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Construction Productivity and
Quality Group
Built Environment Research and
Innovation Institute

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Dear Sir/Madam

AMENDMENTS TO CODE OF PRACTICE ON BUILDABILITY TO REMOVE REQUIREMENT TO OBTAIN IN-PRINCIPLE ACCEPTANCE FROM THE BUILDING INNOVATION PANEL FOR PREFABRICATED BATHROOM UNIT (PBU) AND PREFABRICATED PREFINISHED VOLUMETRIC CONSTRUCTION (PPVC) SYSTEMS

Objective

1 This circular informs the industry of the amendments to be made to the Code of Practice (“COP”) on Buildability which will take effect on **1 April 2023**. The changes apply to all projects adopting PBU and PPVC systems. Projects will not be required to use only PBU and PPVC systems which had been issued In-Principle Acceptance (IPA) by the Building Innovation Panel (BIP).

Background

2 The BIP was set up in 2011 to facilitate multi-agency regulatory clearances for innovations that improve productivity, focusing on Design for Manufacturing and Assembly (DfMA) technologies such as PBU and PPVC, which at the time were new to the industry. The scope of BIP was further enhanced in 2019 to include Robotics & Automation and innovative building and construction materials.

3 In particular, the BIP has helped to assess and acknowledge PBU and PPVC systems which meet the BIP's requirements to ensure there is a ready pool of suppliers to support the industry. The BIP process has helped industry stakeholders to gain confidence in adopting PBU and PPVC systems as part of the larger drive towards DfMA, minimising potential hurdles in regulatory clearances and quality issues downstream.

Removal of Requirement for PBU and PPVC Systems to be Accepted by BIP

4 With the eco-system for PBU and PPVC systems established, the Building and Construction Authority (BCA) will streamline the regulatory clearance process and remove the requirement for projects to only use PBU and PPVC systems that have obtained an IPA from the BIP. These projects include :-

- a) all residential non-landed projects which are required to adopt PBUs
- b) selected GLS residential non-landed and hotel projects for which the adoption of PPVC is stipulated as a land sales condition.

5 Notwithstanding the above, all projects are still required to comply with prevailing Buildability requirements, including having PBU and PPVC fabrication facilities accredited under the PBU and PPVC Manufacturer Accreditation Schemes (MAS) respectively.

Implementation Timeline

6 The changes outlined in paragraphs 4 and 5 apply to projects submitted to the Urban Redevelopment Authority (URA) for Planning Permission on or after 1 April 2023. Amendments will be made to the Code of Practice on Buildability (2022 Edition) through an Addendum.

7 In line with the above, the BIP will discontinue accepting common¹ PBU and PPVC systems for evaluation with effect from 1 April 2023. Applications for PBU and PPVC systems which have already been submitted to the BIP would continue to be evaluated.

¹ Common PBU and PPVC systems refer to systems which are similar in designs to past accepted BIP systems, or systems which are already adopted in Singapore.

Clarification

8 Should you or your members have any queries concerning this circular, please contact Mr Christopher Chien (email: Christopher.Chien@bca.gov.sg) for BIP matters or Ms Wong Jia Min (email: Wong.Jia.Min@bca.gov.sg) for Buildability matters.

Thank you.

Yours faithfully



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