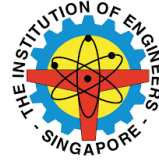




ASSOCIATION OF
CONSULTING ENGINEERS
SINGAPORE



BCA ref: **APPBCA-2026-11**

Date: 15 Jul 2026

Dear Sir/Madam

JOINT CIRCULAR WITH ACES / IES / SCAL

GUIDEBOOK FOR REMOTE SITE SUPERVISION (STRUCTURAL WORKS) VERSION 2

This circular is to inform the industry of the publication of the second version of the *Guidebook for Remote Site Supervision (Structural Works) Version 2* ("RSS Guidebook V2").

Background

2 As building works in Singapore grow increasingly complex, the traditional model of individual-based site supervision is no longer sufficient to meet the demands of modern construction. To address this, the Building and Construction Authority (BCA) will be implementing a firm-based site supervision regime, requiring the appointment of BCA-licensed Site Supervision Firms (SSFs) for projects exceeding \$75 million from 2028. This shift recognises that professional firms, with their collective expertise and institutional resources, are better positioned to uphold safety and quality standards across all phases of a project.

3 Central to the new regime is a paradigm shift from manpower-based to outcome-based supervision. Remote Site Supervision ("RSS") is a key enabler of this transformation, allowing firms to harness centralised expertise and deploy advanced monitoring technologies while maintaining rigorous governance and standardised operating procedures. BCA has been progressively building up the policy and technical foundations for this shift. The first guidebook for Remote Site Supervision (Structural Works), jointly issued by BCA, ACES, IES and SCAL on 20 October 2021, introduced real-time video tools for supporting remote site supervision.

4 Since then, site connectivity, video communication, digital documentation platforms and remote monitoring systems have advanced considerably. To further support industry's transition, BCA has developed the RSS Guidebook V2, which sets out the framework, methodologies, and best practices for firms to adopt the new regime and deliver superior outcomes for Singapore's built environment.

RSS Guidebook V2

5 The BCA has prepared the RSS Guidebook V2 in collaboration with the Institution of Engineers ("IES"), Association of Consulting Engineers ("ACES") and Singapore Contractors Association Limited ("SCAL"). The Guidebook consolidates insights and practical experiences of more than 30 pilot

implementations with industry partners across HDB Public Housing, LTA infrastructure and private integrated development projects.

- 6 Two main findings have been consistent across the pilot implementations:
 - a. Manpower savings from a more flexible deployment of site supervisors generally exceed the cost of supporting technologies, and
 - b. Advanced or costly technology is often unnecessary as most productivity gains can be achieved from simple process redesigns, such as better sequencing of inspections, clearer hold points and targeted use of live video, and digital records to support verification and audit.
- 7 The updated Guidebook provides:
 - a. A clearer framework for identifying construction activities suitable for RSS, based on risk, complexity and the nature of supervision required;
 - b. Guidance on different supervision approaches;
 - c. practical examples of RSS application across different structural and construction activities;
 - d. Enhanced guidance on documentation, digital records and audit trails to support objective verification of supervision outcomes; and
 - e. Guidance on how project parties may seek BCA's consideration for optimisation of site supervisor deployment, supported by a robust RSS plan and adequate safeguards.

Implementation

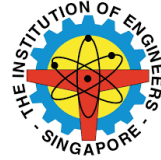
8 RSS is intended to apply to building works where full-time site supervision is required under the prevailing statutory site supervision framework. It is not intended to replace immediate supervision arrangements.

9 Although the adoption of remote supervision remains optional, the appropriate Qualified Person ("QP(S)") appointed to carry out supervision for large building works are encouraged to actively adopt RSS for supervision, particularly for QP(S) employed in firms looking to register as SSFs under the firm-based site supervision. Project parties should familiarise themselves with RSS Guidebook V2 and engage early on the activities to be supervised remotely, the technologies and processes to be used, the records to be maintained, and the safeguards to ensure supervision outcomes are not compromised.

10 The prevailing requirements under the Building Control Regulations, including the minimum number of site supervisors and the requirements for site supervision in accordance with SS515 and the Guide Book for Site Supervision Plan, continue to apply unless otherwise approved by the Commissioner of Building Control ("CBC"). Project parties intending to optimise site supervisor deployment through RSS should submit the necessary RSS plan and supporting information to BCA for consideration. The CBC will assess every waiver application on the merit of the RSS proposal.



ASSOCIATION OF
CONSULTING ENGINEERS
SINGAPORE



11 The RSS Guidebook V2 is available at <https://isomer-user-content.by.gov.sg/338/8c613d5d-1790-4746-86c3-4eed9c23a720/Remote%20Site%20Supervision%20Guidebook%20V2.pdf>

12 Should you require any further clarifications on this matter, please submit your enquiry through BCA's Online Feedback Form at <https://www2.bca.gov.sg/feedback/> or call us at 1800 342 5222.

Yours Faithfully,
Er. Kwa Chin Soon
Director, Construction and Structural Investigation Department
Building and Construction Authority

ER. CHUCK KHO
PRESIDENT
ASSOCIATION OF CONSULTING
ENGINEERS SINGAPORE (ACES)

MERVYN SIRISENA
PRESIDENT
INSTITUTION OF ENGINEERS
SINGAPORE (IES)

LEE KAY CHAI
PRESIDENT
SINGAPORE CONTRACTORS
ASSOCIATION LIMITED (SCAL)