to 50% but our contract does not cover fluctuation clause, can BCA give us any advice on this?**

A38. Contract parties are encouraged to discuss and mutually agree on how to co-share additional costs due to COVID-19. BCA is also monitoring the situation closely.

**Q39. Most of the support grants are awarded to SMEs. What are the support measures for MNCs?**

A39. The Government has introduced various support measures to help Built Environment firms and their employees to tide over this period, such as i) manpower levies, ii) business transformation and iii) cash flow and business sustainability. These measures aim to help businesses preserve capacity and capability and protect jobs. You may refer to the full list of support measures at BCA's webpage: <https://www1.bca.gov.sg/COVID-19/support-measures-for-built-environment-sector-firms/>

**Q40. I notice that support is provided mostly for construction and residential projects. What about support for design firms and building firms that specialise in fitting-out corporate offices? With working from home being the norm now, many companies are withholding their plans to revamp their offices. What can these firms look forward to for support?**

A40. For fit up works in non-residential premises, in general it can be considered a construction contract (subject to legal interpretation) and would be covered under the recently passed COTMA Part 10A if it is classified as a construction contract.

**Q41. What are the financial support available to SMEs and smaller firms?**

*[Updated 6 Aug 2021]*

A41. The Government has introduced various support measures to help Built Environment firms and their employees tide over this period, such as:

- i) manpower levies,
- ii) business transformation, and
- iii) cash flow and business sustainability.

These measures aim to help businesses preserve capacity and capability, and protect jobs. You may refer to the full list of support measures at BCA's webpage: [www1.bca.gov.sg/COVID-19/support-measures-for-built-environment-sector-firms/](http://www1.bca.gov.sg/COVID-19/support-measures-for-built-environment-sector-firms/)

If you have any specific support measure you wish to clarify, we will be glad to assist you further. Please write in to us via our online feedback form - <http://www.bca.gov.sg/feedbackform>

**Q42. How can we reach BCA officers to ask about COTMA-related issues?**

*[Updated 6 Aug 2021]*

A42. You can contact BCA through the online feedback form <http://www.bca.gov.sg/feedbackform> or call the BCA hotline at 1800-3425-222. You will be directed to our officers familiar with COTMA issues.

**Q43. May I know who's the contact person to talk to for PIP funding?**

*[Updated 6 Aug 2021]*

A43. For information on PIP, you may visit bca website: <https://www1.bca.gov.sg/buildsg/buildsg-transformation-fund/productivity-innovation-project>. For further queries, you may write in to us via our online feedback form - <http://www.bca.gov.sg/feedbackform>

## **Section B: Requirements on Rostered Routine Testing (RRT) and Antigen Rapid Test (ART)**

For information on the mandating of Antigen Rapid Test (ART) for the Construction Sector, please visit <https://go.gov.sg/bca-art>

For Frequently Asked Questions on Antigen Rapid Test (ART) for the Construction Sector, please visit <https://www1.bca.gov.sg/COVID-19/art/faqs>

### **Top Questions:**

#### **General Questions on RRT and ART**

##### **Q1. For RRT/ART testing, will the authorities look into subsidies after Sep 2021?**

*[Updated 7 Aug 2021]*

A1. The RRT funding support is provided till Sept 2021. The ART test kits will be government-funded until further notice (started since May 2021 and for very limited remaining period).

##### **Q2. Will regular SWAB testing (ART and RRT) have any side effects?**

*[Updated 2 Jul 2021]*

A2. RRT (PCR test) remains as the foundation of COVID testing strategy and will continue to remain so. ART is introduced to complement RRT, and it is cheaper, faster and more convenient to administer, which makes it more practical for frequent use, and a very effective surveillance test. This allows us to identify potential infections earlier and trigger public health actions sooner to stem further spread. There are no side effects of ART detected so far.

##### **Q3. What is the advice for workers who are unable to be swabbed through their nose due to medical reasons?**

*[Updated 7 Aug 2021]*

A3. Between the PCR and ART swab tests, the ART swab through the nostril is shallower and less intrusive than the nasopharyngeal swabs for PCR tests. Nonetheless, the personnel can visit a doctor to medically certify that he/she is unable to have the nasal swab administered and would require a throat swab. This can be similarly presented to the personnel at the Regional Swab Centre when they are present for their PCR RRT.

#### **Questions on ART Implementation at Construction Worksites**

##### **Q4. Who are subjected to the mandatory ART regime under the Construction Sector? Are there any exemptions?**

*[Updated 7 Aug 2021]*

A4. All personnel on RRT regime will be subjected to additional ART regime. Please refer to the **ART Requirements and Frequency Table** at <https://www1.bca.gov.sg/COVID-19/faqs/construction-sector/art> for information on the regime applicable for the various type of personnel.

Personnel exempted from RRT are not required to be on ART. This includes recovered personnel (within 270 days from their date of symptoms onset or detection of infection), and personnel working in company office premises and not entering the worksites.

**Q5. How do I onboard the ART implementation?**

*[Updated 7 Aug 2021]*

A5. Please visit <https://www1.bca.gov.sg/COVID-19/art/steps-to-implement-art>

**Q6. How do I know whether my worker's residence is considered a dormitory?**

*[Updated 7 Aug 2021]*

A6. Dormitories include Purpose-Built Dormitories (PBD), Factory-Converted Dormitories (FCD), Construction Temporary Quarters (CTQ), Temporary Occupational License Quarters (TOLQ) and Temporary Living Quarters (TLQ). Non-dormitories include HDB and private residential properties.

**Q7. What are the required frequencies of ART tests for vaccinated and unvaccinated personnel? Are fully vaccinated visitors to site required to undergo ART on top of RRT?**

*[Updated 7 Aug 2021]*

Q7. Personnel entering worksites/ supply work premises and residing in non-dormitories will have to undergo ART (on top of RRT regime) at the required frequency below depending on their vaccination status.

Schedule:

- Vaccinated Personnel: D7 of RRT cycle
- Non-vaccinated Personnel: D3/7/11 of RRT cycle

**Q8. Can the ART swab area be set-up inside the factory and not at the entrance? Is there a requirement on its location?**

*[Updated 2 Jul 2021]*

A8. Indoor areas are allowed but outdoor spaces are preferred. Please ensure that the venue allow as much fresh ventilation as possible. For more information please refer to the ART playbook: <https://go.gov.sg/bca-mom-art-playbook>

**Q9. Our worksite has limited space. What should the minimum distance required between the Registration and Swab station and/or Isolation Area?**

*[Updated 7 Aug 2021]*

A9. Please refer to the ART playbook at <https://go.gov.sg/bca-mom-art-playbook> for the sample layout.

**Q10. Why is my workers' AccessCode indicating requirement for ART even though he is not entering any construction job site? Will my workers' AccessCode status be affected if they miss the ART test date shown on their SGWorkPass, FWMOMCare and Safe@Work?**

*[Updated 7 Aug 2021]*

A10. No, AccessCode status will not be affected if workers missed the ART test date shown on their SGWorkPass, FWMOMCare and Safe@Work.

The new ART scheduling feature will not affect their AccessCode status until further notice.

**Q11. For individuals entering different worksites within the same day / consecutive days, do they need to do ART for each site they enter? i.e. If they visit 2 sites within one day, do they do 2 ART when entering the worksite?**

*[Updated 7 Aug 2021]*

A11. Individuals will receive an SMS of his test results after the test results have been uploaded on SRS.

Individuals entering multiple sites on consecutive days can show the SMS of his ART test date / result, to verify that he is in compliance with the ART regime to enter other sites.

From 13 Aug 2021 onwards, individuals' ART results will be recorded and reflected in their respective HealthHub or FWMOMCare after the ART results have been successfully uploaded. Please refer to <https://go.gov.sg/bca-art> for more information.

**Q12. Are there any criteria to be an ART supervisor or the company can just appoint any staff as the ART supervisor?**

*[Updated 7 Aug 2021]*

A12. Assigned ART Supervisors have to complete and pass the relevant course to implement and oversee ART operations, as follows:

<b>Profile of ART Supervisors</b>	<b>Course Name</b>
ART Supervisors working at construction worksites	ART Swabbing and Supervision for Built Environment
ART Supervisors of non-construction worksites or premises	ART Self-Swab Supervision for Built Environment (Non-Construction Worksite)

For more information and to register, please visit <https://go.gov.sg/bcaa-art-training>

**Q13. Does the ART supervisor need to be full-time?**

*[Updated 7 Aug 2021]*

A13. The assigned ART supervisor need not be on full time as a ART supervisor.

**Q14. How do ART supervisors conduct virtual supervision? Is it required to supervise the full process, from the opening of the test kit to the validation of the results?**

*[Updated 7 Aug 2021]*

A14. Yes, to verify the whole process, the ART supervisor should view the process from opening the test kits to the results being displayed to validate the results.

**Q15. Our worksites are small with fewer than 5 non-dormitory personnel entering on average. How many ART supervisors should we send for training per worksite?**

*[Updated 7 Aug 2021]*

A15. You should train at least 1 ART supervisor but 2 is preferred to cater to leave and absence situations.

**Q16. Does the Main Contractor upload all the ART results through SRS even for non employees?**

*[Updated 7 Aug 2021]*

A16. Yes, the ART Supervisors or Main Contractor's Point of Contact (POC) should upload the ART results of all workers (including sub-contractors' workers) and visitors that enter worksites.

**Q17. If vendors were to do their ART tests off-site, who should supply the ART kits to them?**

*[Updated 7 Aug 2021]*

A17. These vendors should register for the ART kits themselves.

**Q18. Is ART testing at construction worksites also applicable for government officers such as NEA and MOM officers?**

*[Updated 7 Aug 2021]*

A18. Yes, the ART regime applies to all workers and visitors entering worksite, residing in non-dormitory premises. Thus, the quantity of ART kits ordered should be based on the non-dormitory workers declared to BCA via the application to restart construction works and supply works.

**Q19. If our vendor has an invalid Ag result, who is supposed to inform their employer?**

*[Updated 7 Aug 2021]*

A19. If the vendor is being tested at your worksite, your ART supervisor or main contractor POC should inform his employer.

#### **Questions on RRT**

**Q20. For sites that have obtained Temporary Occupation Permit (TOP) status, which RRT requirements do the projects fall under? E.g. Completed show flat works with minimal ID works/delivery. Do non-workers need to undergo full RRT or they fall under completed projects' RRT?**

A20. Sites which have obtained TOP are not considered as construction worksites. However, mandatory RRT requirements applies to all construction account foreign workers unless they are working in company office premises or working from home and living in non-dormitories. They will also be subjected to RRT requirements if they visit/work at other construction worksites.

**Q21. Can me or my workers go to any nearby dormitory to take the RRT?**

A21. The RRT conducted in the dorm is meant for the residents staying there. You can book an RRT appointment in the Swab Registration System (SRS) which will provide a list of eligible swabbing centres available for you.

**Q22. Is the RRT applicable to all worksite workers, including renovation workers, consultants and designers?**

A22. Yes, RRT is applied to both local and foreign personnel entering construction worksites and foreign construction workers for renovation works too.

**Q23. For personnel representing developers or employers who needs to enter the worksite for audit purpose once or twice for every other week, will he/she need to undergo RRT every 2 weeks if he/she is fully vaccinated?**

*[Updated 2 Jul 2021]*

A23. Since mid-May, the RRT frequency has been reverted to every 14 days for anyone entering worksites, regardless of vaccination status.

**Q24. For workers who are recovered and not tested for RRT for 180 days, will their names be automatically scheduled in the Swab Registration System (SRS)? What will their schedule be after the 180 days?**

*[Updated 2 Jul 2021]*

A24. Recovered persons, who have passed 270 days from their date of symptoms onset or detection of infection are required to undergo both RRT and ART.

Thereafter, their names should be reflected in Swab Registration System (SRS) and employers would need to book swab test appointments for them. For more information, pls refer to [www.hpb.gov.sg/rrt/rrt-faq](http://www.hpb.gov.sg/rrt/rrt-faq)

**Q25. How many locations are available now for workers' RRT?**

*[Updated 2 Jul 2021]*

A25. For information on regional screening centres, please refer to [www.moh.gov.sg/covid-19/rsc](http://www.moh.gov.sg/covid-19/rsc)



## **Section C: Built Environment Work Force**

### **Top Questions:**

#### Man-year Entitlement (MYE)

**Q1. Can we seek extension of expired Man-year Entitlement (MYE) even though project has completed?**

A1. Extension of MYE is only allowed if project is delayed.

If project's completion date has been extended, main contractors may wish to submit to MOM for extension of MYE (refer to following link: <https://www.mom.gov.sg/passes-and-permits/work-permit-for-foreign-worker/sector-specific-rules/man-year-entitlement>)

**Q2. Will the unused Man-year Entitlement (MYE) be extended automatically?**

A2. MOM and BCA has offered two rounds of MYE refund in 2020 due to work stoppages and disruptions due to COVID-19. If project's completion date has been extended, main contractors may wish to submit to MOM for extension of MYE (refer to following link: <https://www.mom.gov.sg/passes-and-permits/work-permit-for-foreign-worker/sector-specific-rules/man-year-entitlement>)

**Q3. Due to the current measures in place, we are unable to complete the projects on time. Will the authorities consider increasing the allocation or extending the Man-year Entitlement (MYE) for the same contract as the time taken to complete the project is much longer?**

*[Updated 7 Jul 2021]*

A3. BCA and MOM have already refunded unused MYE to firms that faced work disruptions due to COVID-19 work restriction measures from 1 Apr – 31 Aug 2020. BCA and MOM will continue to closely monitor the situation to assess if there is a need for additional measures relating to MYE usage.

Firms that need more manpower can also hire workers under MYE waiver. BCA and MOM are looking at providing firms with some flexibilities to hire and retain workers under MYE-waiver.

#### In-Principle Approval (IPA) for Foreign Workers

**Q4. For In-Principle Approval (IPA) that are expiring soon and have previously been extended 2 times, can we request for another extension?**

A4. For IPA holders from Group 3 countries like Bangladesh/India/Sri Lanka whose entry are rejected, their IPA validity will be extended. In the meantime, for IPAs that are expiring soon, employers can request for an extension at the following link: <https://www.mom.gov.sg/faq/work-pass-general/how-do-i-extend-the-validity-of-an-in-principle-approval-ipa>

## Entry Approval for Foreign Workers

**Q5. The entry application of our Myanmar worker with an S-Pass IPA has been rejected several times. May we know the chance of approval is higher if we apply entry application after 13 June 21 (Phase 3)?**

A5. MOM will inform employers on when to re-apply for entry when the situation has stabilised and will prioritise them for entry approval then.

**Q6. I have workers who went back to India for leave and are not allowed to come back due to stricter borders regulations. The levy waiver rebate of \$250 with a cap of 60 calendar days is insufficient to cover those workers still overseas. Every month we are still paying for their levies thus we are facing the dilemma of cancelling these workers' work passes. Is there any plan to waive the levies of those workers that are stuck overseas?**

A6. Thank you for the feedback. MOM will review scope to extend the cap for levy waiver for workers who are on overseas leave.

**Q7. We have workers whose IPA and re-entry were originally approved, but their entry-approvals were revoked due to Phase 2 (Heightened Alert). When can we reapply for their entry? Besides PRC, which other countries can we recruit workers from currently?**

A7. For entry approval that were rescheduled, MOM will inform employers on when to re-apply for entry when the situation has stabilised and will prioritise them for entry approval then. New application for entry approval from other higher risk approved sources (e.g. Myanmar, Malaysia) will similarly have to wait until the situation has improved. At this juncture, PRC is the only approved source for construction work permit holders (WPH) with lower risk for which there is more certainty on entry approval. Therefore, we have temporarily allowed new PRC workers to obtain their skills certification in Singapore from 7 May 2021.

**Q8. Due to the border closures, entry approvals which were granted were cancelled. It was mentioned that employers will be contacted in early June. However, we have not received any email. What is the plan for these entry approvals which were cancelled?**

*[Updated 7 Jul 2021]*

A8. Affected companies will receive information from MOM soon.

**Q9. With the borders closure for South Asia, we are encouraged to recruit more workers from PRC. However, the percentage of PRC workers are relatively small and there are not many who are keen to come. Will BCA explore and allow workers from more sources (e.g. The Philippines and Thailand) quickly?**

A9. Yes, we are closely monitoring the COVID-19 situation in various countries and are exploring with MOM on viability to facilitate entry of workers from alternative sources. We are also studying with industry partners and association on ways to improve the end-to-end entry processes to bring in workers in a safer manner.

**Q10. It seems that applications for entry permit for PRC workers (who will be skills tested in Singapore eventually) are taking more than 2 weeks. Can this be expedited please?**

A10. We are working with MOM to process cases in multiples batches per month, hence the waiting time could be reduced.

**Q11. When can we start applying for entry applications for foreign workers from Malaysia, the Philippines, Bangladesh and India? At the same time, when will our EP holders who are currently overseas be allowed back to Singapore?**

*[Updated 7 Jul 2021]*

A11. The government is closely monitoring the COVID-19 situation globally and border control measures will be adjusted accordingly to balance public health and economic needs. Please look out for announcements on such changes.

**Q12. We have workers from South Asia who have valid IPAs but their entry applications have not been approved for more than 8 months. Why are we not allowed to bring in these workers when we have testing and quarantine in place?**

A12. At this juncture, PRC is the only approved source for construction work permit holders (WPH) with lower risk for which there is more certainty on entry approval. New application for entry approval from higher risk approved sources (e.g. Myanmar, Malaysia) will have to wait until the situation has improved.

BCA is closely monitoring the COVID-19 situation in various countries and is exploring with MOM on viability to facilitate entry of workers from alternative sources. We are also studying with industry partners and association on ways to improve the end-to-end entry processes to bring in workers in a safer manner.

**Q13. One of our workers took his first vaccination in May and his next vaccination is scheduled in June. However, he needs to return to India urgently due to family matters. How can we bring him back to Singapore after that for his second vaccination?**

*[Updated 7 Jul 2021]*

A13. The entry of MOM pass holders into Singapore remains controlled by prevailing border control measures, which changes in accordance to the COVID-19 situation at the time. For now, long term pass holders who have a 21-day travel history to India, Sri Lanka, Pakistan, Nepal and Bangladesh, are unable to enter Singapore. For public health reasons, we are unable to consider exceptions.

**Q14. My worker is going back to India for his wedding, can he come back to Singapore after the wedding?**

*[Updated 7 Jul 2021]*

A14. The entry of MOM pass holders into Singapore remains controlled by prevailing border control measures, which changes in accordance to the COVID-19 situation at the time. For now, long term pass holders who have a 21-day travel history to India, Sri Lanka, Pakistan, Nepal and Bangladesh, are unable to enter Singapore. For public health reasons, we are unable to consider exceptions.

**Q15. Will there be any relaxation on the measures to allow Malaysian workers and engineers to enter Singapore?**

*[Updated 7 Jul 2021]*

A15. The entry of MOM pass holders into Singapore remains controlled by prevailing border control measures, which change in accordance to the COVID-19 situation at the time. For now, long term pass holders who have a 21-day travel history to India, Sri Lanka, Pakistan, Nepal and Bangladesh, are unable to enter Singapore. For public health reasons, we are unable to consider exceptions.

**Q16. Currently, when submitting the entry applications to MOM, there are no avenues to indicate the reason for entry to Singapore. Can MOM consider including text fields in the application for employers to input the reasons for entry into Singapore text entries such as “reasons for returning”, “why the employee is essential to the company” and “vaccination dates”? Is there any channel to discuss with MOM regarding bringing in specially skilled technicians from India?**

*[Updated 7 Jul 2021]*

A16. The volume of incoming entry approvals make it impractical to consider reasons for each worker wanting to enter Singapore. Employers who have strong reasons for needing their workers to be physically in Singapore, but who are unable to obtain entry approvals can submit a written appeal to MOM. All appeals are considered in conjunction with the prevailing border controls.

**Q17. If the trial on the quarantine centre in source country is successful, how soon can we bring in workers safely again?**

*[Updated 7 Jul 2021]*

A17. The entry of MOM pass holders into Singapore remains controlled by prevailing border control measures, which changes in accordance to the COVID-19 situation at the time. For now, long term pass holders who have a 21-day travel history to India, Sri Lanka, Pakistan, Nepal and Bangladesh, are unable to enter Singapore. For public health reasons, we are unable to consider exceptions.

**Q18. How can companies apply for the end-to-end process to bring in skilled worker or specialists from overseas into Singapore?**

*[Updated 6 Aug 2021]*

A18. The concept of a safe end-to-end process to bring in workers is currently being tried out at pilot stage with small number of workers. When it could be ramped up further, we would work with the TACs to share more info with the industry.

## Foreign Worker Quota and Levy

**Q19. We have a Bangladeshi worker on Work Pass (WP) going home for leave for 4 months in July 2021. He intends to return to Singapore to work. Should we cancel his WP during his absence to avoid paying the levy?**

A19. The prevailing 60-days duration cap for waiver of levy for workers who are on overseas leave is under review. That said, we encourage employers to take into account the uncertainty of worker's entry given the border restrictions when deciding to retain the worker or not.

**Q20. Can MOM consider increasing the quota of S Pass holders for affected sectors? Due to the current reduction in number of foreign workers, our company's headcount reduced significantly and hence our quota for S Pass holders have reduced. We are facing difficulties renewing some of our S Pass holders due to this issue with quota.**

*[Updated 7 Jul 2021]*

A20. Affected firms should work with BCA and WSG to see how to better tap on the local workforce, since unemployment rates remain elevated, and locals may be more willing to consider returning/entering the sector. Companies which require assistance during this period can approach BCA for support. Companies may also apply for transitional manpower support via the Lean Enterprise Development Scheme, if needed.

## Worker Vaccination

**Q21. Workers who have recovered from COVID-19 are yet to be scheduled for vaccination. May we know when will be their turn?**

A21. The priority for vaccinations is based on medical risk. This means that groups that are at higher risk of infection or severe COVID-19 infection should get priority. We will share more vaccination details when ready.

**Q22. I have registered my workers for vaccination; how do I know when they will be scheduled for vaccination?**

*[Updated 2 Jul 2021]*

A22. Workers are progressively scheduled by MOM for vaccination, starting from dormitory workers, moving to non-dorm workers and recovered workers. MOM will inform employers in due course for vaccination of your workers.

For more information, please visit <https://www.mom.gov.sg/covid-19/frequently-asked-questions/covid-19-vaccination-for-work-pass-holders> or check with MOM directly.

**Q23. How do we register foreign workers who are staying in private properties for their vaccinations?**

*[Updated 2 Jul 2021]*

A23. Workers are progressively scheduled by MOM for vaccination, started from dorm workers, moving to non-dorm workers and recovered workers. MOM will inform employers in due course for vaccination of your workers. For more information, please visit <https://www.mom.gov.sg/covid-19/frequently-asked-questions/covid-19-vaccination-for-work-pass-holders> or check with MOM directly.

#### Hiring of Existing Workers

**Q24. Due to the manpower shortages, we consider foreign workers from other sectors (e.g. Process Sector) who are now in Singapore to be transferred to the construction sector?**

A24. Cross deployment of Process sector workers to perform construction works is not permissible. As respective sectors are grappling with challenges of manpower shortage in view of the border restrictions, change of employers within respective sector is preferred as opposed to cross-sector transfers. Should there be specific requests, you may wish to appeal to MOM or BCA for review on a case-by-case basis.

**Q25. How do we resolve the issue of poaching of foreign workers amongst subcontractors, and the problem of shortage of foreign workers in the construction sector in Singapore?**

*[Updated 2 Jul 2021]*

A25. In consultation with SCAL, MOM has introduced a temporary quota system since 1 March 2021 to moderate the number of transfers without consent (poaching) in the Construction sector. Employers are assigned a quota of between 2-4 transfers without consent over a 12-month period, based on the employer's total workforce size. In view of the effectiveness in moderating non-consent transfer, MOM has extended this temporary quota system to end November 2021.

**Q26. Our sub-contractor has some migrant workers who want to leave the company. We tried persuading the sub-contractor to let us hire these workers but the employer would prefer to send them back to their home countries. Is there a mechanism for us to hire these workers without the need to go through the sub-contractor?**

*[Updated 7 Jul 2021]*

A26. There is a transfer window where prospective employers can hire non-Malaysian WPHs without the need of consent from the current employer. This window opens from the 40th to 21st day before work permit expiry. This policy is meant to address situations where employers refuse to grant consent or to prevent the workers from joining competitor firms, even if they do not need the workers anymore.

Others

**Q27. Would it be possible for MOM to consider allowing PRC workers more than 50 years old to enter Singapore for work? We have received feedback from our contractors that they have a pool of PRC workers aged 50-55 ready to come in, but MOM doesn't issue work pass to workers more than 50 years old.**

A27. Over the last few months, we have introduced some flexibilities to allow workers' retention. These include allowing renewal of WPH on MYE-waiver for workers with less than 3 years of construction experience in Singapore as well as increase in age limit for workers on a case-by-case basis. In addition, we have also increased FWL rebate from \$90 to \$250 to help employers in view of increases in costs due to manpower shortages and Safe Management Measures (SMM).

**Q28. Will deferring skills certification tests for new workers from PRC potentially lead to safety and/or quality issues?**

*[Updated 2 Jul 2021]*

A28. Notwithstanding the deferment of skills certification tests, the workers are required to complete their construction safety orientation course prior to work commencement. Employers should also put in place necessary mitigation measures to manage potential safety/quality concerns.

**Q29. Workplace Safety & Health Officers (WSHO) doubling up as Safe Management Officers (SMO) may cause dilution in their primary duty. SMOs are spending much of their time in the daily monitoring of SMM and liaising with BCA on daily submissions and audits. Furthermore most of our WSHOs are also doubling up as Environment Control Officers (ECO) or Earth Control Measures Officers (ECMO). In the longer term, could MOM advise employers to deploy full time SMO/SDO instead of getting WSHO to double up as SMO/SDO?**

*[Updated 7 Jul 2021]*

A29. MOM encourages all employers to monitor their WSHOs' or SMOs' workload, and appoint additional staff as required to ensure that their load is reasonable and manageable.

**Q29. We have several workers staying in dormitory who received "Movement Restriction Order" from MOM for 14 days. Are we able to claim any supporting for the loss of productivity due to this?**

*[Updated 7 Aug 2021]*

A29. MOM/ACE is taking pre-emptive measures to test the workers in the affected dormitories. Once the worker is tested negative, their accesscode will turn Green and the worker can be allowed to go to work.

## **Section D: COVID-Safe Worksite**

### **Top Questions:**

**Q1. We would like to clarify on the deployment of Safe Management Officer / Safe Distancing officer deployment at project sites. We only know that these are appointed by Main Contractor and 1 SMO/SDO is required for every 50 workers. Do subcontractors also need to deploy their own SMO/SDO? Most subcontractors only deploy a few workers on site and for big projects like HDB BTO projects, there could be more than 50 groups of subcontractors on site each day so if all subcontractors need to deploy SMO/SDO then there will be additional 50 to 100 more workers as SMO/SDO deployed on site.**

A1. SMO and SDO should be appointed by Main Contractor. All worksites should have at least 1 SMO. The number of SDO required is based on the number of workers on site. For every 50 workers, at least 1 SDO is required. As mentioned in our Safe worksite guidelines, the SMO/SDO can also hold this role in addition to 1 other role at site (i.e. Workplace Safety Health Officer, Project Managers, Site Engineers, etc.) as long as he is able to exercise the duties expected. Hence, the increase in manpower requirements can be kept minimal if works on site is planned properly.

**Q2. Will BCA consider separate entry requirements for vendors only visiting the site office and not the actual job site/work zone? Currently, we are facing many coordination issues and delays to bring in vendors such as internet service provider, drinking water vendor, security guards, who typically do not go for swab test as it is not mandated in their industry.**

A2. As long as the individual enters the construction site, he/she will be subjected to RRT and ART.

**Q3. Is it required for site offices to implement SafeEntry for visitors to sign in?**

*[Updated 2 Jul 2021]*

A3. From 17 May 2021, all businesses and services that are allowed to be in operation (including offices, factories, etc) must implement TraceTogether-only SafeEntry check-in, which will replace SafeEntry check-in, to log the check-in of customers, clients, students and visitors entering their premises in order to meet the safe management measures required by the law.

**Q4. Are crossover work sites the same as crossover deployment? What should we do if the jobs are so critical that we need to be deployed and work more than 2 sites per day?**

*[Updated 2 Jul 2021]*

A4. For renovation sites, there should not be any cross-deployment across worksites. If cross-deployment cannot be avoided (e.g. due to the nature of the job), additional safeguards, which are already stipulated in the existing COVID-safe worksite requirements, must be taken to minimise the risk of cross-infection.

For construction worksites, roving sub-contractors are those who are working in construction worksites for short period of time and rove between multiple sites (i.e. door/windows installation, vector control and instrumentation works), please refer to the details under clauses 17 and 18 of the COVID-safe worksite section under <https://go.gov.sg/bca-restart-criteria>



**Q5. Our workers are working in tunnels and shafts which are more than 15m in depth. Are they required to wear face masks at all times?**

*[Updated 2 Jul 2021]*

A5. Face shields may be used in place of face masks in instances workers are involved in activities where the use of face shield is more appropriate for the type of work to be carried out. In doing so, there should be no additional hazards created by such use.

**Q6. Can you provide more clarification on how the yearly testing of the Fire Protection Equipment/System for the Fire Certificate renewal could be conducted as we would require more than 5 workers from the different service contractors?**

*[Updated 2 Jul 2021]*

A6. The 5 persons restriction is applicable to works performed in household context. The allowable works are subject to MOM's current safe management measures (<https://www.mom.gov.sg/covid-19/requirements-for-safe-management-measures>).

**Q7. What are the requirements for vendors like pest control companies who visit construction sites once a week or a month for services?**

*[Updated 2 Jul 2021]*

A7. As long as the vendors are required to enter the construction site, they are subjected to the mandatory RRT.

**Q8. Will we be expecting any additional measures to safeguard the health and safety of Facilities Management Staff who are stationed at different facilities?**

*[Updated 2 Jul 2021]*

A8. There are currently no restrictions placed on workers that move from site to site. Companies are encouraged to have a strong business continuity plan to safeguard your worksites and processes.

**Q9. Are QPs/Consultants permitted to enter multiple sites for inspection for a short duration with compliance to the following conditions?:**

- They will work in their designated zones as demarcated by the builder.
- They will be under the close supervision of an SDO, who is to ensure that they stay within their segregated zones and do not interact with workers from other contractors.
- They will observe safe distancing practices while carrying out their duties

*[Updated 6 Aug 2021]*

A9. Yes. Do also note that they would need to comply with other worksite requirements (e.g. to be subject to RRT).

**Q10. Do all site visitors need to be included in the BCA namelist?**

*[Updated 6 Aug 2021]*

A10. Visitors are recommended to be included in the BCA namelist if they are known beforehand and expected to enter site repeatedly.

It is the Builder's responsibility to ensure SMM for visitors when visitors are on site. This includes close supervision, wearing of unique visual identifiers, as well as maintaining a minimum of 1m safe distancing from other segregated groups.

**Q11. Is it possible for BCA to standardise the colours of visual identifiers for roving contractors moving from one site to another? This is because many main contractors require our workers to don the reflective vests bearing their respective names. As a result, we need to purchase multiple vests for different worksites.**

*[Updated 6 Aug 2021]*

A11. BCA does not specify the type and colour of visual identifiers required. Builders have to determine the type and colours of the visual identifiers based on their respective SMM plans and attainable resources.

**Q12. Are Excavator/Crane Operators working alone in fully-enclosed cabins required to wear masks?**

*[Updated 6 Aug 2021]*

A12. It is recommended for Excavator Operators/Crane Operators to wear masks while working in the cabin. However, mask on is required when they leave their cabin and/or speaking to other personnel from the cabin.

**Q13. Are workers allowed to remove their masks while doing strenuous works as long as they are kept within their small worker groups?**

*[Updated 6 Aug 2021]*

A13. All personnel must wear mask while carrying out their tasks in a construction site but are allowed to temporarily remove their mask if they are performing strenuous activities. However, proper safe distancing is to be maintained.

**Q14. How is SafeEntry scanning done for Malaysian delivery drivers?**

*[Updated 6 Aug 2021]*

A14. SafeEntry check-in can be done through the wireless scanning of the TraceTogether app or token via the SafeEntry Gateway method, without the driver leaving their vehicles.

## Section E: MCST Matters

### Top Questions:

**Q1. Can you provide some clarity on how the various Ministries are able to convey the SMM information to the public so that they are aware of the constraints MCSTs are facing?**

*[Updated 2 Jul 2021]*

A1. Agencies such as MOH, BCA, SportSG, etc., will disseminate timely information to the public on the prevailing SMMs. Public can visit the websites of respective agency to check the relevant and latest information that they wish to find out.

**Q2. Are the authorities able to empower MCSTs to enforce SMM in the condo? There were cases where the security approached residents who breached SMM and were very defensive.**

*[Updated 2 Jul 2021]*

A2. The MCST is not empowered to issue fines to individuals. However, MCST has the duty to manage, control and administer the common property for the benefit of all residents in the development and apply policy, procedure and control to mitigate the risk of Covid-19 transmission. These include displaying signage, deploying security officers to disperse crowd, issuing reminder to residents, and reporting breach of SMM to BCA for investigation.

**Q3. Where can I download the standard form to send to residents who do not adhere to the restrictions?**

*[Updated 2 Jul 2021]*

A3. You can refer to our circular issued by BCA on 3 June 2021 (<https://go.gov.sg/bca-circular-responsibility-of-mcsts-3jun>).

**Q4. Are there any measures for Managing Agent (MA) staff who have a few sites which require them to cross-visit every site each week?**

*[Updated 2 Jul 2021]*

A4. All Managing Agents must comply with the prevailing workplace SMM, including wearing of mask and observing safe distancing when they are in their workplace within MCST. You may refer to the advisory issued by MOM.

**Q5. Does BCA have any restriction to an enclosed function room with a cooking facility (grill/ oven etc)?**

*[Updated 2 Jul 2021]*

A5. From 21 June 2021, indoor facilities can be opened, subject to the prevailing SMM. For example, if dining is permitted within the indoor facility, MCST and persons using the facility need to adopt and adhere to the safe management measures including safe distancing like that used in restaurants.

**Q6. Can MCSTs hold their monthly council meetings in person? Any limit to number of people present for such meetings?**

*[Updated 2 Jul 2021]*

A6. The MCST can hold physical extraordinary general meetings, with no more than 50 persons attending the meeting in person, or such number of persons who can be accommodated at the venue where there is at least one metre safe distancing between any two individuals, whichever is lower. This arrangement can also apply to physical council meetings held by management councils. MCSTs and management councils conducting physical meetings must comply with the relevant Safe Management Measures (SMMs), including SMMs in the COVID-19 (Temporary Measures) (Control Order) Regulations. For more information, you may wish to refer to the circular and guidance notes, dated 7 April 2021, issued by BCA (<https://go.gov.sg/bca-circular-e-general-meeting>).

For meetings expecting to have an attendance that exceeds 50 persons or the number of persons that can be accommodated at the venue in compliance with the SMMs, MCSTs are advised to conduct the meetings by electronic means.

**Q7. Understand that BCA advisory had allowed for coaching to be carried out during this Phase 3 (Heightened Measures). This includes private coaches for swimming / tennis, etc. These coaches could be going from one Condominium to another. Is this considered a high-risk activity?**

*[Updated 2 Jul 2021]*

A7. The MCSTs can impose stricter SMMs to better control and manage the common facilities. As a good practice, MCSTs can issue a circular to residents to provide information on such implementation. Swimming coaches and/or other coaches should practice safe management measures and adhere to the SMMs imposed by BCA and MCST as well as guidelines imposed by SportSG.

**Q8. We often encounter conflicting SMM information for condominium sites from different government authorities (ie: SportSG and BCA). That leads to different interpretation by residents and other Stakeholders leading to implementation challenges. Is there possibility for a single government entity to lead such guidelines for easy implementation and communication which includes clarification too?**

*[Updated 2 Jul 2021]*

A8. SportSG provide guidelines to sports related matters. For BCA, we will provide guidelines to all facilities including sports and social facilities which we will take into consideration of SportSG guidelines. To date, guidelines are consistent and aligned.

**Q9. MCST rely on Managing Agents to updates BCA advisories, enforce SMM and issue non-compliance if necessary. However, Managing Agents are sometimes reluctant to carry out check on residents citing PDPA. Is this an issue?**

*[Updated 2 Jul 2021]*

A9. This should not be an issue. Visitors visiting any MCST development should also provide his/her details. We have earlier sent a circular to MCSTs addressing the responsibilities of MCSTs and MAs appointed by MCSTs should be guided by the 5 key measures to ensure that SMMs are put in place and that residents observe the SMMs. You can refer to our circulars for more information.

**Q10. Can we have 6 people in lifts, including Specialist Professional Engineer (SPE), while performing load test at condominiums or homelift owners? This is to avoid misunderstanding with Managing Agents in near future.**

*[Updated 2 Jul 2021]*

A10. If it is a condominium and the lift is a common lift (i.e. not a private lift opening into a private unit), you can have more than 5 workers as it would be considered as a worksite.

For homelifts (i.e. lifts in a landed house), the max you can have is 5 pax.

## **Section F: Renovation Matters**

### **Top Questions:**

**Q1. For renovation projects in unoccupied HDB units, non-occupied commercial, or industrial projects, do the stakeholders need to do RRT to enter the premises?**

A1. It depends if the renovation project has a BCA Project reference number. If so, it will be treated as a Construction project and will need to meet all the requirements, including RRT.

**Q2. While we know that Cross-Deployment is not allowed; if our company staff doing ad-hoc repair works across different commercial buildings, is this counted as cross-deployment?**

*[Updated 2 Jul 2021]*

A2. Company should restrict workers to visit not more than 2 commercial buildings per day.

**Q3. How many sites can renovation workers visit in a day?**

*[Updated 2 Jul 2021]*

A3. Maximum of two sites per day.

**Q4. What is the maximum number of workers allowed to conduct renovation works in households?**

*[Updated 6 Aug 2021]*

A4. Renovation works and building related works/services carried out within households are allowed to continue. However, if there are people living in the premises where works/services are being carried out, there should be no more than 2 workers allowed per day (till 9 Aug 2021), and not more than 5 workers allowed per day from 10 Aug 2021. This is in line with MOH press release dated 6 Aug 2021 on maximum 5 distinct visitors per household per day from 10 Aug 2021, to reduce the amount of person-to-person interactions.

If the premises is vacant (i.e. no one living in the premises), the 5 persons restrictions is not applicable and the allowable works are subject to MOM's current safe management measures (<https://www.mom.gov.sg/covid-19/requirements-for-safe-management-measures>).

**Q5. If I have 5 visitors in my unit, is it allowable to have 2 contractors visit my unit to service my air conditioner?**

*[Updated 2 Jul 2021]*

A5. As long as they are not people residing in your household, be it visitors or contractors, they add to the limit of 5 (based on current restrictions).

**Q6. If we are doing renovation works in an unit in a shopping mall, can we have more than 5 workers?**

*[Updated 2 Jul 2021]*

A6. As this is not an occupied residential unit, there are no restrictions to the number of workers, but companies are reminded to adhere to MOM's safe management measures.

**Q7. Is manpower restriction (e.g. max 5 pax) applicable to contractor firms who are deploying workers for cyclical repairs and redecoration works taking place at condominiums?**

*[Updated 2 Jul 2021]*

A7. No, the manpower restriction does not apply if the work is not within an occupied residential unit.

**Q8. Do we need to send all our employees working at customer premise for RRT? What is "Worksite" define?**

*[Updated 2 Jul 2021]*

A8. For non-construction site activities (referring to FM, maintenance works, etc) and renovation works not requiring BCA Building Plan submission, RRT is required for SP and WP holders (under construction sector) only.

**Q9. Is A&A works under construction category?**

*[Updated 2 Jul 2021]*

A9. It depends if the scope of Alteration & Additions (A&A) works falls under the definition of the "construction work" under Section 3 of the Building and Construction Industry Security of Payment Act (SOPA). For more information regarding SOPA, you may refer to the website available at <https://sso.agc.gov.sg/Act/BCISPA2004>

**Q10. For renovation works at condominium units, is SafeEntry at the main entrance of the condominium sufficient? Or do we need to create another SafeEntry for the individual unit?**

*[Updated 2 Jul 2021]*

A10. SafeEntry is required at the particular household unit where renovation is to be performed.

**Q11. How do Singaporeans or PRs apply for RRT for renovation and defect works?**

*[Updated 2 Jul 2021]*

A11. Singaporeans and PRs do not need to undergo RRT unless they are entering a construction site.

**Q12. For non-construction activities, what are the requirements for S Pass, WP holders and Singaporeans/ PRs to enter?**

*[Updated 2 Jul 2021]*

A12. For non-construction site activities (i.e. FM and reno works), only S Pass and WP holders (under construction sector) are required to undergo RRT and not Singaporeans and PRs.

**Q13. Are foreign workers staying in dormitories and working in renovation/ fit out project allowed to have their meals in hawker centres/ coffee shops/ food courts?**

*[Updated 2 Jul 2021]*

A13. Workers staying in non-dorm can have their meals in the community. For workers staying in dormitories, they are required to take dedicated transport to site and back and employers should provide meals so that intermixing/ intermingling with the community can be minimised.

**Q14. Is zoning allowed in renovation site (commercial offices etc.) if multiple trades workers (painter, carpenter, etc) are working in the same site?**

*[Updated 2 Jul 2021]*

A14. Only MOM's Safe Management Measures are required. Zoning is not required, but your company can do this voluntarily to better protect your workers.

**Q15. Is it necessary for unoccupied units to have SafeEntry for renovation works?**

*[Updated 2 Jul 2021]*

A15. Yes. This is to facilitate contact tracing; because there are multiple workers from numerous companies entering the worksite.