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Construction Productivity and Quality Group

30 April 2026

Dear Sir/Madam

BUILDABILITY TYPE APPROVAL FOR PROGRAMME-LEVEL DESIGN STANDARDISATION THROUGH KIT-OF-PARTS APPROACH

Objective

1. This circular informs the industry of a new, optional regulatory pathway – Buildability Type Approval for projects adopting Kit-of-Parts (KoP) approach. This pathway will be made available from **30 April 2026**.

Background

2. To further accelerate productivity gains and advance industrialised construction in the next phase of the Built Environment's Design for Manufacturing and Assembly (DfMA) journey, the industry will need to shift from project-centric solutions towards solutions that may be applied on a programme-level to improve design and manufacturing efficiency, enable automation, reap economies of scale, and enhance supply resilience. As part of this broader transformation, BCA is encouraging developers to adopt the KoP approach, where standardised and modular building parts are used across projects of suitable typologies.

3. The KoP approach involves organising buildings into pre-designed parts (e.g. standardised/modularised components, assemblies) that are optimised for manufacturing and assembly and enables interchangeable use across multiple projects. This creates value propositions across the Built Environment ecosystem:

- Developers: Accelerate review and approval processes, achieve cost efficiencies through demand aggregation, offer greater certainty in project delivery, as well as build supply chain resilience
- Consultants: Eliminate repetitive design checks and modelling tasks, enabling greater focus on higher-value design innovation areas
- Prefabricators: Justify investment in automation and high-quality reusable moulds through consistent specifications, reduce storage needs with cross-project inventory deployment, reduce precasting costs and manpower needs
- Builders: Enhance coordination efficiency and minimise waste, simplify installation processes, and achieve more predictable project cost and scheduling.

Buildability Type Approval for Developers with Programme-level Design Standardisation

4. Currently, each applicable building project with Gross Floor Area (GFA) $\geq 5,000\text{m}^2$ must submit Buildable Design Score (B-Score) and Constructability Score (C-Score), along with the Buildability Detailed Design and Implementation Plan (BDIP) and Constructability Implementation Plan (CIP), in accordance with the Building Control (Buildability and Productivity) Regulations 2011 (the “**Regulations**”) and the Code of Practice on Buildability (“**COP**”), in respect of each project.

5. There is opportunity to streamline this project-based approach, where standardised designs are adopted across projects. Complementary to the KoP approach, BCA will be implementing a pro-enterprise regulatory pathway: Buildability Type Approval, to incentivise developers to propose and adopt deemed acceptable solutions for design standardisation across suitable projects.

6. Currently, COP sets out deemed acceptable solutions for building works in respect of projects with GFA $\geq 25,000\text{ m}^2$). Under the Buildability Type Approval pathway, for building works in projects with GFA $\geq 5,000\text{ m}^2$, developers may submit to BCA their proposed deemed acceptable solution (the “**Proposal**”) comprising:

- (i) a Design Standardisation Plan containing standard building specifications (e.g. layouts, spatial requirements, grids) and building components with standard specifications (e.g. dimensions, connections) that can be used across different building models (“**DSP**”); and
- (ii) a catalogue of the standardised building components (“**Catalogue**”).

BCA will assess whether the Proposal satisfies the requirements in the COP and if so, BCA will include the Proposal as a deemed acceptable solution in the COP for the relevant building works. In this way, the developer can apply the deemed acceptable solutions to similar projects subsequently.

7. As provided for in the Regulations, where the plans of the building works contain a deemed acceptable solution, the developer is only required to submit the plans bearing an endorsement by the specified person that the building works meet the requirements specified in the COP, without having to compute the B-Score and C-Score, and submit the BDIP and the CIP. The form that will need to be endorsed by the developer and the specified person(s) can be downloaded from [BCA's website](#).

Implementation Timeline

8. The Buildability Type Approval pathway will be available to building projects with GFA $\geq$ 5,000m² which submit Planning / Design Gateway applications to the URA on or after **30 April 2026**. Relevant amendments to update the COP (Addendum No. 3) may be found on [BCA's website](#).

For Clarification

9. Should you or your members have any queries concerning this circular, please submit your enquiry through [BCA's Online Feedback Form](#) or call us at 1800 342 5222.

Thank you.

Yours faithfully

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BUILDING AND CONSTRUCTION AUTHORITY
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