

Date: 01 Dec 2022

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Dear Sir/Madam,

ROLL-OUT OF ENHANCED DESIGN FOR MAINTAINABILITY GUIDES

Objective

This circular informs the industry on the release of the **enhanced Design for Maintainability Guides** – a comprehensive compilation of best maintainable design practices – for municipal infrastructure, and residential and non-residential developments.

Background

2 Design for Maintainability (DfM) is a key pillar supporting the Facilities Management (FM) sector's transformation (*see **Annex below for details***). DfM integrates operations and maintenance experience into project planning and design to achieve ease, safety, and economy of maintenance tasks throughout the life of a facility. This process improves the resource- efficiency (labour & cost) of downstream maintenance regimes.

Enhanced DfM Guides

3 The existing DfM Guides were made available to industry in May 2019. The recent review aimed to keep pace with the digital and technological advancements in the Facilities Management sector, requiring design intervention. Broadly, it entailed the following:

- i. Revamp of
 - Smart FM chapter
 - Security chapter
 - Landscape chapter
 - Environmental Services considerations
- ii. Inclusion of
 - Robotic & Automation Chapter

4 We would like to **encourage designers and developers to adopt the DfM Guides in the planning and design of building projects. They are also useful references to facility managers and service providers, especially when planning for addition & alteration.** The DfM Guides can be accessed here: <https://www1.bca.gov.sg/buildsg/facilities-management-fm/design-for-maintainability>.

Circulation

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

Yours faithfully,



Mr. ANG KIAN SENG
GROUP DIRECTOR
ENVIRONMENTAL SUSTAINABILITY GROUP
BUILDING CONSTRUCTION AUTHORITY

Annex

Set up in April 2018, the tripartite Facilities Management Implementation Committee (FMIC) brings together major stakeholders from public and private sectors – building owners, FM service providers, TACs, and unions – to co-develop initiatives to advance the Facilities Management (FM) sector.

One focus area under the FMIC is championing upfront Design for Maintainability, to which a DfM Taskforce, comprising both public and private stakeholders was formed to review and develop design tools – such as the enhanced DfM Guides – to promote maintainable designs and best practices.

DISTRIBUTION (via e-mail):

President
Institution of Engineers, Singapore (IES)
70, Bukit Tinggi Road, Singapore 289758

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Block H, Level 2, BCA Braddell Campus, 200 Braddell Road, Singapore 579700

Chairman
Sustainable Energy Association of Singapore (SEAS)
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No. 9 Ah Hood Road, #02-04, Singapore 329975

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c/o 9 Jurong Town Hall Road, #04-02, TA Hub, Jurong Town Hall, Singapore 609431

President
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Building & Estates Management
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Deputy Chief Executive Officer
Sentosa Development Corporation
33 Allenbrooke Road, Sentosa
Singapore 099981

Managing Director
Health Infrastructure Project
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