

## Annex A: Key improved standards for new dormitories<sup>1</sup>

Standards	Current <sup>2</sup>	Improved	Intent
Occupancy per room	No maximum residents per room. In practice, 12-16 residents per room.  No requirement for spacing between beds, mostly double-decker beds	≤ 12 residents per room during peacetime  Minimum 1 meter spacing between beds, double-decker beds allowed	Enable modularisation of dormitory living to limit transmission of infectious diseases  Reduce spread of infectious diseases among residents in the same room
Occupancy per floor	≤ 240 residents	≤ 240 residents, capable of being divided into self-contained sections of 120 residents	Enable modularisation of dormitory living to limit transmission of infectious diseases
Communal facilities (e.g. cooking, dining and laundry facilities)	No segmentation required	Designed to allow segmentation for dedicated use by ≤120 residents per section	Enable segmentation of communal facilities for dedicated use of smaller sections of residents to limit transmission of infectious diseases
	<u>Cooking facilities</u> ≥ 1 cook stove : 6-8 residents	<u>Cooking facilities</u> ≥ 1 cook stove : 6 residents	Increase provision of cooking and dining facilities to enhance liveability for residents

<sup>1</sup> The full list of improved standards for new dormitories will be incorporated into the Foreign Employee Dormitories Act (FEDA) Licence Conditions, and other relevant legislation and guidelines.

<sup>2</sup> The current standards refer to standards that were applied to dormitories licensed under FEDA.

Standards	Current <sup>2</sup>	Improved	Intent
	<u>Dining facilities</u> ≥ 1 seat : 6-8 residents	<u>Dining facilities</u> ≥ 1 seat : 6 residents	
	<u>Laundry facilities</u> Ensure sufficient and convenient laundry hanging facilities	<u>Laundry facilities</u> Ensure sufficient, convenient and sheltered laundry hanging facilities	Ensure sufficient provision of laundry drying facilities that are sheltered
Outdoor recreation area (games court, socialising area, open area with turfing etc)	<ul style="list-style-type: none"> <li>• <u>50-1,000 residents:</u> Encouraged</li> <li>• <u>1,001-5,000 residents:</u> ≥ 0.3 sqm per resident (comprising at least 1 x 240 sqm hard court and 1 other outdoor recreational facility)</li> </ul>	<ul style="list-style-type: none"> <li>• <u>50-300 residents:</u> ≥ 100 sqm</li> <li>• <u>301-500 residents:</u> ≥ 150 sqm</li> <li>• <u>501-1,000 residents:</u> ≥ 250 sqm</li> <li>• <u>1,001-5,000 residents:</u> ≥ 0.3 sqm per resident (comprising at least 1 x 240 sqm hard court) <b>and</b> ≥ 0.15 sqm per resident of open grass field (comprising at least 1 field ≥ 100 sqm)</li> </ul> <p>One set per dormitory cluster of 5,000 residents</p>	<p>Increase provision of recreation areas to enhance liveability for residents</p> <p>Reduce intermixing and virus spread across dormitory clusters, to allow each cluster to be self-contained during pandemics</p>
Toilets	≥ 1 set of common or en-suite toilet, bathroom, sink and urinal: 15 residents	≥ 1 set of en-suite toilet, bathroom and sink: 6 residents	Enable modularisation of dormitory living to limit transmission of infectious diseases, whilst enhancing liveability for residents

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Wastewater surveillance	No requirement	Segregation of sanitary lines to serve blocks and groups of blocks, including separate sanitary lines for isolation facilities  Minimum of 1 inspection chamber receiving sewage from sanitary lines for every ~1,000 residents	Facilitate non-intrusive virus surveillance that complements clinical testing  Detect viral fragments to prompt follow-up tests to facilitate early case identification
Isolation facility	≥ 1 isolation bed per 1,000 bed spaces during peacetime  ≥ <u>Additional</u> 19 isolation beds per 1,000 bed spaces to be stood up during pandemics	≥ 10 isolation beds per 1,000 bed spaces during peacetime  ≥ <u>Additional</u> 15 isolation beds per 1,000 bed spaces to be stood up during pandemics	Enable early isolation of suspected or confirmed cases of infectious diseases, thereby containing disease spread
Living space, <u>excluding</u> shared living facilities <sup>3</sup>	≥ 3.5sqm per resident	≥ 4.2sqm per resident <sup>4</sup>	Reduce spread of infectious diseases among residents in the same room whilst enhancing liveability for residents
Ventilation	Subjected to BCA's prevailing ventilation requirements for natural ventilation, e.g. windows	<b>Additional requirements include:</b>  Each toilet should be equipped with ≥1 exhaust fan	Enhance natural ventilation

<sup>3</sup> The current standard of a minimum living space per resident of 4.5sqm today includes essential living facilities (e.g. toilets, yard space). We estimate that this roughly works out to about a minimum of 3.5sqm of sleeping space when other shared living facilities (e.g. en-suite kitchens, toilets and yard spaces) are excluded, in comparison to the improved standard of 4.2sqm.

<sup>4</sup> The new standard of 4.2sqm of living space per resident includes the sleeping and living areas in the rooms. However, it excludes designated functional areas, such as the en-suite toilets, kitchens and yard spaces.

Standards	Current <sup>2</sup>	Improved	Intent
	<p>for openings to be at least 5% of the floor area of the room<sup>5</sup></p> <p>Mechanical ventilation (e.g. fans) must be provided when NV is inadequate for daily living activities</p>	<p>Provide adequate number of fans in rooms, reasonably spaced out throughout room, to provide sufficient air circulation</p> <p><u>If Air Conditioning (AC) option is provided in room, <b>additional requirements include:</b></u> Install filter at least of MERV14 rating for air cleaning.</p>	<p>Reduce moisture in toilets and reduce virus accumulation</p> <p>Reduce transmission risks within enclosed areas</p>
	<p>Minimum block spacing required by SCDF Fire Code requirements, based on factors such as building height, extent of openings etc.</p>	<p>Minimum 12 metre spacing between dormitory blocks, over and above SCDF Fire Code requirements [to be piloted in upcoming two new PBDs]</p>	<p>Enhance natural ventilation and wind flow between dormitory blocks</p>
Wi-Fi	Wi-Fi in common areas for residents <sup>6</sup>	Wi-Fi in common areas and rooms for residents <sup>7</sup>	Meet essential needs of residents (e.g. electronic salary payment/remittance), and allow residents to communicate with their families and friends

<sup>5</sup> Permanent dormitories (i.e. PBDs and FCDs) are subject to the BCA Approved Document for Building Control Regulations, and temporary dormitories (i.e. CTQs and TOLQs) are subject to the BCA Building Control (Temporary Building) Regulations.

<sup>6</sup> If the dormitory declares air-conditioning as their ventilation mode, it would be required to comply with the following additional requirements: install (i) a filter of at least MERV14 rating, (ii) system to introduce fresh air in the room, and (iii) pre-cool unit to cool and de-humidify the fresh air before it is introduced into the room.

<sup>7</sup> Provision of in-room wi-fi should be priced into the overall bed rental rates charged. Hence, residents should not be separately charged for their wi-fi usage.

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Power sockets	No requirement	Minimum 1 power socket per resident per sleeping area  Sufficient number of power sockets in common areas encouraged	Provide residents with easy access for charging of devices
Potable water	Provide adequate water (including potable water) to the dormitory	1 x hot / normal water dispenser : 24 residents per floor <sup>8</sup>	Provide residents with easy access to potable water

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<sup>8</sup> Alternatively, the dormitory could provide at least 2 water kettles for the designated use of one dormitory room of 12 residents.