

# Briefing on Dormitory Transition Scheme (DTS) for QPs

By Foreign Manpower Management Division (FMMD)



*Empowered Workforce, Thriving Workplaces*

# Outline

1. Background
2. Overview of DTS journey
3. Dormitory standards
4. Funding support for DOs
5. QP's role at various stages:
  - a. DO's DTS application
  - b. Pre-retrofitting
  - c. Post-retrofitting
6. FAQs
7. Q&A

# Background of DTS

- The Dormitory Transition Scheme (DTS) was first announced in 2023 as part of MOM's multi-year efforts to strengthen migrant workers housing resilience and improve living conditions of migrant worker dormitories.
- All existing dormitories on Set A FEDA licence conditions are required to **meet DTS interim standards by 31 Dec 2030**, unless they plan to cease operations by 31 Dec 2030.
- MOM will provide funding support under the DTS grant, **to partially defray** the cost of retrofitting works to meet DTS standards.
- All dormitories would need to be on New Dormitory Standards (NDS) by 2040.

# DTS grant

## Application window

- Application for the DTS grant is open **from 1 March 2026 to 31 August 2026** i.e. a 6-month application window.

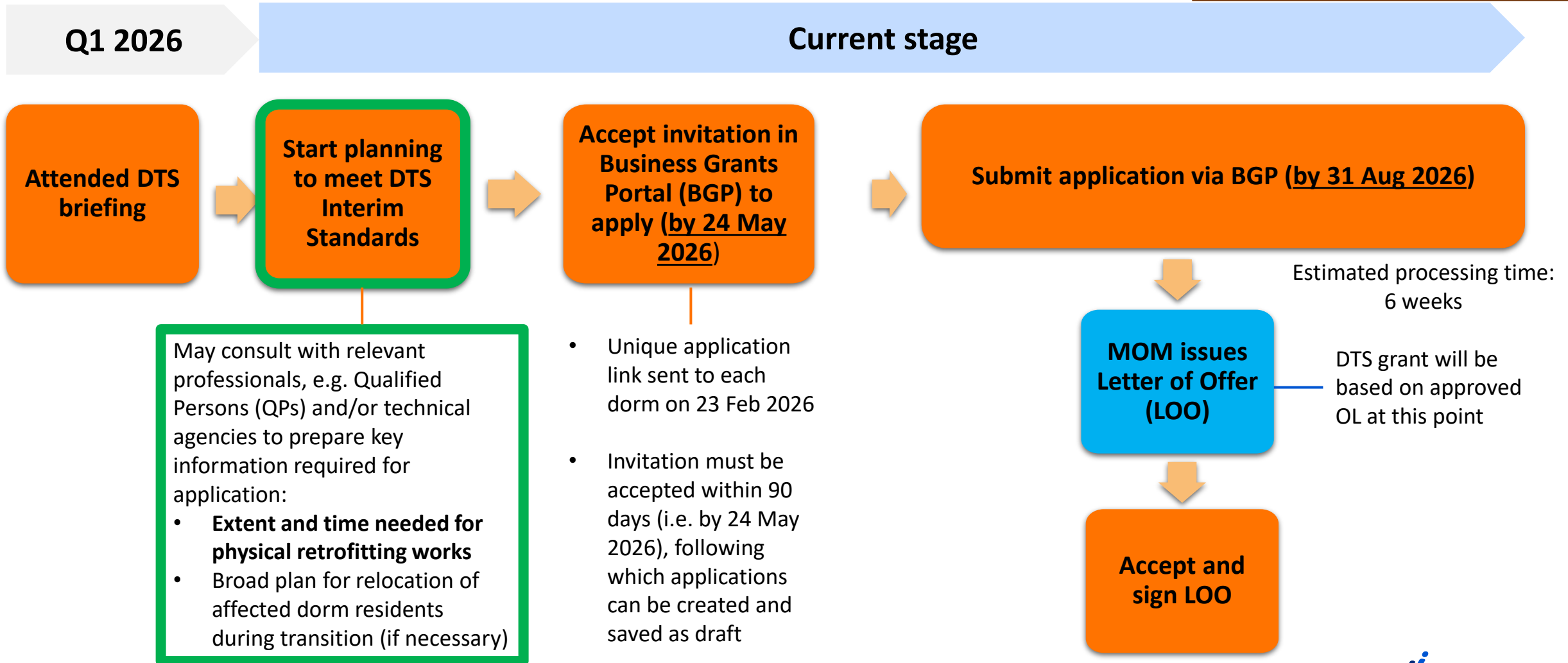
## Eligibility for DTS grant

- Existing dormitories will be eligible to apply for the DTS grant if the dorm:
  - a. Is holding a valid FEDA licence as of 28 February 2026; and
  - b. Is on Set A FEDA licence conditions; and
  - c. Does not have government leases expiring 2033 or earlier.
- Eligible dormitories have been notified individually by MOM
- Dormitories with approved DTS grant applications **must complete their retrofitting works and meet the DTS interim standards by 31 Dec 2030**, to claim the DTS grant.

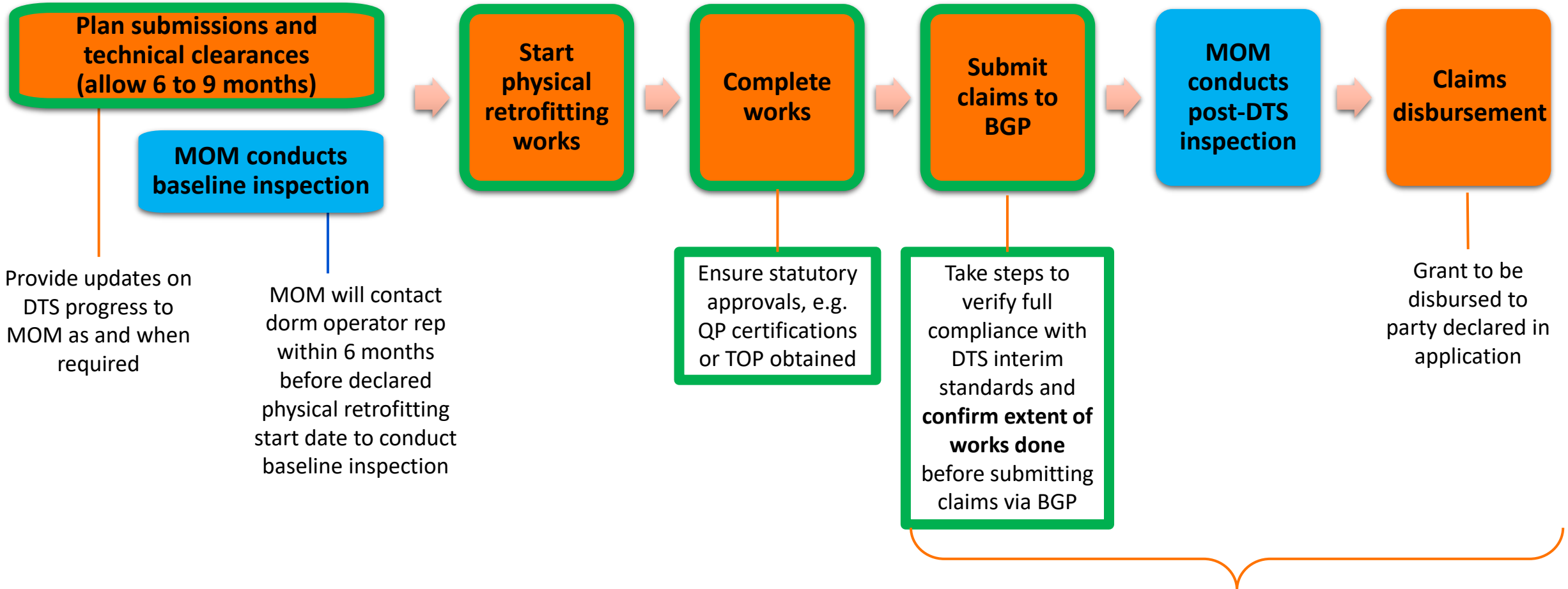
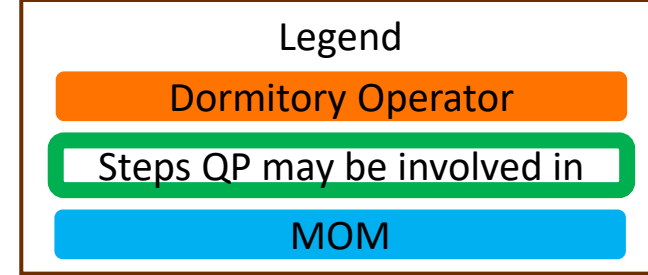
# Overview of DTS journey (part 1 of 2)

Legend

- Dormitory Operator
- Steps QP may be involved in
- MOM



# Overview of DTS journey (part 2 of 2)



Provide updates on DTS progress to MOM as and when required

MOM conducts baseline inspection

MOM will contact dorm operator rep within 6 months before declared physical retrofitting start date to conduct baseline inspection

Ensure statutory approvals, e.g. QP certifications or TOP obtained

Take steps to verify full compliance with DTS interim standards and confirm extent of works done before submitting claims via BGP

Grant to be disbursed to party declared in application

Estimated processing time: 10 weeks

# Understanding the dorm standards

# Dormitory standards all dorms will need to comply with

|  | Previous Standards<br>before 18 Sep 2021<br>(Set A)   | Interim Standards<br>under DTS<br>by <u>2030</u>  | New Dormitory Standards<br>(NDS)<br>by <u>2040</u> *   |
|--|---|---|--|
| <b>Occupancy per room</b>  | <ul style="list-style-type: none"> <li>No maximum residents per room;</li> <li>No minimum spacing between beds</li> </ul>   | <ul style="list-style-type: none"> <li>≤ 12 residents per room</li> <li>≥ 1m spacing between beds (<i>recommended</i>)</li> </ul>                     | <ul style="list-style-type: none"> <li>Same as DTS</li> <li>≥ 1m spacing between beds</li> </ul> |
| <b>Living space, <u>excluding</u> shared facilities (per resident)</b> | <ul style="list-style-type: none"> <li>≥ 3.5 sqm on average<br/><i>[converted from existing requirement of ≥ 4.5 sqm inclusive of toilet, dining, kitchen, laundry and yard areas]</i></li> </ul> | <ul style="list-style-type: none"> <li>≥ 3.6 sqm</li> </ul>   | <ul style="list-style-type: none"> <li>≥ 4.2 sqm</li> </ul>                                      |
| <b>Toilets</b>   | <ul style="list-style-type: none"> <li>≥ 1 set of toilet, shower, sink and urinal per <b>15</b> residents</li> <li>Common or ensuite toilets allowed</li> </ul>                                   | <ul style="list-style-type: none"> <li>≥ 1 set of toilet, shower, and hand-wash basin per <b>6</b> residents</li> <li>Ensuite toilets only</li> </ul> | <ul style="list-style-type: none"> <li>Same as DTS</li> </ul>                                    |

***\*The 2040 timeline applies to existing dorms undergoing DTS only. New dorms set up after 18 Sep 2021 are required to comply with NDS from when they first start operations.***

# Dormitory standards all dorms will need to comply with

|                             | Previous Standards before 18 Sep 2021 (Set A)   | Interim Standards under DTS by <u>2030</u>  | New Dormitory Standards (NDS) by <u>2040</u> *                |
|-----------------------------|---|---|---|
| <b>Isolation facilities</b> | <p><b><u>Minimum 1%</u></b><br/>At least 1 per 100 bed spaces</p> <ul style="list-style-type: none"> <li><b>First 0.1%</b> <ul style="list-style-type: none"> <li>Ensuite toilets required</li> </ul> </li> <li><b>Remaining 0.9%</b> <ul style="list-style-type: none"> <li>No bed-per-room restrictions</li> <li>Ensuite toilets recommended</li> </ul> </li> </ul> | <p><b><u>Minimum 1%</u></b><br/>At least 1 per 100 bed spaces</p> <ul style="list-style-type: none"> <li><b>First 0.5% :</b> <ul style="list-style-type: none"> <li>1-bedded rooms only</li> </ul> </li> <li><b>Remaining 0.5% :</b> <ul style="list-style-type: none"> <li>1-bedded or 2-bedded rooms</li> <li>Partitioning required between beds</li> </ul> </li> </ul> <p>Ensuite toilets required for all isolation rooms</p> | <ul style="list-style-type: none"> <li>Same as DTS</li> </ul> |
|                             | <p><b><u>Additional 1.5% during outbreaks:</u></b></p> <ul style="list-style-type: none"> <li>Convertible from existing spaces</li> <li>No specific room or toilet requirements</li> </ul>  | <p><b><u>Additional 1.5% during outbreaks:</u></b></p> <ul style="list-style-type: none"> <li>1 or 2-bedded rooms (partitioned)</li> <li>Ensuite toilets recommended</li> </ul>   | <ul style="list-style-type: none"> <li>Same as DTS</li> </ul> |

\*The 2040 timeline applies to existing dorms undergoing DTS only. New dorms set up after 18 Sep 2021 are required to comply with NDS from when they first start operations.

# DTS standards - living space and occupancy per room



- a. Each resident must have a minimum of **3.6 sqm** of living space within the living unit
- b. “Living space”
  - Includes: sleeping and living areas within room/ living unit
  - Excludes: sanitary facility, kitchen and laundry areas within living unit, and any space outside the living unit
- c. Maximum occupancy - **12 residents** per living unit
- d. Minimum 1m spacing between beds (recommended for DTS, required for NDS)

# Possible ways to meet DTS standards for living space and occupancy

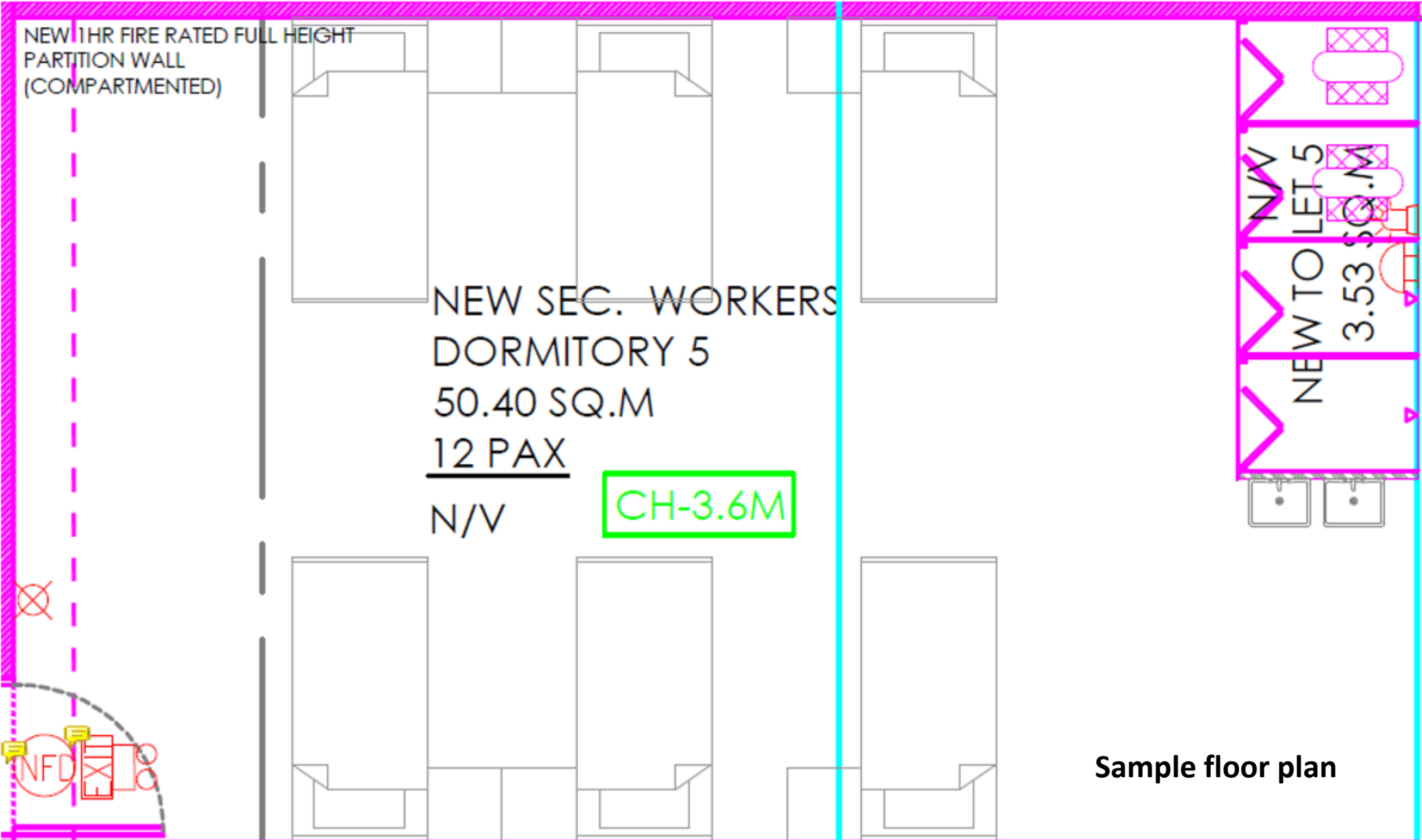
1. Set up new rooms to house  $\leq 12$  residents per room
  - a. Re-partitioning of existing room is allowed as long as living space requirement of  $\geq 3.6$  sqm per resident is met
  - b. Partitions/ walls between rooms must be full-height (i.e. connected to ceiling) unless otherwise approved
2. Reduce the number of beds to  $\leq 12$  per room

# DTS standards - ensuite sanitary facilities

- a. Minimum 1 set of ensuite sanitary facility for every 6 residents
- b. 1 set of ensuite sanitary facility = 1 water closet (toilet bowl/ squat toilet), 1 shower point and 1 hand wash basin
- c. Ensuite sanitary facility must be within the living unit and only accessible by the residents of the unit



# DTS standards - ensuite sanitary facilities



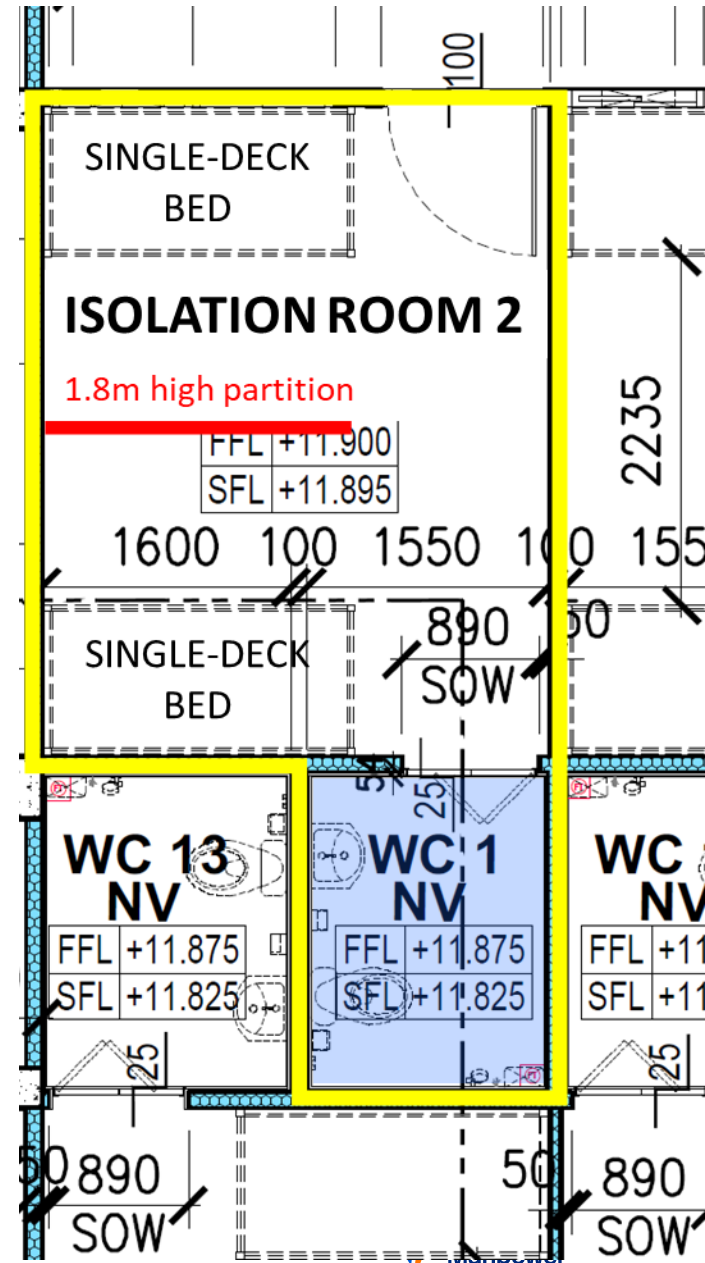
**Ensuite  
toilets  
within  
living  
unit**

Sample floor plan

# DTS standards - isolation facilities



- a. Minimum 1% of OL, i.e. at least 1 isolation beds per 100 bed spaces
- b. First 0.5% of beds are to be in one-bedded rooms. Remaining beds can be one or two-bedded rooms
- c. For two-bedded rooms, isolation beds must be single deck beds and must have (a) **partition of at least 1.8m height** between beds, and (b) minimum clearance of 1m between edges of bed to another bed
- d. Ensuite toilets required for all isolation rooms



# DTS standards - isolation facilities

Example: For a dormitory with **OL of 410**

- Minimum no. of isolation beds: **5** (1% x 410, rounded up)
- First 0.5% beds in one-bedded rooms: **3** (0.5% x 410, rounded up)
- Remaining beds in one-or two-bedded rooms\* = **2** (5 minus 3)
- Total number of iso rooms needed: **4**
- Total number of ensuite toilets needed: **4**

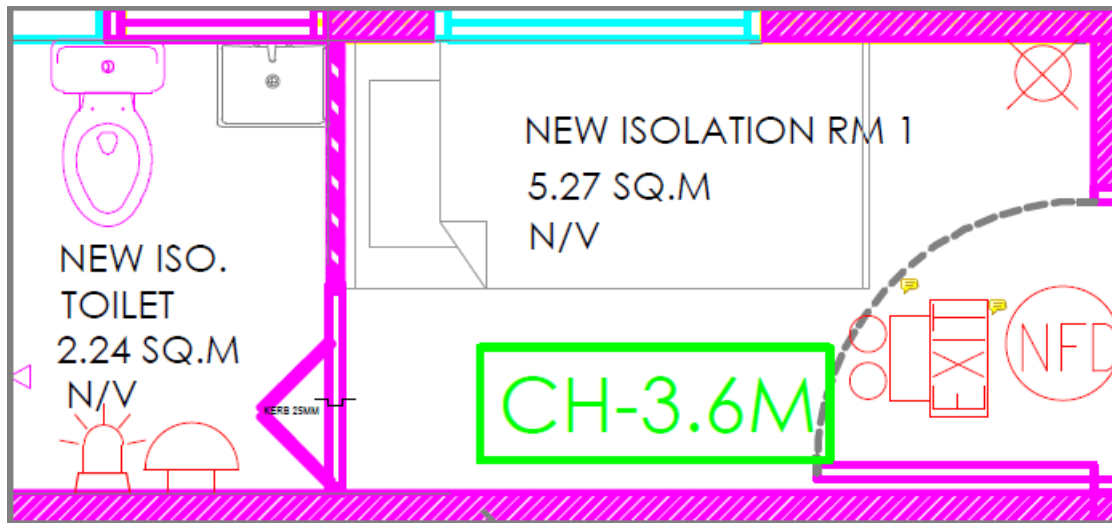
| Table of minimum numbers of isolation beds and rooms required for Set IS and Set B dormitories |                                  |                            |              |                              |              |                              |
|--|----------------------------------|----------------------------|--------------|------------------------------|--------------|------------------------------|
| Occupancy Load (OL)  | Total no. of isolation beds (1%) | One-bedded isolation rooms |              | Two-bedded isolation rooms*  |              | Total no. of isolation rooms |
|  |                                  | No. of beds (first 0.5%)   | No. of rooms | No. of beds (remaining 0.5%) | No. of rooms |                              |
| ≤ 100  | 1                                | 1                          | 1            | 0                            | 0            | 1                            |
| 101 to 200   | 2                                | 2                          | 2            | 0                            | 0            | 2                            |
| 201 to 300   | 3                                | 3                          | 3            | 0                            | 0            | 3                            |
| 301 to 400   | 4                                | 2                          | 2            | 2                            | 1            | 3                            |
| <b>401 to 500</b>  | <b>5</b>                         | <b>3</b>                   | <b>3</b>     | <b>2</b>                     | <b>1</b>     | <b>4</b>                     |
| 501 to 600   | 6                                | 4                          | 4            | 2                            | 1            | 5                            |
| 601 to 700   | 7                                | 5                          | 5            | 2                            | 1            | 6                            |
| 701 to 800   | 8                                | 4                          | 4            | 4                            | 2            | 6                            |
| 801 to 900   | 9                                | 5                          | 5            | 4                            | 2            | 7                            |
| 901 to 1000  | 10                               | 6                          | 6            | 4                            | 2            | 8                            |

*\*For two-bedded rooms, isolation beds must be single-deck beds and must have (a) partition of at least 1.8m height between beds, and (b) minimum clearance of 1m between edges of bed to another bed*

# Examples of ensuite toilet within isolation room

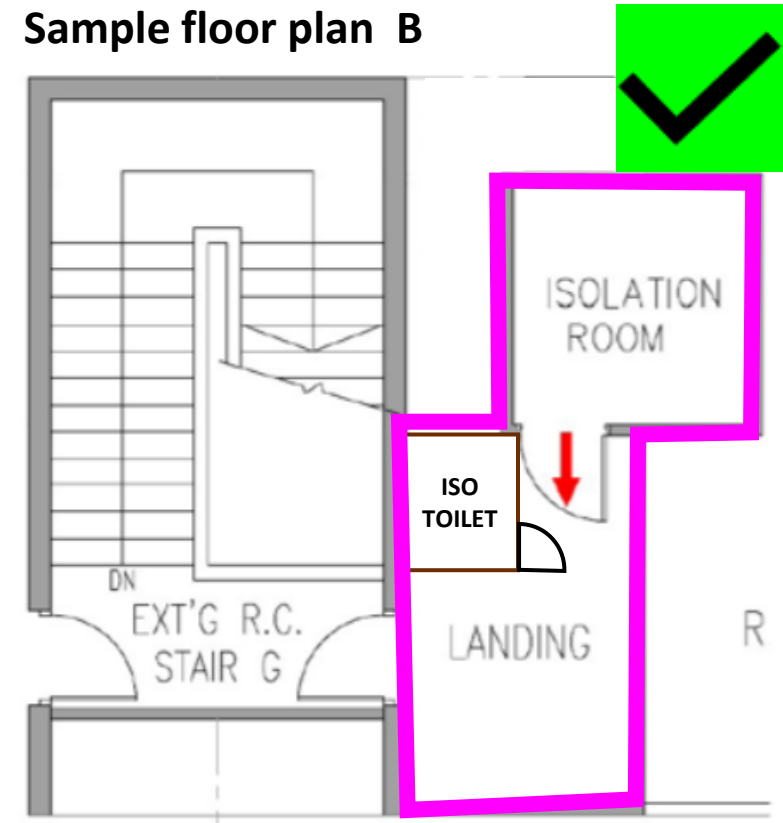
- ✓ Both room and toilet are within an area that can be completely and permanently enclosed to prevent cross-infection with other dorm residents

Sample floor plan A



OR

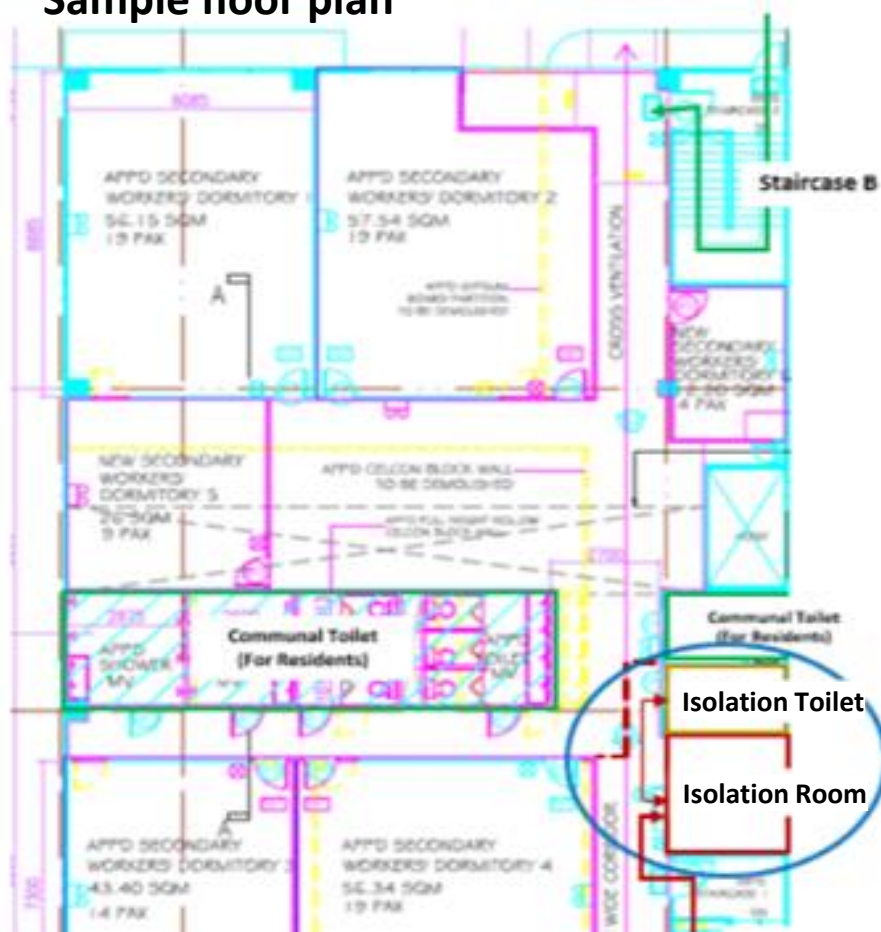
Sample floor plan B



# Example of ensuite toilet not within isolation room

- ✓ Isolation room and isolation room toilet entrances are just next to each other.
- ✗ But both room and toilet are within an area that cannot be completely enclosed. Isolated patient may intermix with other dorm residents when moving to- and fro- toilet.

Sample floor plan



# DTS standards - isolation facilities



To be stood up when directed by the Commissioner, e.g. during public health outbreaks (not covered under DTS grant)

- a. Additional isolation beds at minimum of 3 beds per 200 bed spaces (i.e. 1.5% of OL rounded up to a whole number)
- b. **Can be converted from existing spaces**
- c. Only 1 or 2-bedded rooms allowed.
  - 2-bedded rooms allowed if there is (a) partition of at least 1.8m height between beds, and (b) minimum clearance of 1m between edges of bed to another bed
- d. Minimum of 1 set of sanitary facilities per 5 isolation beds. Ensuite toilets are recommended but not mandatory.



**DTS grant**

# DTS grant will be provided to partially defray retrofitting costs

## Higher quantum will be given for earlier completion window

1. Funding is based on each component added to meet DTS interim standards.
2. Funding for each component is fixed and is meant to partially defray retrofitting costs.
3. There will be limited slots for number of dorms approved for retrofitting works in Window 1.
4. Allocation will be on a **first come, first served basis** but only complete applications will be considered.

| Type of retrofitting works                                       | Funding based on <u>year of completion</u> of retrofitting to meet interim standards |                     |
|--|--|---------------------|
|  | Window 1: 2026-2028  | Window 2: 2029-2030 |
| (i) Building new room that meets occupancy limit                 | \$4,200  | \$3,000             |
| (ii) Building one ensuite toilet                                 | \$9,800  | \$7,000             |
| (iii) Building one isolation facility (room with ensuite toilet) | \$12,300   | \$8,800             |

**Note:** For dorms that obtained MOM’s approval to expand communal toilets instead of building ensuite toilets (e.g. due to significant infrastructural constraints certified by the QP), DTS grant will be provided for the additional communal toilets required to meet the DTS interim standards. The DTS grant will be \$7,300 per water closet (WC) added, if retrofitting for the dorm is completed in Window 1; and \$5,300 per WC added, if retrofitting for the dorm is completed in Window 2.

# DTS retrofitting grant is to help dormitories meet the DTS interim standards; not for other plans that dorm may choose to execute concurrently

## DTS grant will not cover the following:

1. Existing amenities/facilities, e.g. existing ensuite toilets already present in the dorm at point of baselining
2. Retrofitting works completed before baselining
3. Amenities/facilities built that do not meet DTS standards fully
4. Amenities/facilities built for dorm's own plans to increase occupancy load. DOs must inform MOM of any intensification plans
5. Amenities/facilities built beyond minimum DTS requirements, e.g. building 1 toilet for every 3 residents instead of 1 toilet for every 6 residents

**Examples:  
How will the  
grant be  
computed?**

# Summary of examples

1. Dorm maintained occupancy load (OL), set up new rooms and toilets
2. Dorm built extra rooms and toilets beyond interim standards
3. Dorm reduced occupancy load to meet interim standards
4. Dorm did some retrofitting before baseline inspection
5. Dorm increased OL before pre-DTS baselining

# Example 1: Maintain OL, set up new rooms and toilets

1. **Current situation: Dorm with approved occupancy 60 residents with the following infrastructure**
  - a. 1 room with 12 pax (meet DTS standards) and 3 rooms with 16 pax each (don't meet DTS standards)
  - b. 1 communal toilet with 4 water closets, 4 sinks and 4 showers (don't meet DTS standards)
  - c. 1 isolation room with 2 single beds and 1 designated toilet (non-ensuite) (don't meet DTS standards)
2. **Dorm decided to maintain OL**
3. **Dorm set up just enough additional rooms and toilets to meet DTS interim standards**

**DTS grant  
quantum**



Minimum  
number of  
items needed to  
meet interim  
standard

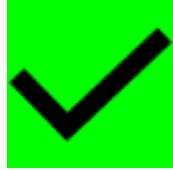
**minus**

Number of  
items counted  
during  
baselining

**OR**  
*(whichever  
is lower)*

QP certified  
items added by  
'structural'  
works

# Examples of 'structural' and non-structural works



## Examples of 'structural' works

- Installation of full-height partition walls (e.g. drywall) to form new living units
- Erection of walls to form living units or isolation rooms with ensuite toilets
- Demolishing of walls to create a door opening between existing isolation room and adjacent toilet (to make toilet ensuite)



## Examples of non-'structural' works

- Removal of beds to achieve  $\leq 12$  beds per room
- Change of use of existing rooms with ensuite toilets to living units or isolation rooms

# Example 1: Maintain OL, set up new rooms and toilets

(M) Meet DTS standards  
(DM) Don't meet DTS standards

| Dorm OL at point of LOO issuance = 60 pax |   |   | Dorm applied to retrofit in W2 (2029-2030) and completed in W2 |  |   |                                |
|---|---|---|--|--|---|--------------------------------|
|   | A   | B   | C  | D  | E   | F                              |
|   | Pre-DTS dorm infrastructure as at baselining  | Minimum infrastructure required to meet DTS standards based on OL = 60                | Dorm infrastructure after physical retrofitting works          | Actual physical works performed (certified by QP)          | No. of items funded (B – A <sub>M</sub> ) or D whichever is lower | Grant amount E x funding rate  |
| 1   | (M) 1 room with 12 pax each<br>(DM) 3 rooms with 16 pax each                          | 5 rooms with ≤12 pax each<br>(60 ÷ 12 = <u>5</u> )                                    | 5 rooms with 12 pax  | Set up <u>4</u> new rooms                                  | 5 – 1 = 4   | 4 x \$3,000 = <b>\$12,000</b>  |
| 2   | (DM) 1 communal toilet with 4 WCs, 4 sinks & 4 showers                                | 10 ensuite toilets<br>(60 ÷ 6 = <u>10</u> )   | 10 ensuite toilets   | Set up <u>10</u> new ensuite toilets                       | 10 – 0 = 10   | 10 x \$7,000 = <b>\$70,000</b> |
| 3   | (DM) 1 Isolation room with 2 single beds and 1 <b>designated</b> toilet (non-ensuite) | 1 isolation room with bed and ensuite toilet<br>(1% x 60 = 0.6, round up = <u>1</u> ) | 1 isolation room with bed and ensuite toilet                   | Set up <u>1</u> isolation room with bed and ensuite toilet | 1 – 0 = 1   | 1 x \$8,800 = <b>\$8,800</b>   |

## Example 2: Dorm built extra rooms and toilets beyond interim standards

1. **Current situation: Dorm with approved occupancy 60 residents with the following infrastructure**
  - a. 1 room with 12 pax (meet DTS standards) and 3 rooms with 16 pax each (don't meet DTS standards)
  - b. 1 communal toilet with 4 water closets, 4 sinks and 4 showers (don't meet DTS standards)
  - c. 1 isolation room with 2 single beds and 1 designated toilet (non-ensuite) (don't meet DTS standards)
2. **Dorm decided to maintain OL**
3. **Dorm decided to set up extra rooms, toilets and isolation room beyond DTS interim standards**

**DTS grant  
quantum**



Minimum  
number of  
items needed to  
meet interim  
standard

**minus**

Number of  
items counted  
during  
baselining

**OR**  
*(whichever  
is lower)*

QP certified  
items added by  
'structural'  
works

# Example 2: Dorm built extra rooms and toilets beyond interim standards

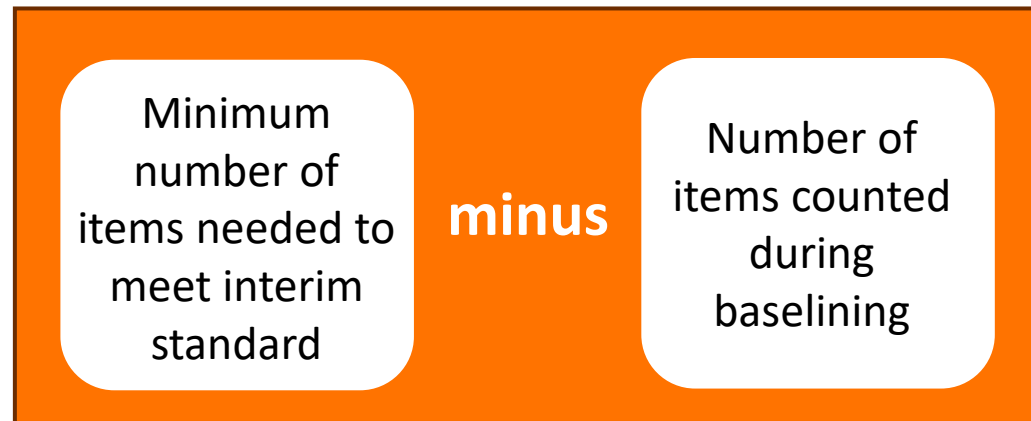
(M) Meet DTS standards  
(DM) Don't meet DTS standards

| Dorm OL at point of LOO issuance = 60 pax |   |   | Dorm applied to retrofit in W2 (2029-2030) and completed in W2           |   |   |                                |
|---|---|---|--|---|---|--------------------------------|
|   | A   | B   | C  | D   | E   | F                              |
|   | Pre-DTS dorm infrastructure as at baselining  | Minimum infrastructure required to meet DTS standards based on OL = 60                | Dorm infrastructure after physical retrofitting works                    | Actual physical works performed (certified by QP)           | No. of items funded (B – A <sub>M</sub> ) or D whichever is lower | Grant amount E x funding rate  |
| 1   | (M) 1 room with 12 pax each<br>(DM) 3 rooms with 16 pax each                          | 5 rooms with ≤12 pax each<br>(60 ÷ 12 = <u>5</u> )                                    | 6 rooms with 10 pax<br>(1 extra compared to B)                           | Set up <u>5</u> new rooms                                   | 5 – 1 = 4   | 4 x \$3,000 = <b>\$12,000</b>  |
| 2   | (DM) 1 communal toilet with 4 WCs, 4 sinks & 4 showers                                | 10 ensuite toilets<br>(60 ÷ 6 = <u>10</u> )   | 12 ensuite toilets<br>(2 extras compared to B)                           | Set up <u>12</u> new ensuite toilets                        | 10 – 0 = 10   | 10 x \$7,000 = <b>\$70,000</b> |
| 3   | (DM) 1 Isolation room with 2 single beds and 1 <b>designated</b> toilet (non-ensuite) | 1 isolation room with bed and ensuite toilet<br>(1% x 60 = 0.6, round up = <u>1</u> ) | 2 isolation rooms with bed and ensuite toilet<br>(1 extra compared to B) | Set up <u>2</u> isolation rooms with bed and ensuite toilet | 1 – 0 = 1   | 1 x \$8,800 = <b>\$8,800</b>   |

## Example 3: Dorm reduced occupancy load to meet interim standards

1. **Current situation: Dorm with approved occupancy 60 residents with the following infrastructure**
  - a. 4 rooms with 15 pax each (don't meet DTS standards)
  - b. 2 ensuite toilets (meet DTS standards)
  - c. 1 isolation room with 1 single bed and ensuite toilet (meet DTS standards)
2. **Dorm reduced occupancy load (OL) to meet DTS standards**

**DTS grant  
quantum**



**OR**  
*(whichever  
is lower)*



# Example 3: Dorm reduced occupancy load to meet interim standards

(M) Meet DTS standards  
(DM) Don't meet DTS standards

| Dorm OL at point of LOO issuance = 60 pax<br>Dorm decided to reduce occupancy load to 48 pax |  |  |   | Dorm applied to retrofit in W2 (2029-2030) and completed in W2 |   |                               |
|--|--|--|---|--|---|-------------------------------|
|  | A  | B  | C   | D  | E   | F                             |
|  | Pre-DTS dorm infrastructure as at baselining     | Minimum infrastructure required to meet DTS standards based on OL = 48                 | Dorm infrastructure after physical retrofitting works | Actual physical works performed (certified by QP)              | No. of items funded (B – A <sub>M</sub> ) or D whichever is lower | Grant amount E x funding rate |
| 1  | (DM) 4 rooms with 15 pax each                    | 4 rooms with ≤12 pax each<br>(48 ÷ 12 = <u>4</u> )                                     | 4 rooms with 12 pax each                              | <u>0</u><br>(DO only removed beds from existing rooms)         | 0   | \$0                           |
| 2  | (M) 2 ensuite toilets                            | 8 ensuite toilets<br>(48 ÷ 6 = <u>8</u> )  | 8 ensuite toilets                                     | Set up <u>6</u> new ensuite toilets                            | 8 – 2 = 6   | 6 x \$7,000 = \$42,000        |
| 3  | (M) 1 isolation room with bed and ensuite toilet | 1 isolation room with bed and ensuite toilet<br>(1% x 48 = 0.48, round up = <u>1</u> ) | 1 isolation room with bed and ensuite toilet          | <u>0</u>   | 1 – 1 = 0   | \$0                           |

## Example 4: Dorm did some retrofitting before baseline inspection

1. **Current situation: Dorm with approved occupancy 120 residents and the following infrastructure:**
  - a) 5 rooms with 24 pax each (don't meet DTS standards)
  - b) 8 communal toilets (don't meet DTS standards)
  - c) 1 isolation room with 1 single bed and ensuite toilet (meet DTS standards)
2. **Dorm went ahead to partially retrofit before MOM baselining**

**DTS grant  
quantum**



Minimum  
number of  
items needed to  
meet interim  
standard

**minus**

Number of  
items counted  
during  
baselining

**OR**  
*(whichever  
is lower)*

QP certified  
items added by  
'structural'  
works

# Example 4: Dorm did some retrofitting before baseline inspection

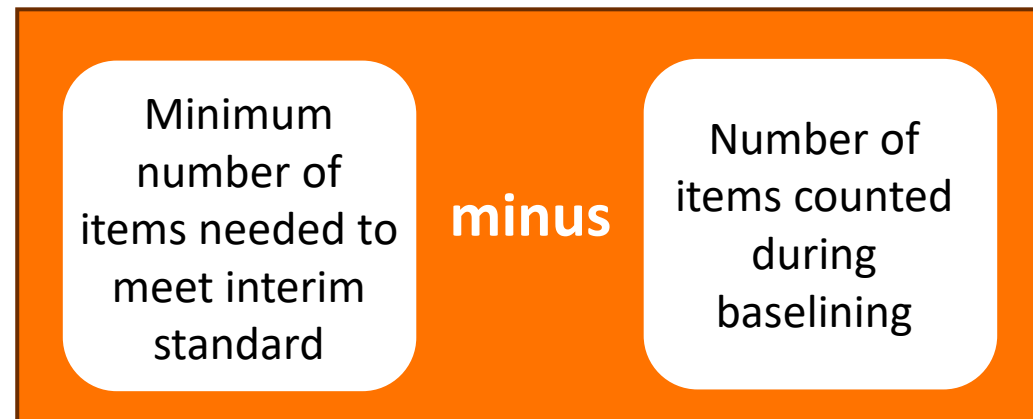
(M) Meet DTS standards  
(DM) Don't meet DTS standards

| Dorm OL at point of LOO issuance = 120 pax |   |   |  | Dorm applied to retrofit in W2 (2029-2030) and completed in W2 |  |   |                                 |
|--|---|---|--|--|--|---|---------------------------------|
|  | A <sub>2026</sub>                                   | A   | B  | C  | D  | E   | F                               |
|  | Pre-DTS dorm infrastructure declared at application | Pre-DTS dorm infrastructure as at baselining                  | Minimum infrastructure required to meet DTS standards based on OL = 120                    | Dorm infrastructure after physical retrofitting works          | Actual physical works performed (certified by QP)              | No. of items funded (B – A <sub>M</sub> ) or D whichever is lower | Grant amount E x funding rate   |
| 1  | (DM) 5 rooms with 24 pax each                       | (M) 2 rooms with 12 pax each<br>(DM) 4 rooms with 24 pax each | 10 rooms with ≤12 pax each<br>(120 ÷ 12 = <u>10</u> )                                      | 10 rooms with 12 pax   | Set up <u>10</u> new rooms                                     | 10 – 2 = <b>8</b>   | 8 x \$3,000 = <b>\$24,000</b>   |
| 2  | (DM) 8 communal toilets                             | (M) 2 ensuite toilets<br>(DM) 8 communal toilets              | 20 ensuite toilets<br>(120 ÷ 6 = <b>20</b> )   | 20 ensuite toilets   | Set up <u>20</u> ensuite toilets                               | 20 - 2 = <b>18</b>  | 18 x \$7,000 = <b>\$126,000</b> |
| 3  | (M) 1 isolation room with bed and ensuite toilet    | (M) 1 isolation room with bed and ensuite toilet              | 2 isolation rooms with beds and ensuite toilets<br>(1% x 120 = 1.2, round up to <b>2</b> ) | 2 isolation rooms with beds and ensuite toilets                | Set up <u>1</u> new isolation room with bed and ensuite toilet | 2 – 1 = <b>1</b>  | 1 x \$8,800 = <b>\$8,800</b>    |

## Example 5: Dorm increased OL before pre-DTS baselining

1. **Current situation: Dorm with approved occupancy 60 residents and the following infrastructure**
  - a. 4 rooms with 15 pax each (don't meet DTS standards)
  - b. 4 communal toilets (don't meet DTS standards)
  - c. 1 isolation room with 1 single bed and ensuite toilet (meet DTS standards)
2. **Dorm decided to increase occupancy load to 120 before pre-DTS baselining**

**DTS grant  
quantum**



**OR**  
*(whichever  
is lower)*



# Example 5: Dorm increased OL before pre-DTS baselining <sup>(M)</sup> Meet DTS standards <sup>(DM)</sup> Don't meet DTS standards

Dorm OL at point of LOO issuance = 60 pax  
 Dorm decided to increase occupancy load to 120 pax before baselining

Dorm applied to retrofit in W2 (2029-2030) and completed in W2

|   | A <sub>2026</sub>  | A  | B   | C   | D  | E   | F                              |
|---|--|--|---|---|--|---|--------------------------------|
|   | Pre-DTS dorm infrastructure declared at application              | Pre-DTS dorm infrastructure as at baselining (OL= 120)   | Minimum infrastructure required to meet DTS standards based on <u>OL = 60</u>                 | Dorm infrastructure after physical retrofitting works | Actual physical works performed (certified by QP)              | No. of items funded (B – A <sub>M</sub> ) or D whichever is lower       | Grant amount E x funding rate  |
| 1 | <b>(DM)</b> 4 rooms with 15 pax each                             | <b>(DM)</b> 8 rooms with 15 pax each   | 5 rooms with ≤12 pax each<br>(60 ÷ 12 = <u>5</u> )  | 10 rooms with 12 pax                                  | Set up <u>10</u> new rooms                                     | 5 – 0 = 5   | 5 x \$3,000 = <b>\$15,000</b>  |
| 2 | <b>(DM)</b> 4 communal toilet with 15 WCs, 15 sinks & 15 showers | <b>For new beds</b><br><b>(M)</b> 8 ensuite toilets<br><b>For existing beds</b><br><b>(DM)</b> 4 communal toilets with 15 WCs, 15 sinks & 15 showers | 10 ensuite toilets<br>(60 ÷ 6 = <b>10</b> )   | 20 ensuite toilets                                    | Set up <u>20</u> ensuite toilets                               | 10 - 0 = <b>10</b><br><br>(based on infrastructure for OL at point LOO) | 10 x \$7,000 = <b>\$70,000</b> |
| 3 | <b>(M)</b> 1 isolation room with bed and ensuite toilet          | <b>(M)</b> 2 isolation rooms with single beds and ensuite toilet   | 1 isolation room with single bed and ensuite toilet<br>(1% x 60 = 0.6, round up to <b>1</b> ) | 2 isolation rooms with beds and ensuite toilets       | Set up <u>1</u> new isolation room with bed and ensuite toilet | 1 – 1 = <b>0</b>  | <b>\$0</b>                     |

# Dorms must keep to allocated window for physical retrofitting works

1. Dormitories must adhere to agreed schedule for physical retrofitting works. Funding will be reduced otherwise.
  
2. Claim will only be processed if:
  - a. Necessary certifications are obtained before claim submission (e.g. TOP or QP certification)
  - b. Retrofitting works are completed and fully compliant with DTS interim standards
  
3. Dorm must meet DTS interim standards fully by 31 Dec 2030, otherwise no DTS grant will be given.

| Funding          |                    | Within agreed schedule                | Start earlier than agreed             | Delayed start  | Start on time but delayed completion   |
|------------------|--------------------|---------------------------------------|---------------------------------------|--|--|
| Allocated window | 1<br>(2026 – 2028) | <u>As per LOO</u><br>Window 1 funding | Zero for works done before baselining | <b>Penalty</b><br>Reduced funding if works start in window 2 | Window 1 funding if complete within window 1<br><br>Window 2 funding if complete within window 2 |
|                  | 2<br>(2029 – 2030) | <u>As per LOO</u><br>Window 2 funding | Zero for works done before baselining | <u>As per LOO</u><br>Window 2 funding                        | Window 2 funding if complete within window 2<br><br>Zero if complete after 2030                  |

**QP's role  
during DO's  
DTS  
application**

# DO's DTS application process via Business Grants Portal (BGP)

## Overview of fields in DTS application form



- Dormitory information
- Contact person information

- Select one:
  - **Will undergo DTS**
  - Already meets DTS
  - Intends to cease operations before 2033

- Living units:
  - Housing ≤ 6 pax
  - Housing 7-12 pax
  - Housing > 12 pax
- Sanitary facilities:
  - Communal/ ensuite
  - Number of shower points, water closets, basins
- Isolation facilities:
  - Isolation room with ensuite toilet

- **DTS retrofitting timeline**
- **Transitional bed loss (if any)**
- Relocation plan for affected workers
  - Temporary housing arrangements

# DO's DTS application process via Business Grants Portal (BGP)

## Complete DTS physical retrofitting period section

Reference ID  
Dormitory Transition Scheme Application form

Company profile ^

Profile

Dormitory information

Contact information

**Compliance to DTS standards**

Pre-DTS Dormitory Details

DTS Plans & Transitional Bed Loss

Declaration

### DTS Plans & Transitional Bed Loss

**NOTE**

To qualify for Window 1 funding, your dormitory must complete the physical retrofitting works and meet DTS interim standards by 31 December 2028.

To qualify for Window 2 funding, your dormitory must complete the physical retrofitting works and meet DTS interim standards by 31 December 2030.

**Start period of DTS physical retrofitting works**  
Refers to the start of physical retrofitting works excluding time taken for planning and regulatory approvals.

Click to select

**End period of DTS physical works**  
Refers to completion of physical retrofitting works and when the dormitory meets DTS interim standards, including time taken for regulatory approvals e.g. obtaining a Temporary Occupation Permit (TOP).

Click to select

Planned OL after physical retrofitting works



Will be used to determine retrofitting window applied for and funding tier

# DO's DTS application process via Business Grants Portal (BGP)

## Complete Transitional bed loss section

**Dormitory Transition Scheme Application form**

- Company profile
- Profile
- Dormitory information
- Contact information
- Compliance to DTS standards**
- Pre-DTS Dormitory Details
- DTS Plans & Transitional Bed Loss**
- Declaration

### Transitional bed loss due to retrofitting works

Will there be a reduction in number of livable beds in your dormitory during the DTS physical retrofitting works?

Yes  
 No

Estimated number of bed loss  
Temporary bed loss during retrofitting period

1

### Relocation plan for affected dormitory residents

Are your dormitory residents required to temporarily relocate during retrofitting works?

Yes  
 No

Planned temporary housing arrangements for affected dormitory residents  
You may select more than one option

Click to select

- Relocation to other parts of the existing dormitory / industrial premises
- Relocation to another licensed dormitory
- Relocation to Private Residential Properties / HDB
- Others (eg. No relocation plans yet)



For MOM to estimate impact on overall bed supply

# Temporary housing options for affected residents

## 1. Relocation to other parts of the existing dormitory/industrial premises

- a) Seek IPNO approval from: SCDF and NEA
- b) Ensure alternate living space complies with:
  - Fire safety standards
  - FEDA Set A licence conditions

## 2. Relocation to another licensed dormitory

- a) Ancillary FCDs with excess beds will be allowed to sublet to commercial tenants temporarily
  - FCDs on JTC land wishing to sublet should apply via this [link](#)
  - FCDs not on JTC land may do so as long as there is no change to approved OL or GFA for dormitory use
- b) List of commercial dormitories on MOM website

**QP's role  
before  
retrofitting**

# Pre-retrofitting clearances and approvals needed from technical agencies



| Scenario   | JTC IPNO        | PUB IPNO  | LTA IPNO  | NEA IPNO   | SCDF IPNO                                      | JTC Landowner consent | URA Change of Use   | Plan & building approvals |
|--|-----------------|---|---|--|--|-----------------------|---|---------------------------|
| <b>Processing Time</b>   | 10 working days | 14 working days   | 14 to 20 working days   | 7 working days   | 5 working days                                 | 10 working days       | 10 to 20 working days   | Consult QP for estimate   |
| <b>Redevelopment / Addition &amp; Alteration (A&amp;A) works (usually results in changes to Gross Floor Area (GFA))*</b> | ✓               | ✓   | ✓<br>If there are changes to the development access and changes affecting public road and associated facilities within road reserve   | ✓<br>If there are works involved that will affect NEA's environmental requirements | ✓  | ✓                     | ✓   | ✓                         |
| <b>No redevelopment or A&amp;A works*</b>  | X               | ✓<br>If dorm tenure would exceed URA's existing Temporary Permission validity or/and change in approved occupancy load. | X<br>if no changes to the following:<br><ul style="list-style-type: none"> <li>• Increase in no. of beds</li> <li>• Existing temporary permission validity</li> <li>• Overall GFA</li> <li>• type of dormitory</li> </ul> | X  | X<br>If no change in use and/or increase in OL | ✓                     | ✓<br>If there are changes to dormitory GFA – submit Change of Use application<br><br>X<br>If there is a reduction in number of workers (OL) | X                         |

<sup>1</sup>Redevelopment: involves demolishing the entire building and constructing a new structure

A&A: involves modifying the existing building without demolishing it

**QP's role  
when  
retrofitting  
works  
complete**

# Provide required documents for DO's claims submission

## Schedule B

### Required documentation from Qualified Person (QP) for claims submission

- (a) A certificate of completion of retrofitting works (to download template from MOM DTS webpage) digitally signed by a QP, similar to the digital signing required for CORENET;
- (b) As-built floor plans digitally signed by a QP containing the following information:

For each living unit, annotation and tabulation of:

- i. Number of bed spaces (annotating single-deck and double-deck beds differently)
- ii. Floor area of living space (excluding thickness of walls and areas not for sleeping and living, such as for sanitary facilities, kitchen and laundry)
- iii. Floor area of living space per bed space ((ii) divided by (i))
- iv. Number of water closets (i.e. toilet bowls), shower points and hand wash basins
- v. Number of sets of ensuite sanitary facilities (i.e. lowest number from (iv))
- vi. Number of bed spaces per set of ensuite sanitary facilities ((i) divided by (v));

For each isolation facility, annotation and tabulation of:

- vii. Number of water closets (i.e. toilet bowls), shower points and hand wash basins
- viii. Number of sets of ensuite sanitary facilities (i.e. lowest number from (i))
- ix. Clearance between edges of beds and height of partition separating beds for two-bedded isolation rooms (if any).

# [Draft] Certificate of Completion of DTS Retrofitting Works

## CERTIFICATE OF COMPLETION OF DORMITORY TRANSITION SCHEME (DTS) RETROFITTING WORKS

Commissioner of Foreign Employee Dormitories  
Ministry of Manpower Services Centre  
1500 Bendemeer Road  
Singapore 339946

Website: <https://www.mom.gov.sg/passes-and-permits/work-permit-for-foreign-worker/housing/requirements-for-dormitory-operators/dormitory-transition-scheme>

### Instruction:

Qualified Person (QP) to fill out and digitally sign this certificate (similar to the digital signing required for CORENET) for dormitory operator's claim submission to MOM via Business Grants Portal (BGP)

Details of DTS retrofitting works to which this certificate relates:

Dorm ID of dormitory: DORM-\_\_\_\_\_

Dormitory address: \_\_\_\_\_

Description of DTS retrofitting works:

1. Number of new living units built or created by partitioning existing living units, to meet an occupancy limit of up to 12 residents and living space (excluding shared facilities) of at least 3.6 m<sup>2</sup> per resident: \_\_\_\_\_
2. Number of new ensuite toilets (with water closets, shower points and hand-wash basins) built in living units:
  - a. Number of new water closets: \_\_\_\_\_
  - b. Number of new shower points: \_\_\_\_\_
  - c. Number of new hand-wash basins: \_\_\_\_\_
3. Number of new isolation rooms with ensuite toilets built: \_\_\_\_\_

# [Draft] Certificate of Completion of DTS Retrofitting Works (continued)

4. Number of new water closets added to expand existing communal toilets: \_\_\_\_\_

Date of completion (in DD MMM YYYY): \_\_\_\_\_

Remarks: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I hereby certify that the above-mentioned retrofitting works have been completed, and that the boarding premises are fit to be used as a foreign employee dormitory for reasons connected with the site, construction, accommodation, and with building safety, fire safety and public health and sanitation requirements prescribed by or under the Foreign Employee Dormitories Act (FEDA) 2015 or any other written law.

Name of QP

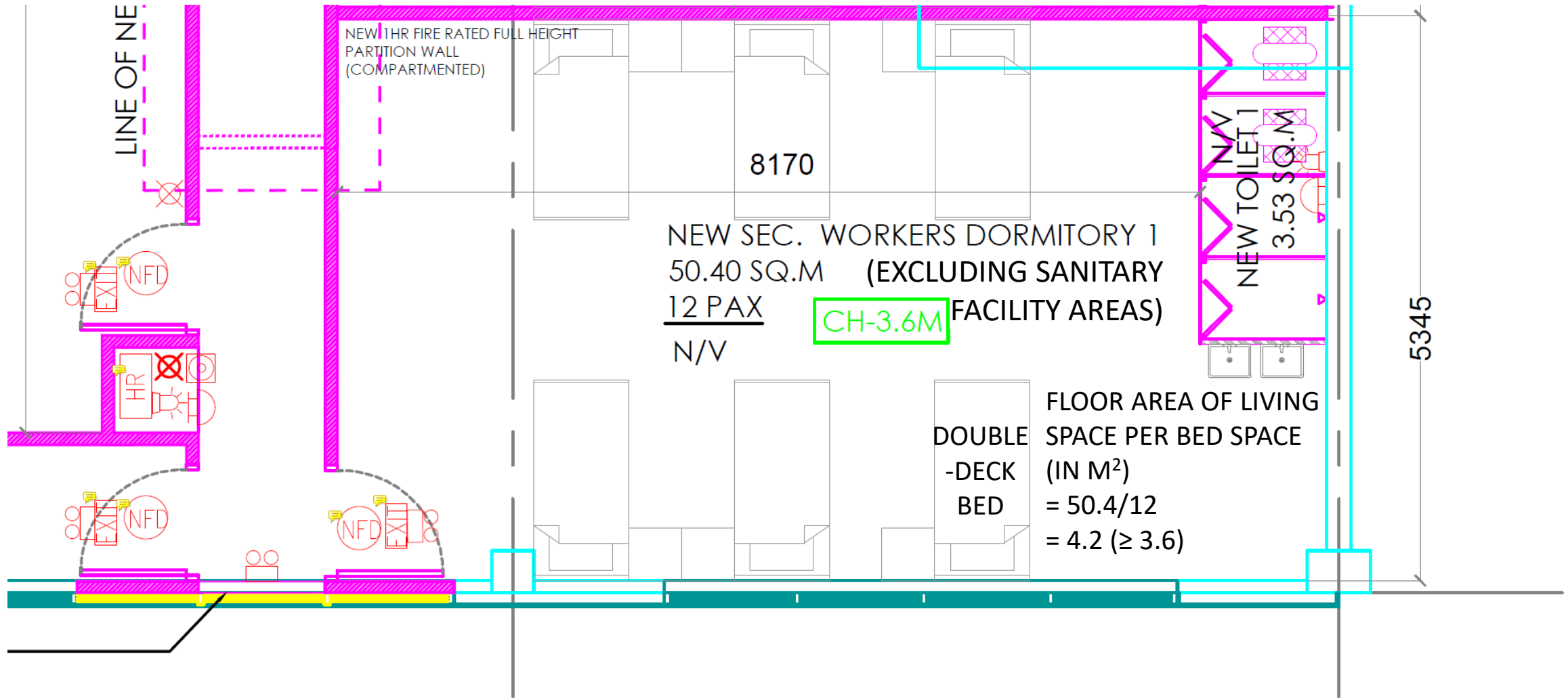
Signature of QP

Contact no.: \_\_\_\_\_

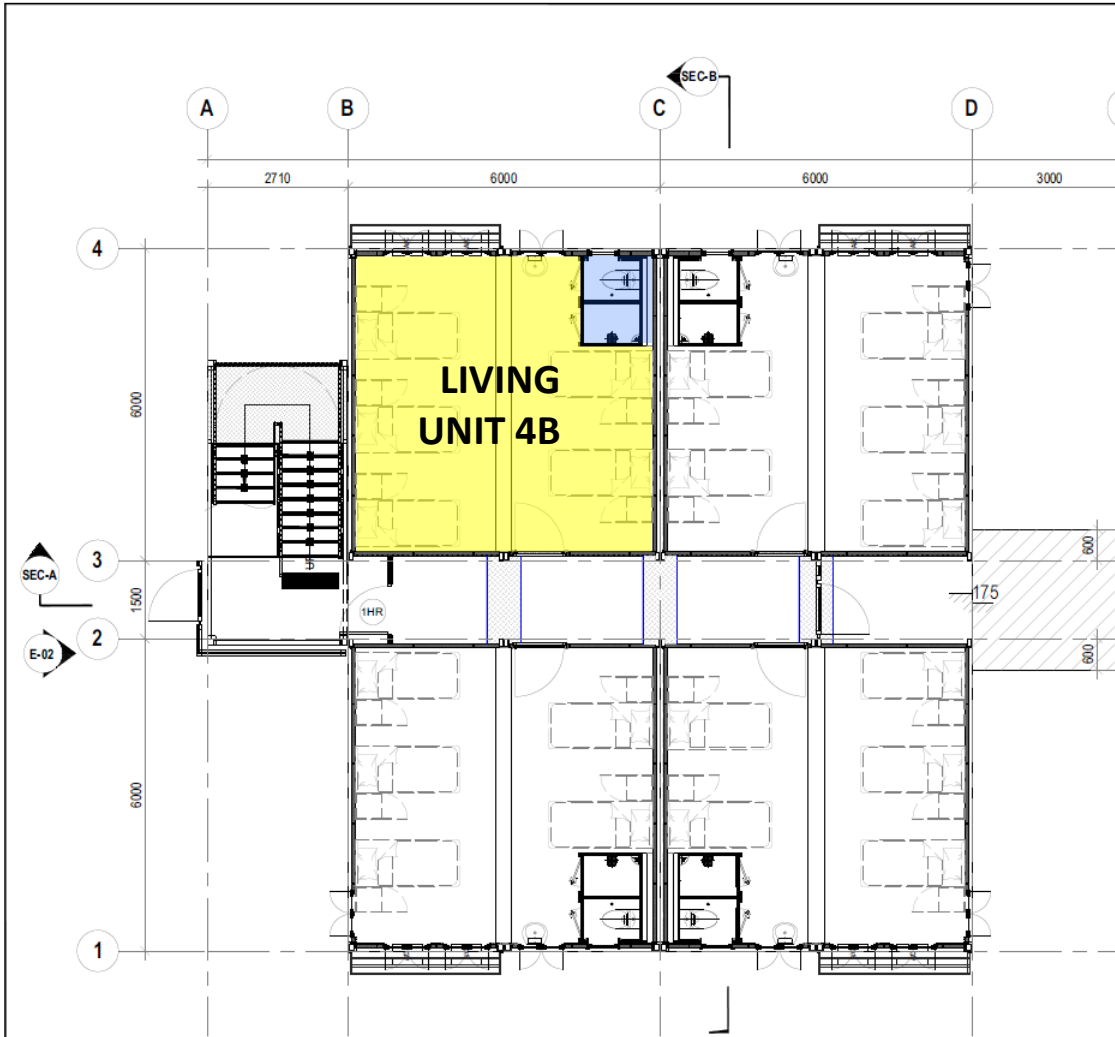
Registration no.: \_\_\_\_\_  
(\*Architect/ Professional Engineer)  
*\*Delete accordingly*

Date: \_\_\_\_\_  
(in DD MMM YYYY)

# Example of annotation of living unit details on as-built floor plan



# Example of tabulation of a living unit



| LIVING UNIT 4B  |                |
|---|----------------|
| No. of bed spaces   | 5              |
| Floor area of living space (in m <sup>2</sup> )               | 32.0           |
| Floor area of living space per bed space (in m <sup>2</sup> ) | 6.4<br>(≥ 3.6) |
| No. of water closets  | 1              |
| No. of shower points  | 1              |
| No. of hand-wash basins                                       | 1              |
| No. of sets of ensuite sanitary facilities                    | 1              |
| No. of bed spaces per set of ensuite sanitary facilities      | 5<br>(≤ 6)     |



# Incorrect calculation of living space per bed



## DORMITORY LIVING STANDARD CALCULATION:

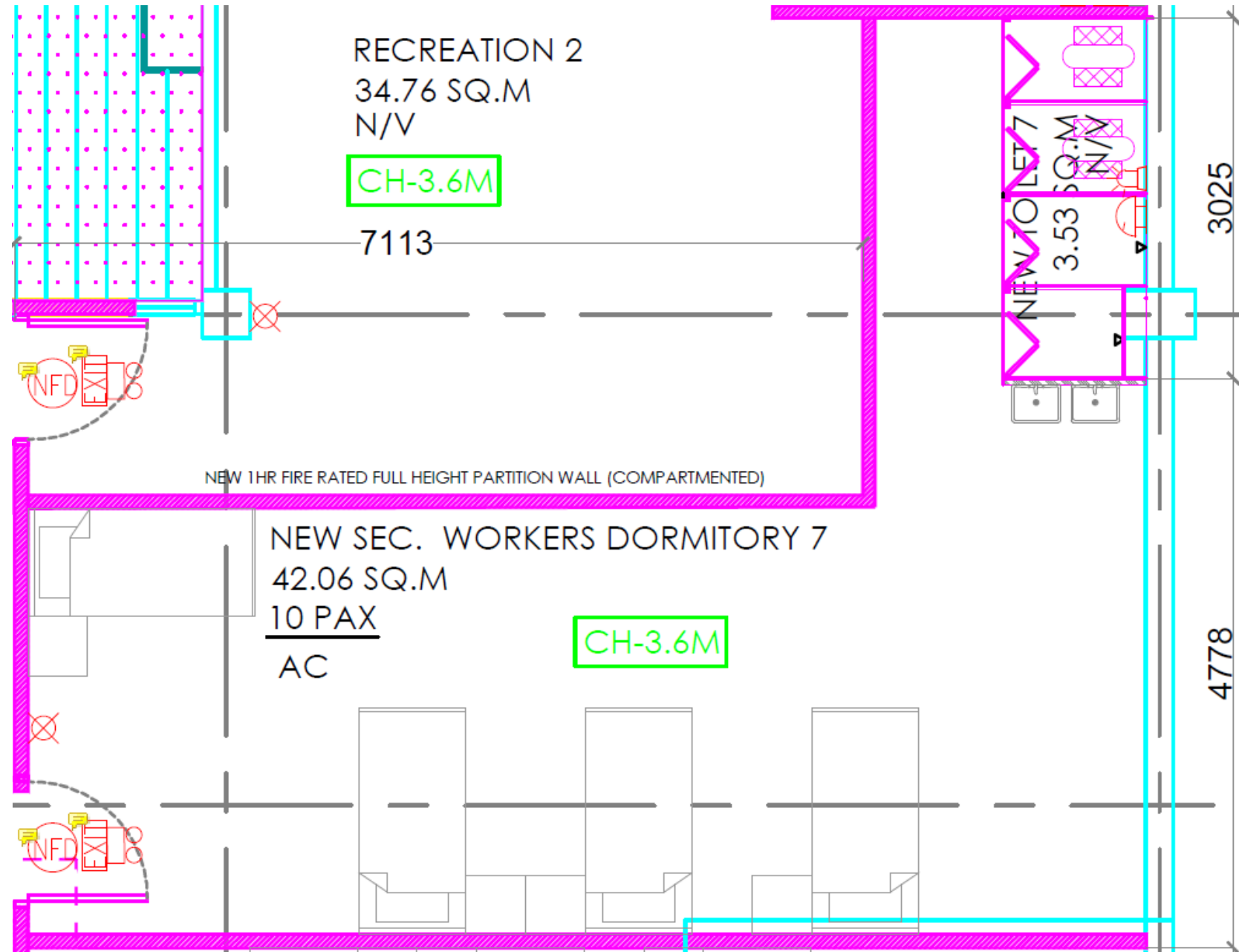
|                                       |              |
|---------------------------------------|--------------|
| DORMITORY BED ROOM                    | = 491.82 sqm |
| TOILET AREA                           | = 38.47 sqm  |
| INDOOR RECREATION AREA = 34.76+15.24  | = 50.00 sqm  |
| OUTDOOR RECREATION AREA               | = 100.18 sqm |
| ISOLATION ROOM 1 WITH EN-SUITE TOILET | = 7.51 sqm   |
| ISOLATION ROOM 2 WITH EN-SUITE TOILET | = 5.72 sqm   |

TOTAL = 491.82 sqm / 117 WORKERS = 4.2 sqm LIVING SPACE PER WORKER

OUR PROPOSED NEW SECONDARY DORMITORY IS FOR 117 WORKERS

✗ Floor area of living space per bed space **should be computed for each unique living unit**, instead of at other macro levels (e.g. total floor area of living space divided by OL)

# Incorrect representation of number of bed spaces



✘ Type of bed (single or double-deck) not annotated

✘ Annotation of 10 pax in this living unit does not tally with the 4 beds drawn

# FAQs

# FAQs

**Q1: How does MOM determine baseline?**

A1: MOM officers will conduct a baselining inspection onsite to count the actual amenities and facilities in the dormitory. We may also use QP-endorsed pre-retrofitting as-built plans to facilitate and support the inspection process.

**Q2: Can ancillary dormitories be rented out to house workers who are displaced due to DTS?**

A2: Ancillary FCDs with excess beds will be allowed to sublet to commercial tenants temporarily:

- FCDs located on JTC land wishing to sublet should apply for approval to house commercial tenants temporarily (via this [link](#))
- FCDs not located on JTC land may sublet if there is no change to approved OL or GFA for dormitory use

**Q3: Does isolation room have to be a minimum 3.6sqm per worker?**

A3: Isolation rooms must provide adequate space for workers who are required to isolate. Therefore, they should maintain comparable living conditions and space standards as the regular living units.

**Q&A**

# If you have further questions

**Contact DASL at +65 6513 8697 | [secretariat@dasl.com.sg](mailto:secretariat@dasl.com.sg)**

**OR**

**Contact MOM via [DTS Enquiry Form](#)**



**Thank you**