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Dear Sir/ Madam

**APPOINTMENT OF SINGLE QUALIFIED PERSON FOR LANDED PROPERTY DEVELOPMENTS AND NON-AC PROJECTS**

This is an advisory to the industry on the appointment of single qualified person (QP) for landed property developments and non-AC projects.

2 We note that currently, it is a common industry practice for more than one qualified person for structural works (QP) to be appointed for projects involving basements, barriers and claddings. Even for small projects such as landed property developments, it is not uncommon to have three separate QPs appointed for the main permanent works, Earth Retaining or Stabilising Structures (ERSS) and barriers respectively. We are concerned that this multiple QP system, especially for landed property developments and non-AC projects, could result in safety gaps when the scope of individual QP's work responsibilities is not clearly demarcated, particularly at the interface between main structures and other works. Granting of Temporary Occupation Permit could also be delayed if the multiple QPs could not submit the certificates in a timely manner.

3 In view of the issues encountered, we advise and urge the industry to adopt a single QP system for landed property developments and non-AC projects. A series of dialogue sessions with the industry, Institution of Engineers Singapore and Association of Consulting Engineers Singapore were held to gather feedback on the single QP system. The survey carried out among the professional engineers and the builders has indicated that the proposed system is favourable.

4 QPs and builders appointed for all landed property developments and non-AC projects are to advise building developers to adopt the single QP system for all works including permanent structures, ERSS, barriers and any other works that require endorsement by a professional engineer.

5 Should you need further clarification on this matter, please contact Er. Tan Geok Lee at Tel: 6804 4631, or email: [Tan\\_Geok\\_Lee@bca.gov.sg](mailto:Tan_Geok_Lee@bca.gov.sg).

Yours faithfully

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