



Urging Members to Ensure Safe and Maintainable Suspended Ceilings

27 October 2022

Dear Fellow Members

REDAS shares BCA' concerns about the few notable ceiling-related incidents this year – NTU campus (Feb 2022), Nex (Aug 2022), and the latest one at North Coast Lodge dormitory (Sep 2022), which unfortunately saw two individuals suffering minor injuries.

While suspended ceiling is ubiquitous in our buildings and is aesthetically appealing, it is equally crucial that we do not neglect the risk they posed to public safety. Upstream considerations such as the following must be accounted for at design to allow ceilings serve its purpose over its lifespan and reduce its potential safety risk to the public:

- 1) **Design & detailing** – adopting open ceilings or modular ceilings that's easily demountable;
- 2) **Access** – providing adequate access to and within the ceiling for maintenance of services therein;
- 3) **Materials** – adopting ceilings that are weather-resistant and ensuring adequately designed supporting structures that have good resistance to corrosion and deterioration

Appended below are **BCA guides** on the design, installation and maintenance of suspended ceilings. We encourage members to adopt Design for Maintainability approach in their developments and make these considerations part of your projects' design brief to achieve a higher level of safety:

- a) **Design for Maintainability Guides**
(<https://www1.bca.gov.sg/buildsg/facilities-management-fm/design-for-maintainability>)
and GM2021 Maintainability Section
(<https://www1.bca.gov.sg/buildsg/sustainability/green-mark-certification-scheme/green-mark-2021>)

- b) **Good Practice Guide for Design, Installation and Maintenance of Building Fixtures**
(<https://www1.bca.gov.sg/docs/default-source/docs-corp-buildsg/facilities-management/good-practice-guide-for-design-installation-and-maintenance-of-building-fixtures.pdf>)

Let us co-operate and work together to ensure a safe environment for the benefits of all. Thank you

Best Regards

Chia Ngiang Hong
President
REDAS

Real Estate Developers' Association of Singapore (REDAS)
190 Clemenceau Avenue, #07-01 Singapore Shopping Centre, Singapore 239924
Tel: 6336 6655 Email: redas_secretariat@redas.com | redas_members@redas.com URL : www.redas.com
