

## 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 focussed 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:

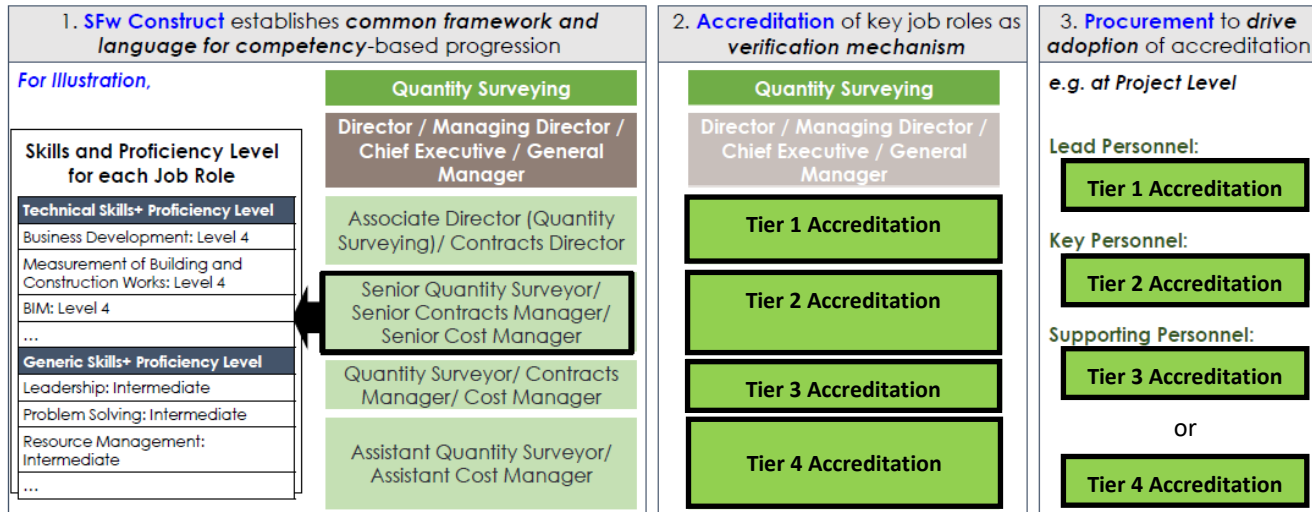
- i) Has satisfied stringent **entry requirements** in terms of having recognised university degree and qualifications;
- ii) Has sufficient, relevant, approved, local post-graduation **practice experience**;
- iii) Has successfully passed an **Assessment of Professional Competence** conducted by SISV QS Division / equivalent international recognised Professional QS body; and
- iv) Has sufficient Singapore professional practice experience to provide services and advice to clients.
- v) Understands that they are:
  - 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

### 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 **APQS Skills Framework Competencies Table for 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 Procurement 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.

## Who can apply?

One of the Key Principles of the Accreditation scheme is **Inclusivity**. Applicants do not have to be SISV members. 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

APQS applicants must be currently undertaking Quantity Surveying work. Applicants must be in Good Standing and not have a substantiated 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 [APQS Application Form](#)

### **C. Professional Members of other equivalent international recognised Professional Quantity Surveying Institutions**

- This refers to professional Members of other Professional QS Institutes with SISV Reciprocity Arrangement through Reciprocity or other agreements.

## D. Application Process

Prerequisites: <i>Please see Appendix 2 for further detail.</i> Please see below for appropriate option to APQS designation:	APQS Tier 1 Associate Director / Contracts Manager	APQS Tier 2 Senior QS / Senior Contracts / Cost Manager	APQS Tier 3 Quantity Surveyor / Contracts / Cost Manager	APQS Tier 4 Assistant QS/Assistant Cost Manager
<b>Option 1: APQS only Candidate - Non SISV Member route - local applicant</b>				
<ul style="list-style-type: none"> <li>Must have successfully completed all SISV QS Division Assessment of Professional Competency (APC) requisites including log book and supervision (<b>as necessary</b>) and successfully complete an SISV APC Interview (except Tier 4 applicants).</li> <li>Applicants under Option 1 must apply for APQS designation, with their <b>SISV Member grade / APQS Application Form</b> for administrative purposes. They will be required to pay an <b>APQS Candidate annual fee (same as SISV Probationers)</b> during any log book and supervision period required.</li> <li>SISV Membership is however, <b>not a mandatory requirement</b> for APQS designation. Applicants may elect, on the <b>SISV Member grade / APQS Application Form</b>, not to be full SISV Professional members upon successful completion of all APQS requirements and may elect to be <b>APQS designated only</b>.</li> <li>Different rights, privileges &amp; rates for APQS designated only apply.</li> </ul>	Y	Y	Y	APQS only Candidate preparing for SISV APC  <i>or</i> Non-QS degree holder who can demonstrate compliance with the Skills Framework requirements for Tier 4 <b>and</b> Complete APQS interview
<ul style="list-style-type: none"> <li>Not have had a breach of any items of the Code of Professional Conduct of SISV QS Division within the last 2 years.</li> </ul>	Y	Y	Y	Y
<ul style="list-style-type: none"> <li>Requisite years of demonstrated Quantity Surveying experience and local experience:</li> </ul>	<i>See Note 1</i>	<i>See Note 2</i>	<i>See Note 3</i>	<i>At least 1 year of experience</i>
<b>Option 2: SISV Member</b>				
<ul style="list-style-type: none"> <li>Be a Professional Member of the SISV QS Division in Good Standing.</li> </ul>	Y	Y	Y	Current Probationer preparing for SISV APC <i>or</i> Technical Member
<ul style="list-style-type: none"> <li>Not have had a breach of the Code of Professional Conduct of SISV QS Division upheld within the last 2 years.</li> </ul>	Y	Y	Y	Y
<ul style="list-style-type: none"> <li>Requisite years of demonstrated Quantity Surveying experience:</li> </ul>	<i>See Note 1</i>	<i>See Note 2</i>	<i>See Note 3</i>	<i>At least 1 year of experience</i>
<b>Option 3: Professional Members of Other equivalent international recognised Professional Quantity Surveying Institutions Professional Members</b>				
<ul style="list-style-type: none"> <li>Be a Professional Member (Fellow or Member grade) of other equivalent international recognised Professional Quantity Surveying Institutions in Good Standing (except Tier 4 applicants).</li> </ul>	Y	Y	Y	Non-Professional Member (Graduate, Probationer, Technician, Affiliate, Associate)
<ul style="list-style-type: none"> <li>Successfully complete a SISV Assessment of Professional Competence (APC) (except Tier 4 applicants) / APQS Tier 4 Interview (for Tier 4 applicants)</li> </ul>	Y	Y	Y	Complete APQS Tier 4 interview
<ul style="list-style-type: none"> <li>Applicants under Option 3 must apply for APQS designation, with their <b>SISV Member grade / APQS Application Form</b> for administrative purposes.</li> <li>SISV Membership is however, <b>not a mandatory requirement</b> for APQS designation. Applicants may elect, on the <b>SISV Member grade / APQS Application Form</b>, not to be full SISV Professional members upon successful completion of all APQS requirements and may elect to only be APQS designated.</li> <li>Different rights, privileges &amp; rates for APQS Designated only apply.</li> </ul>				
<ul style="list-style-type: none"> <li>Not have had a breach of any QS Code of Conduct upheld within the last 2 years.</li> </ul>	Y	Y	Y	Y
<ul style="list-style-type: none"> <li>Requisite years of demonstrated Quantity Surveying experience:</li> </ul>	<i>See Note 1</i>  <b>or</b> <i>At least 15 years, 1 of which must be local</i>	<i>See Note 2</i>  <b>or</b> <i>At least 10 years, 1 of which must be local</i>	<i>Note 3</i>  <b>or</b> <i>At least 5 years, 1 of which must be local</i>	<i>At least 1 year of experience</i>
<ul style="list-style-type: none"> <li><b>Note 1</b> - At least 10 years recommended, 2 of which must be local. Subject to Company's discretion - Associate Directors promoted with less than 10 years also qualify.</li> <li><b>Note 2</b> - At least 5 years recommended, 2 of which must be local. Subject to Company's discretion - Senior QS's promoted with less than 5 years also qualify.</li> <li><b>Note 3</b> - At least 2 years of local QS experience</li> </ul>				

#### E. Requirements for all Tiers:

- Complete the [APQS Application Form](#).
- Complete the **Skills Framework Competencies Table 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).
- 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.
- Be currently engaged in the practice of Quantity Surveying.
- Pay the application fee.
- Successfully complete an APQS or SISV APC Interview as required.

#### F. Application Fee and Annual Accreditation Fee

The application fee is non-refundable and must accompany the Application Form for APQS designation. The APQS designation is valid for a period of 1 year, subject to an annual Accreditation Fee. All fees are payable in Singapore dollars and by credit card.

Application Fee	Tier 1 Fellow	Tier 1	Tier 2	Tier 3	Tier 4 – Candidate / Probationer	Tier 4 - Tech member
• Singapore applicants	\$350	\$350	\$350	\$350	\$150	\$150
• Overseas based applicants	\$400	\$400	\$400	\$400	\$200	200

Singapore & overseas applicants: APQS Application fee is included in your SISV membership application fee unless the APQS application is submitted separate from your SISV membership application.

Annual Accreditation Fee – SISV members	Tier 1 Fellow	Tier 1	Tier 2	Tier 3	Tier 4 – Candidate / Probationer	Tier 4 - Tech member
• Singapore applicants	\$75	\$100	\$75	\$50	\$50	\$50
• Overseas based applicants	\$125	\$150	\$125	\$100	\$100	\$100

*Please note for information: Current SISV Annual Membership fees are:*

- *Fellow* \$300
- *Member* \$200
- *Probationer* \$120
- *Tech Member* \$ 80
- *Student* \$10

For applicants who elect, on the SISV Membership application form, not to be full SISV Professional members upon successful completion of all requirements for membership and elect to only be SISV APQS designated:

Annual Accreditation Fee – Non-SISV members	Tier 1 Fellow	Tier 1	Tier 2	Tier 3	Tier 4 – Candidate / Probationer	Tier 4 - Tech member
• Singapore applicants	\$350	\$275	\$250	\$230	\$150	\$110
• Overseas based applicants	\$400	\$325	\$300	\$280	\$200	\$160

## 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](mailto:apqs@sisv.org.sg) and [qs@sisv.org.sg](mailto:qs@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's can update their CPD record via the SISV website under the Events & CPD page.

**EFFECTIVE DATE: August 2021**