

Our Reference: APPBCA-2019-04

Building Plan & Management Group

30 May 2019

See Distribution List

Dear Sir/Madam,

RELEASE OF DESIGN FOR MAINTAINABILITY GUIDES

Objective

This circular informs the industry on the release of the Design for Maintainability Guides for residential developments, non-residential developments and municipal infrastructure.

Background

2 Design for Maintainability (DfM) is identified as a key pillar to support the Facility Management (FM) sector's transformation (see **Annex** for details). DfM is the practice of integrating operations and maintenance experience into project planning and design to achieve effectiveness, safety, and economy of maintenance tasks throughout the life of a facility. Incorporating maintainability concepts at upstream design promotes cost-effective and labour efficient maintenance regimes, in the long run.

New DfM Guides

3 BCA, in collaboration with industry stakeholders and other public agencies, have reviewed the previous DfM Checklist (*released in 2016*) and developed a new set of DfM Guides. The new guides are customised according to different building types – Residential, Non-Residential, and Municipal Infrastructure – for ease of use and adoption by industry practitioners. The guides contain a wide spread of design considerations, including new content promoting the use of Smart FM and building automation.

4 We would like to encourage designers and developers to make use of the DfM Guides in the planning and design of building projects. The guides are also useful references to facility managers, service buyers and providers, who are involved in design decision processes. The DfM Guides are available on BCA's website: <https://www.bca.gov.sg/sustain/design-for-maintainability-dfm.html>

Clarifications

5 We would appreciate it if you could share this circular with your members. If you need any clarifications, please contact us through BCA's Online Feedback Form at <https://www.bca.gov.sg/feedbackform/>

Yours faithfully,



Ar. TAN JWU YIH
DIRECTOR
DESIGN FOR MAINTAINABILITY DEPARTMENT
BUILDING PLAN AND MANAGEMENT GROUP
for COMMISSIONER OF BUILDING CONTROL

Annex

As part of the initiatives to uplift the Facilities Management (FM) sector – a key focus under the Real Estate Industry Transformation Map – BCA brought together the industry, unions, and other public agencies to form a Tripartite FM Implementation Committee (FMIC) to develop, oversee, and review the implementation of the sector’s transformation plans.

To raise awareness of the importance of Design for Maintainability (DfM) and help the industry keep abreast of good DfM practices – including safe maintenance access, use of appropriate building materials and adoption of technology – to enable efficient maintenance activities downstream, BCA collaborated with industry stakeholders and government agencies (see Table 1) to review and develop design tools such as the new DfM Guides.

Table 1: Stakeholders involved in reviewing DfM tools	
	Industry stakeholders
1.	CBRE Singapore
2.	City Developments Limited
3.	International Facility Management Association, Singapore Chapter
4.	ISS Facility Services Pte Ltd
5.	MOH Holdings Pte Ltd
6.	Singapore Institute of Architects
	Government Agencies
1.	Building and Construction Authority
2.	Housing & Development Board
3.	Infocomm Media Development Authority
4.	JTC Corporation
5.	Land Transport Authority
6.	Municipal Services Office
7.	National Environment Agency
8.	National Parks Board
9.	PUB, Singapore’s National Water Agency

DISTRIBUTION (via e-mail):

President
Institution of Engineers, Singapore (IES)
70, Bukit Tinggi Road
Singapore 289758
ies@iesnet.org.sg

President
Association of Consulting Engineers, Singapore (ACES)
18, Sin Ming Lane #16-01
Midview City
Singapore 573960
secretariat@aces.org.sg

President
Real Estate Developers' Association of Singapore (REDAS)
190 Clemenceau Avenue #07-01
Singapore Shopping Centre
Singapore 239924
enquiry@redas.com

President
Singapore Contractors Association Limited (SCAL)
Construction House
1 Bukit Merah Lane 2
Singapore 159760
enquiry@scal.com.sg

President
Singapore Institute of Architects (SIA)
79 Neil Road
Singapore 088904
info@sia.org.sg

Registrar
Professional Engineers Board, Singapore (PEB)
52 Jurong Gateway Road #07-03
Singapore 608550
registrar@peb.gov.sg

Registrar
Board of Architects (BOA)
5 Maxwell Road
1st Storey Tower Block, MND Complex,
Singapore 069110
boarch@singnet.com.sg

President
Singapore Institute of Surveyors & Valuers (SISV)
110 Middle Road #09-00
Chiat Hong Building Singapore 188968
sisv.info@sisv.org.sg

President
International Facility Management Association (IFMA) – Singapore Chapter
Killiney Road Post Office
PO Box 2104
Singapore 912352
contact@ifmasingapore.org

President
Association of Property & Facility Managers (APFM)
110 Middle Road, #09-00 Chiat Hong Building
Singapore 188968
secretariat@apfm.mygbiz.com

President
Society of Project Managers (SPM)
Macpherson Road P.O. Box 1083
Singapore 069113
Societyofprojectmanagers@gmail.com

Divisional Director
Occupational Safety and Health Division
Ministry of Manpower
1500 Bendemeer Road #03-02
Ministry of Manpower Services Centre
Singapore 339946
silas_sng@mom.gov.sg

Director
Building and Infrastructure
Defence Science & Technology Agency
1 Depot Road
Defence Technology Tower A
Singapore 109679
lee_eng_hua@dsta.gov.sg

Deputy Chief Executive Officer (Building)
Housing & Development Board (HDB)
480 Lorong 6 Toa Payoh
HDB Hub
Singapore 310480
Fong_Chun_Wah@hdb.gov.sg

Director
Engineering & Operations Group
JTC Corporation (JTC)
8 Jurong Town Hall Road
The JTC Summit
Singapore 609434
mark_koh@jtc.gov.sg

Director
Technical Services Division
JTC Corporation (JTC)
8 Jurong Town Hall Road
The JTC Summit
Singapore 609434
tan_su_chern@jtc.gov.sg

Deputy Chief Executive
Infrastructure & Development
Land Transport Authority (LTA)
1 Hampshire Road Block 8 Level
Singapore 219428
chua_chong_kheng@lta.gov.sg

Divisional Director
Infrastructure and Facility Services Division
Ministry of Education
285 Ghim Moh Road, Block C, Level 3
Singapore 279622
Choo_lee_see@moe.gov.sg

Director
Procurement and Project Facilitation Department
National Environment Agency (NEA)
40 Scotts Road, #13-00
Environment Building
Singapore 228231
li_shang_tang@nea.gov.sg

Director
Building & Estates Management
People's Association
9 King George's Avenue
Singapore 208851
David_Low@pa.gov.sg

Director
Special Projects & Procurement Department
PUB, Singapore's National Water Agency (PUB)
40 Scotts Road #18-01
Environment Building
Singapore 228231
herman_ching@pub.gov.sg

Chief (Sport Infrastructure Group)
Sport Singapore
3 Stadium Drive
Singapore 397630
lim_hong_khiang@sport.gov.sg

Chief Planner
Urban Redevelopment Authority (URA)
45 Maxwell Road
The URA Centre
Singapore 069118
hwang_yu_ning@ura.gov.sg

Deputy Chief Executive Officer
Sentosa Development Corporation
33 Allenbrooker Road, Sentosa
Singapore 099981
agencies_circulars@sentosa.com.sg

Chief
Health Infrastructure Project
MOH Holdings Pte Ltd
1 Maritime Square #11-25
Harbourfront Centre
Singapore 099253
koh_beng_thong@moh.gov.sg

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