

MSF CYCLICAL MAINTENANCE GRANT FOR SSAs

1. From 1 April 2026, a Social Service Agency (SSA) is eligible to apply for MSF's Cyclical Maintenance (CM) grant for its facilities if:
 - a. SSA runs approved programmes funded by MSF,
 - b. The proposed premises for the CM works has been in operation (from the date of services provision) for at least 5 years,
 - c. SSA had not received CM funding for the past 5 years for the proposed premises, and
 - d. SSA's programme-level restricted reserves have less than 6 months of Total Operating Expenditure, as reflected in the latest audited financial statement available at the point of application for the CM grant.

Guidelines on the Scope of CM Works

2. CM is carried out to spruce up, repair or renew an element or component of the building or premises necessitated from frequent breakdown, obsolescence and expiry of its serviceable life. CM works covered under the CM grant will generally include the following. Please also refer to Annex A for a detailed scope of CM works.
 - a. Repainting of premises in 5-year cycle internally and externally (internally only for HDB premises, as external painting and common property are maintained by Town Councils);
 - b. Structural repairs caused by wear and tear; and
 - c. Replacement of building elements that have outlived their economical lifespan or are beyond economic repair, e.g. Electrical re-wiring, replacement of roof membrane
3. The CM grant does not cover:
 - a. Improvement works such as upgrading;
 - b. Renovations such as conversion of use;
 - c. Additions such building extension and new structures;
 - d. Replacement of furniture and equipment; and
 - e. Emergency works.

4. SSAs should use their programme funding from MSF and/or programme-level restricted reserves for CM works. This would be more flexible, as the scope of CM works would not need to be limited to what is prescribed in paragraph 2. SSAs can also carry out works in a more timely manner and/or implement them in phases, thereby minimising disruption to service delivery.

5. If SSAs are unable to fund CM works from their existing funds and can meet the eligibility criteria stated in paragraph 1, SSAs can apply for the CM grant should they wish to. Applications will be assessed by MSF on a needs basis. The application form is to be submitted to MSF at least six months prior to the commencement of work.

Commencement of Project

6. SSA can only commence work upon signing of MSF's CM grant Funding Agreement. Any expenses incurred before the approval will not be reimbursed. There shall be no disbursement of funds until the Funding Agreement is signed.

Recommended Procurement Guidelines

7. For works exceeding \$90,000, SSA should call an open tender or follow SSA's procurement policy as endorsed by the Board. For works below \$90,000, at least 3 written quotations must be obtained via proper documentation of invitations to quote.

8. The consultancy and site supervision fees can be included as part of the project cost. Consultancy fees include the following:

- a. feasibility study, cost estimates, contract administration, site-co-ordination and supervision and certification of contractor's works
- b. tender calling, including tender documentation and tender evaluation.

9. SSA should obtain at least 3 quotations for the selection of the consultant.

Conflict of Interest

10. In submitting the application form, SSA confirms that each Board member and staff involved in the CM works has declared that they do not have any conflict of interest whatsoever (whether actual, perceived or potential) with the consultants, contractors, and tenderers involved in the CM works. SSA further confirms that these Board members and staff will notify the SSA and MSF immediately if they come to know of any information which may indicate such a conflict of interest.

Submission of Application Form

11. SSAs who are eligible to apply for the grant should email one copy of the attached form to:

Facilities Branch Finance and Facilities Division Attention: Ms Joey Lim Email: Joey_LIM@msf.gov.sg
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12. In the email, SSAs should include the following:
- a. CM Application Form
 - b. Brief description of type of works to be carried out and the
 - c. Estimated timeline of the works

APPLICATION FORM FOR GRANT ON CYCLICAL MAINTENANCE

(1) PARTICULARS OF ORGANISATION

Name of organization: _____

Official Address: _____

Telephone no: _____ UEN no: _____

Registration under Charities Act: Yes / No *
If yes, state Registration No: _____

Institution of Public Character: Yes / No *
If yes, state Effective Date: _____

(2) PARTICULARS OF PERSON MAKING APPLICATION ON BEHALF OF ORGANISATION (only application made by management is acceptable)

Name (as shown in NRIC): _____

Designation in Organisation: _____ (Centre Director, Centre Manager or ED)

Address: _____

Telephone no.: _____ Office No: _____

Email address: _____

(3) PARTICULARS OF PREMISES APPLIED FOR CYCLICAL MAINTENANCE

Type of facility: _____

- (a) Void-deck premises,
- (b) Purpose built premises
- (c) Dis-used government building

Address of premises: _____

Besides funding from the MSF programme, please specify any other sources of funding (if applicable): _____

Start date of lease: _____

Remaining lease: _____

Date of first occupancy: _____

Date of last Cyclical Maintenance: _____

Land Area of premises: _____m² (if applicable)

Gross Floor Area (GFA) of premises: _____m²

MSF Supported Gross Floor Area (GFA): _____m²

(SSAs might have area exceeding supported GFA)

PROPOSED CM WORKS

Estimated commencement date: _____

Estimated completion date: _____

SPALLING CONCRETE

Date of last spalling concrete inspection: _____

Any spalling concrete in the premises:

☐ Yes, date of rectification: _____

☐ No, SSA may include the inspection as part of CM works. If the ceilings are found to be or showing signs of spalling concrete, SSA can make use of the CM grant to carry out the necessary repair/maintenance.

(4) SSA CHECKLIST FOR SUBMISSION OF DOCUMENTS

SSA shall:

Ensure that the following documents are included with the CM application submission in accordance with the requirements set out in the CM application form; and

Check the completeness of the CM application submission against the checklist below by indicating a tick in the relevant boxes.

S/N	Supporting Documents	Tick if yes	Remarks
a.	CM Application Form	☐	
b.	SSA's Tenancy Agreement with landlord (i.e. SLA / HDB / Others)	☐	
c.	Certificate of Substantial Completion of last CM renovation works (if applicable)	☐	
d.	BCA 5 Yearly Periodic Structural Report (for Standalone Premises)	☐	

(5) DECLARATION

I, _____, am the person authorised to submit the
(name of person making application)
application on behalf of the organisation named in this submission and hereby declare that the particulars given above are true. I am aware that legal action may be taken against me if I had knowingly provided false information.

With regards to my involvement in procurement, I declare that, as of this date, I do not have any conflict of interest with the consultants/contractors/tenderers. I understand that should any conflict of interest arise in the course of my service, I will declare such conflict immediately to my agency and inform MSF.

I also hereby declare that I accept the following conditions for the receipt of financial support on behalf of the organisation, in the event that my application is successful:

- i. to apply the money for the purpose for which it is given
- ii. to continue to operate the facility for the duration of the land lease, Temporary Occupation Licence (TOL) or tenancy period; and,
- iii. to open the facility to all Singapore citizens or permanent residents regardless of race, language and religion.
- iv. work commencement shall only be upon signing of MSF Funding Agreement for the CM grant.

I understand that the Government reserves the right to reject my application, and that the reason(s) for which the application is rejected need not be disclosed. I also understand that any breach of any or all of the conditions stipulated above will result in the organisation having to refund the grant given.

Signature: _____

SSA's Stamp:

Date: _____

Scope of Cyclical Maintenance Works

Cyclical Maintenance is for carrying out repairs to the internal, external and common areas of existing buildings, infrastructure, facilities or capital assets to keep them in good working order or restore them to their original condition within the stipulated period. The current stipulated period for carrying out of internal cyclical maintenance works is 5 years.

The areas of existing buildings, infrastructure, facilities or capital assets include the following:

- (1) All internal, external and communal walls, columns, beams, pre-cast panels, grilles and surfaces viz. pipes, copings, eaves, gutters and other external fixtures.
- (2) All surfaces and fixtures located around and within communal open yards/communal air-wells/void decks or areas.
- (3) Walls, open surfaces and fixtures within and around open public balconies and Corridors, staircases, including soffits.
- (4) Parts of pitch roofs such as eave, soffits and edges of roofs, overhangs, including exposed rafters, purlins and fixtures on top of roofs.
- (5) Dustbin Compounds / Stores.
- (6) Water tank
- (7) External pavements, railings, drain crossings, barrier posts, sign posts, kerbs, steps and fencings within the boundary.
- (8) All external and communal vents / railings / guards / grilles.
- (9) Children playgrounds, courts and etc within the boundary.
- (10) Shelter and link way within the boundary.
- (11) External facade.
- (12) Internal of room such as office, store room and etc
- (13) Open car parks and access roads within the boundary
- (14) Car park perimeter monsoon drains, roadside monsoon drains and railing.
- (15) Footpaths along the sides of roads/road kerbs within the boundary
- (16) Street name signposts / neon sign lightings / car park lightings, signs and fixtures within the boundary
- (17) Mechanical, Electrical and sanitary and plumbing items of works within the boundary

- (18) Lift / dumbwaiter / generator
- (19) Special flat roof treatments and secondary roof slabs.

Some examples of Cyclical Maintenance Works

- (A) Non-Structural Concrete Work
Example: Repair Vertical Expansion joint, bitumen expansion, hollow block wall, wall (internal and external wall) brick pavement. staircase / step and damage tiles
- (B) Existing Flooring and Wall Tiling Work
Example: Relaying of new tile to match existing
- (C) Existing Aluminum, Steel and Iron Work
Example: Replace aluminum, steel and iron casement windows to match existing; Replacement of steel and galvanized steel railing to match existing; Repair / refix / replace existing worn out handrail, nosing and balustrades back to the original position; Repair / replaced the corroded metal gates and to match existing.
- (D) Carpentry and Joinery Work
Example: Repair all decayed or damaged doors or frame including accessories to match existing; Replace new door to match the existing.
- (E) Plumbing Work
Example: Replace / repair water pipe to good working condition; Making good to all leaking joints.
- (F) Glazing Work
Example: Replace all existing broken glass sheet, or louvers to vent window and etc to match existing.
- (G) Electrical Work
Example: Repair / replace / refix PVC trucking, PVC conduit, loose wiring and etc to their original condition; Repair / Replace / Refix electrical lightning protection system, distribution board, wiring and etc.
- (H) Roofing Work
Example: Replace / refix / Repair the roofing tiles including accessory to match the existing or replace with new tiles.
- (I) Structural Concrete Work
Example; Reconstruction of concrete drain, sunken bin bay, flooring, scupper drain and etc; Supply and install additional support brackets for external pipes and main riser due to statutory requirement; Re-render concrete screed to apron / floor and footpath; Replace existing cast iron pipe, main soil pipe and waste pipe;
- (J) Repainting Work
Example: Repaint the internal, external and common area to the original colour of building

- (K) Mechanical Work
Example: One to one replacement of approved air-conditional system, hosereel pump, fire protection system, sprinkler and automatic fire alarm system, water tank system and etc.
- (L) Preliminaries
Example: site office, utilities, machinery and equipment, construction access, scaffolding, site safety measures, contractor's site supervisory and administrative staff, risk allowance etc
- (M) Works to Comply with Authorities' Requirements
Example: Singapore Civil Defence Force (SCDF), Public Utilities Board (PUB), National Environment Agency (NEA) requirements.

*Note: The example in the scope of CM works is a guideline subjected to Government instructional manual, Financial Circular Minutes and other relevant government guidelines and MSF's final approval.

Examples of works that CANNOT be considered under cyclical maintenance

- (A) Construction, improvement, upgrading, relocation or extension of buildings or premises.
Examples: institutional buildings and office buildings
- (B) Construction of infrastructures.
Examples: lighting systems, sewerage systems, drainage systems, monuments and public parks.
- (C) Purchase of additional fixed assets.
Examples: Additional air conditional system.
- (D) Rebuilding or reconstruction of buildings/infrastructures including demolition costs that are incidental to the project.
- (E) Purchase of office equipment (major and minor), furniture, fixtures or fittings that are incidental or arise from the construction or replacement of the building.
- (F) Purchase and/or replacement costs of major office equipment.
Examples: computer terminals mechanised shelving systems, heavy printers and copier machines.
- (G) Retrofitting of buildings, vehicles or equipment which results in an improvement, extension or enlargement of a buildings or improvement to any equipment. Such activities should be non-recurrent, durable and represent growth of the spending agency.
Example: providing a capital asset with parts, devices, or equipment not in existence or available at the time of original manufacture.
- (H) Preliminary or feasibility studies, surveys, research and development or investigations prior to the construction, acquisition, improvement, extension, enlargement or replacement of fixed assets or for the formation of any plan or scheme for the development or improvement of resources.
Example: Site surveying.
- (I) Development, replacement and upgrading of computer software, hardware and IT systems to enhance their functional capabilities.
- (J) Land acquisition and reclamation.
Legal costs arising from the carrying out of the cyclical maintenance except for legal costs payable due to or under a court order following any contractual disputes connected with the work.