

Singapore Institute of Surveyors and Valuers (Quantity Surveying Division)

The Accredited Professional Quantity Surveyor (APQS) Designation

A. Introduction

Singapore's nation building programme is heavily focused on developing world class, functional, value for money facilities and infrastructure. In this regard, Quantity Surveyors in Singapore have an important part to play in serving the public, in ensuring that both private development and national infrastructure spending budgets are robust, yet prudent and that there is impartiality, transparency and accountability in the spending of private and public funds.

The APQS Designation, is a SISV Industry Transformation Initiative, to ensure that Quantity Surveyors practicing in Singapore are **competent**; dedicated to maintaining the highest standards of **professional service excellence**; and seek **continuous improvement** and development.

More importantly, it is SISV's benchmark to ensure the public and Supporting Employer Organisations that APQS's display **Integrity by being accountable, transparent, fair and impartial**. Whether in the public or private sector, **Integrity** is the core value and the foundation upon which the mission, goals and beliefs of the Public Service or Professional Governance are built. Integrity is key to the governance principle of **Incorruptibility**.

The Ministry of National Development has formally supported this self-regulation initiative. It is in line with the Singapore Building and Construction Authority (BCA) mandate for greater professionalism and professional workforce productivity in the Built Environment.

The APQS designation sits within the Accreditation Framework of the **BCA Skills Framework for the Built Environment (SFw)**. The BCA recognises the professional standing, value and benefit of the APQS designation - that APQS's are recognised by the community, industry and government as a professional and responsible contributor to the industry.

The APQS designation serves to give a high level of confidence to clients and supporting employer organisations that APQS's are bound to the high professional standards including a **Code of Professional Conduct** and are **Responsible & Accountable** for the services that they provide.

The SISV QS Division will ensure that an APQS:

1. Has satisfied stringent entry requirements in terms of having recognised university degree and qualifications;
2. Has sufficient, relevant, approved, local post-graduation practice experience;
3. Has successfully passed an Assessment of Professional Competence conducted by SISV QS Division; and
4. Has sufficient Singapore professional practice experience to provide services and advice to clients.
5. Understands that he or she is:
 - a) Bound by a Code of Professional Conduct, which centres on:
 - Providing services of a high standard with care, efficiency, competence, confidentiality, fidelity and diligence;
 - Integrity, Fairness and Impartiality.
 - b) Subject to disciplinary actions should he or she contravene the above; and
 - c) Committed to excellence and currency of knowledge through the requirement to fulfil on-going Continuing Professional Development (CPD) to maintain their accreditation.

The APQS designation represents the highest level of expertise within the Singapore QS profession. It is an optional additional designation to the SISV Professional Membership grade. It does not change the membership grade but provides clients an additional assurance of the consultants' level of expertise.

B. The APQS Framework

Procurer Workstream

BCA Procurement Goals

To establish verification mechanisms for skills and competency under SFw, hence enabling a more effective way to procure the required competency



1. SFw Construct – Skills Mapping

The Skills Framework SFw is a SkillsFuture initiative developed for the Singapore workforce to promote skills mastery and lifelong learning. It is developed by the government in partnership with employers, industry associations, education and training providers and unions. The Skills Framework provides up to date information on career pathways, occupations, job roles, existing and emerging skills and competencies, as well as relevant education and training programmes.

Please refer to Skills Framework website:

<https://www.skillsfuture.gov.sg/skills-framework/built-environment#skillsframeworktemplates>

SISV have aligned with the skills maps to develop the **Competencies Requirements for APQS Tier 1 / 2 / 3 / 4 (Appendix 1) highlighting:**

- **SISV APQS Tier 1 / 2 / 3 / 4**
- Critical Work Functions / Key tasks / Experience
- Technical Skills & Proficiency Level / Competency required
- Generic Skills & Proficiency Level / Competency required

[Appendix 1](#) can be found here for your ease of reference

2. Accreditation – The APQS Framework

SISV has been designated by BCA to develop the QS Accreditation scheme in alignment with the SFw and Accreditation Framework. Subsequently, the APQS framework has been endorsed by the Central Procurer Panel to be administered by SISV. SISV will:

- be the formal accreditation body for the Quantity Surveying profession; and
- administer the endorsed accreditation scheme.

The Accreditation scheme comprises four Tiers as indicated above. The Proficiency Level/ Competency required for each Tier is detailed in each Skills Map in [Appendix 1](#).

3. Procurement

The Tier of Accreditation will be a future procurement benchmark for Quantity Surveying services in Singapore and will be adopted by Supporting Employer Organisations.

4. Who can apply?

One of the Key Principles of the Accreditation scheme is Inclusivity, and applicants **do not have to be** SISV members but must be currently undertaking Quantity Surveying work, and are in Good Standing.

Application for the APQS designation is available to:

- New applicants to SISV Membership/ APQS registration
- SISV Members
- Non SISV Members who are Professional members of other equivalent international recognised Professional Quantity Surveying Institutions and who have successfully passed an Assessment of Professional Competence
- Non-QS degree individuals who can demonstrate compliance with the Skills Framework requirements for Tier 4

An APQS applicant, in Good Standing, must be a person who is of good character and is trustworthy, or, a Member of Professional QS Institution whose status of registration is not “suspended” or “delisted” and has paid all membership fees.

All applicants should not have substantial breach of any SISV, or equivalent international recognised Professional Quantity Surveying Institution, Code of Conduct in the past 2 years.

Applicants with a complaint in progress regarding a breach of any QS Code of Conduct, will have their application for APQS designation deferred until the outcome of the complaint has been determined.

Please use the attached

1. [APQS Application Form \(For SISV Members\)](#) or
2. [APQS Application Form \(For Non SISV Members\)](#)

C. Application Routes

Route 1 Non-Member

This route is for QS Practitioners who are not Members of SISV or other International Professional QS Institutes and are in Good Standing.

APQS Tier	APQS Tier 4	APQS Tier 3	APQS Tier 2	APQS Tier 1
Possible Corresponding Job Titles	Assistant QS / Assistant Cost Manager	Quantity Surveyor / Contracts Manager/ Cost Manager	Senior QS / Senior Contracts/ Senior Cost Manager	Associate Director/ Contracts Director
Requisites	Minimum Requirements			
Academic Qualification	QS Diploma/ or Construction related Diploma/ or Non-QS Degree/ or QS degree not recognised by SISV	SISV recognised QS degree or (Non-recognised QS degree or non-QS degree) + (Completion of bridging course prescribed and to be implemented by SISV)	SISV recognised QS degree	
Experience	At least 1 year of post-qualification QS experience	At least 2 years of local post- qualification QS experience, Or At least 5 years of post-qualification QS experience, 1 of which must be local	At least 5 years of local post- qualification QS experience, 2 of which must be local Or At least 10 years of post- qualification QS experience, 1 of which must be local	At least 10 years of local post- qualification QS experience, 2 of which must be local Or At least 15 years of post- qualification QS experience, 1 of which must be local
QS Competencies Requirements Detail, refers to "Competencies Requirements for APQS"	Pegged to BE Skills Framework. Complete APQS Competencies Report Tier 1/ 2/ 3/ 4 Templates , available on SISV website.			
Assessment Assessment if an applicant has attained the proficiency to support APQS Tier1/ 2/ 3/ 4 Designation will be based on (a) Competencies Report (b) APQS Interview	Interview not required	APQS Tier 3 Interview	APQS Tier 2 Interview	APQS Tier 1 Interview

Route 2 SISV Member

This route is for SISV Members who are in Good Standing and do not have any subscription arrears.

APQS Tier	APQS Tier 4	APQS Tier 3	APQS Tier 2	APQS Tier 1
Possible Corresponding Job Titles	Assistant QS / Assistant Cost Manager	Quantity Surveyor / Contracts Manager/ Cost Manager	Senior QS / Senior Contracts / Senior Cost Manager	Associate Director Contracts Director
Requisites	Minimum Requirements			
SISV Membership	Technical Member	SISV Professional Member or SISV Probationer ready for APC	SISV Professional Member	SISV Professional Member
Experience	At least 1 year of post-qualification QS experience	At least 2 years of local post-qualification QS experience, Or At least 5 years of post-qualification QS experience, 1 of which must be local	At least 5 years of local post-qualification QS experience, 2 of which must be local Or At least 10 years of post-qualification QS experience, 1 of which must be local	At least 10 years of local post-qualification QS experience, 2 of which must be local Or At least 15 years of post-qualification QS experience, 1 of which must be local
QS Competencies Requirements Detail, refers to "Competencies Requirements for APQS"	Pegged to BE Skills Framework. Complete APQS Competencies Report Tier 1/ 2/ 3/ 4 Templates , available on SISV website.			
Assessment Assessment if an applicant has attained the proficiency to support APQS Tier1/ 2/ 3/ 4 Designation will be based on (a) Competencies Report (b) APQS Interview	Interview not required	APQS Tier 3 Interview ¹	APQS Tier 2 Interview	APQS Tier 1 Interview
	<u>Note1</u> SISV Probationers can combine APC and APQS assessment in in one Interview, and, SISV Members, who already passed SISV APC, are exempt from APQS Tier 3 Interview			

Route 3 Professional Members of Other Equivalent International Professional Quantity Surveying Institutions

1. This route is for Professional Members of other Professional QS Institutes with SISV Reciprocity Arrangement equivalent through reciprocity or other agreements.
2. A Letter of Good Standing from the respective Professional QS Institute is required to be submitted together with their APQS Application.
3. Applicants who rely on these professional memberships for their APQS application, must continue to remain as a member of that Professional QS Institute, in their annual renewal of their APQS designation, if they chose not to become SISV members.

APQS Tier	APQS Tier 4	APQS Tier 3	APQS Tier 2	APQS Tier 1
Possible Corresponding Job Titles	Assistant QS / Assistant Cost Manager	Quantity Surveyor / Contracts Manager/ Cost Manager	Senior QS / Senior Contracts / Senior Cost Manager	Associate Director Contracts Director
Requisites	Minimum Requirements			
Professional Membership	Non- professional Member/ (Graduate/ Probationer/ Technical/ Affiliate/ Associate)	Professional Member (Member or Fellow)	Professional Member (Member or Fellow)	Professional Member (Member or Fellow)
Experience	At least 1 year of post-qualification QS experience	At least 2 years of local post-qualification QS experience, Or At least 5 years of post-qualification QS experience, 1 of which must be local	At least 5 years of local post-qualification QS experience, 2 of which must be local Or At least 10 years of post-qualification QS experience, 1 of which must be local	At least 10 years of local post-qualification QS experience, 2 of which must be local Or At least 15 years of post-qualification QS experience, 1 of which must be local
QS Competencies Requirements Detail, refers to "Competencies Requirements for APQS"	Pegged to BE Skills Framework. Complete APQS Competencies Report Tier 1/ 2/ 3/ 4 Templates , available on SISV website.			
Assessment Assessment if an applicant has attained the proficiency to support APQS Tier1/ 2/ 3/ 4 Designation will be based on (a) Competencies Report (b) APQS Interview	APQS Tier 4 Interview	APQS Tier 3 Interview	APQS Tier 2 Interview	APQS Tier 1 Interview

D. Requirements for all Tiers:

1. Complete the **APQS Application Form** ([For SISV Members](#) or [Non SISV Members](#))
2. Complete the **Competencies Reports** for [Tier 1](#) / [2](#) / [3](#) / [4](#), demonstrating required years of professional experience or knowledge (include description of specific role/s within project/s worked on).
3. Complete and sign the declaration confirming compliance with the Institute's Constitution, Bylaws, Rules for maintaining the Accredited Professional Quantity Surveyor designation, and Code of Professional Conduct of SISV QS Division.
4. Be currently engaged in the practice of Quantity Surveying.
5. Pay the [application fee](#).
6. Pay any outstanding SISV membership arrears, if applicable.
7. Successfully complete an APQS or SISV APC Interview as required.

E. APQS Accreditation Process

Accreditation Process (8 – 12 Weeks) ²

Week 1- 4	1) Assessment of Competencies Report
	2) Re-submission of Competencies Report
Week 5 - 6	3) Arrangement of APQS Interview
Week 7 - 8	4) APQS Interview
Week 9 - 10	5) Processing of Interview Outcome
Week 11 - 12	6) Approval by SISV QS Council

Note 2

Typical time taken is 8 – 12 weeks. The application process could take longer, depending on the number of APQS Application received by SISV.

F. APQS Application Fee, Interview Fee and Annual Fee

1. All fees are payable in Singapore dollars SGD.
2. **All fees quoted below exclude the applicable prevailing GST.**
3. Application fee is non-refundable and must accompany the Application Form for APQS designation.
4. Interview fee is payable when APQS interview is arranged.
5. The APQS designation is valid for a period of 1 year, subject to an annual Fee.
6. Upon successful registration APQS, SISV will collect pro-rata annual fee for first partial year of APQS designation,
7. For subsequent renewal of APQS designation, full annual fee will be collected

Application Fee (Subject to GST)	Tier 1	Tier 2	Tier 3	Tier 4
All applicants	S\$162	S\$162	S\$162	S\$162

Interview Fee (Subject to GST)	Tier 1	Tier 2	Tier 3	Tier 4
All applicants	S\$216	S\$216	S\$216	S\$216 (Applicable for Route 3)

Note 3:

APQS applicants who choose to concurrently apply for SISV membership will enjoy waiver of Membership Processing Fee, unless the APQS application is submitted separately from the SISV membership application.

Annual Fee (Subject to GST)	Tier 1	Tier 2	Tier 3	Tier 4
SISV Member	FSISV - \$81 MSISV - \$108	\$81	\$54	\$54
Non-Member	\$297	\$270	\$248.40	\$162

G. Application Submission

Please send the completed form with payment and all other required documents to:

BY MAIL:

Singapore Institute of Surveyors and
Valuers, QS Division
110 Chiat Hong
Building #09-00
Singapore 188968

BY EMAIL:

apqs@sisv.org.sg and qs.admin@sisv.org.sg

H. Assessment

Applications for APQS designation will be assessed by a minimum of 3 Panel Assessors, with a minimum of 2 Panel Assessors' endorsements for the APQS designation to be awarded. Normal conflict of interest rules applies. If the APQS applicant is a member of the SISV QS Council, all the QS Council members cannot be members of the assessment panel for the applicant.

Determination of Accredited Professional Quantity Surveyor designation is assessed on an individual basis and is at the sole discretion of the SISV QS Council.

I. Appeals Process

Applicants have the right to appeal an APQS designation decision in accordance with the appeals process listed in [Appendix 3](#).

J. Use of designation

Successful applicants may use the post nominals APQS following their standard SISV membership post nominal (for example MSISV, APQS), and may use the term Accredited Professional Quantity Surveyor.

K. Maintaining Accredited Professional Quantity Surveyor Designation

A breach of the SISV QS Code of Professional Conduct may result in removal or suspension of the APQS designation. Other disciplinary actions in accordance with the **APQS Disciplinary Process (Appendix 4)** may also apply.

Unauthorised and/or inappropriate use of Accredited Professional Quantity Surveyor (APQS) designation can lead to prosecution.

APQS's must maintain the prescribed level of Continuing Professional Development (CPD). Breaches may result in removal or suspension of the members APQS designation. The prescribed level of CPD for an APQS designation is the level of CPD expected for a SISV Professional Member as outlined in the SISV Continuing Professional Development Framework (currently set at **20 hours** per annum.).

APQS's are required to update their CPD record annually by December 31 in compliance with the SISV Continuing Professional Development Framework. APQS who are SISV Members can update their CPD record via the SISV member portal website under the Events & CPD page.

APQS Renewal Framework and Renewal Form can be downloaded from the website.

UPDATED: May 2023

RELEASED DATE: Dec 2021