



Site Supervision Firm Accreditation: What Developers Need Before 2028

Description

For large structural works, our supervisors are experienced will not be the complete procurement answer from 2028. Singapore is introducing a licensing requirement for firms that carry out site supervision on projects above the published S\$75 million threshold. The readiness path starts before the licence application, with the firm's systems and competence assessed through accreditation.

BCA's [built-environment announcement](#) links Singapore Accreditation Council accreditation to future BCA licensing. Developers should therefore stop treating accreditation, licensing and project appointment as interchangeable words. They are related gates with different evidence and decision owners.

The four-stage path

Stage	Question to resolve	Evidence
1. System readiness	Can the firm demonstrate competent and impartial inspection work?	Procedures, competence criteria, records, independence controls
2. SAC accreditation	Has the inspection body passed the relevant assessment?	Current scope and accreditation status
3. BCA licensing	Does the firm meet the regulatory licence conditions?	Licence and applicable conditions
4. Project appointment	Is the firm suitable and adequately resourced for this project?	Named team, deployment plan, conflicts check and contract

A future BCA licence will not remove the developer's need to test project-specific capacity. Conversely, a strong project team does not replace the formal accreditation and licensing gates where they apply.

What ISO/IEC 17020 readiness looks like in practice

The [Singapore Accreditation Council's inspection-body page](#) identifies ISO/IEC 17020 as the relevant standard and says an accredited organisation is deemed capable of meeting standards for quality, performance, technical competence and professional judgment. A firm should be able to show how it qualifies personnel, assigns them, reviews work, controls records and handles findings without commercial pressure distorting inspection conclusions.

Build a competence matrix that goes beyond CVs. For each role, record the work types covered, required qualifications, supervised experience, authorisation limits, refresher needs and evidence of recent performance. Link the matrix to deployment, so procurement can see whether the proposed team is actually available.

The procurement evidence file

- **Accreditation scope:** verify the current certificate and the activities it covers.
- **Licence position:** record whether the BCA licence is required, obtained or pending under the implementation timetable.
- **Impartiality:** map ownership, related parties, commercial incentives and prior design involvement.
- **Staffing:** name the project leaders, inspectors, alternates and escalation authority.
- **Training:** show initial authorisation, continuing competence and lessons from non-conformities.
- **Records:** define inspection plans, reports, photographs, test evidence, issue closure and retention.
- **Digital and remote methods:** document when remote observation is allowed, what it cannot replace and how identity, time and location are verified.

This file should be evaluated before contract award, then refreshed at mobilisation and when key staff change. A certificate checked once at tender is not evidence that the licensed, accredited capability remains deployed six months later.

Remote supervision needs its own control

Video, sensors and digital records can improve coverage, but they can also create false confidence. A remote-supervision procedure should state which activities require physical presence, how live feeds are authenticated, how blind spots are recorded, who controls the device and what happens when connectivity fails. Retain original files and audit trails rather than screenshots pasted into a report.

The key test is whether the evidence lets a competent reviewer reconstruct what was inspected, when, by whom, against which acceptance criteria, and how an exception was closed.

Developer readiness before 2028

1. Identify projects likely to exceed the S\$75 million structural-works threshold.
2. Ask potential firms for their accreditation plan and current scope.
3. Insert licence and continuing-status conditions into procurement documents.

4. Evaluate staffing, impartiality and record systems as scored requirements.
5. Create a mobilisation hold point before supervision begins.

The licensing change sits beside wider BCA reforms. Our overview of [built-environment productivity measures](#) provides the broader policy context. For completed developments, [periodic facade inspection](#) illustrates how later inspection duties need their own owners and calendars.

The procurement conclusion

Treat 2028 as the operational deadline, not the date to begin. A supervision firm needs time to build and test its system, complete accreditation, satisfy licensing requirements and then prove project-specific capacity. A developer that requests this evidence early can distinguish a credible transition plan from a last-minute promise.

Score the supervision proposal

Area	Weak evidence	Strong evidence
Competence	Company profile and CV bundle	Role authorisations tied to work types and recent evidence
Capacity	Unnamed team as required	Named roster, availability and replacement controls
Impartiality	Generic conflict statement	Project relationship map with mitigations
Reporting	Sample template only	Issue, escalation, closure and audit-trail workflow

Weight the score before tenders are opened. Otherwise a low price can quietly redefine what the developer considers adequate evidence.

Plan for a failed or delayed accreditation

Ask bidders what happens if accreditation scope is narrower than expected, an assessment raises findings or the future licence is delayed. The response should identify affected projects, interim staffing and contractual notification. A vague promise to 'comply by 2028' is not a continuity plan.

Mobilisation hold points

- Current accreditation scope independently verified
- Future licence requirement and status recorded
- Named personnel accepted and available
- Inspection plan aligned to construction programme
- Digital records and access tested
- Conflict declarations completed

No structural work that relies on the supervision service should pass the hold point merely because mobilisation is late. Escalate programme pressure instead of weakening the evidence gate.

Keep the certificate current

Record certificate number, scope, issue and expiry dates, and the date it was checked with the accreditation body. Set a review before expiry and after any material change in ownership, key personnel or scope. The procurement file should show continuing status, not a PDF copied from an old tender.

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Author

rachelng

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