

# Briefing for SFA Workers' Quarters At Farm (WQF) on Foreign Employee Dormitories Act (FEDA)

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Licensing  
Operations & Licensing  
Foreign Manpower Management Division



MINISTRY OF  
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From 1 Apr 2023, all migrant worker dormitories with occupancy load of 7 or more are required to apply for a Foreign Employee Dormitories Act (FEDA) licence

- **Single regulatory framework** to govern dormitories, consolidate requirements across different legislation
- Allow government to **impose new requirements** quickly to manage future crisis (e.g. disease outbreak)
  - e.g. additional isolation beds & infection prevention and control measures



# 4 FEDA licence classes with calibrated requirements for dormitories of different sizes

FEDA licence class	Occupancy Load (OL)* of dormitory*
<b>Class 1</b>	7 to 99
<b>Class 2</b>	100 to 299
<b>Class 3</b>	300 to 999
<b>Class 4</b>	>= 1,000

Basic set of essential living requirements to apply to Class 1 dorms

Additional requirements applied to dorms in Classes 2 to 4 to strengthen dormitory managements' and enhance residents' welfare, health and safety

\*Occupancy Load (OL) is the maximum number of workers\* that may be accommodated in the workers' quarters and should comply with living space and building requirements.

## Who will need to apply for FEDA Licence?

- The **operator** managing and maintaining the WQF, if the occupancy load is  $\geq 7$
- The WQF operator should be a **corporate entity registered with ACRA** with a Unique Entity Number (UEN)
- If a WQF operator operates multiple farms, the WQF operator will need to apply for a **separate licence for each farm location with workers' quarters**

# Differences between Existing and New Standards

## Quarters built after 18 Sep 21 are required to meet new standards

### CURRENT KEY STANDARDS

No room occupancy cap; typically 12 – 16 residents per room in practice

No requirement for en-suite toilets; ≤ 15 residents to 1 set of toilet, bathroom, sink and urinal

Living space of ≥ 3.5sqm\* per resident

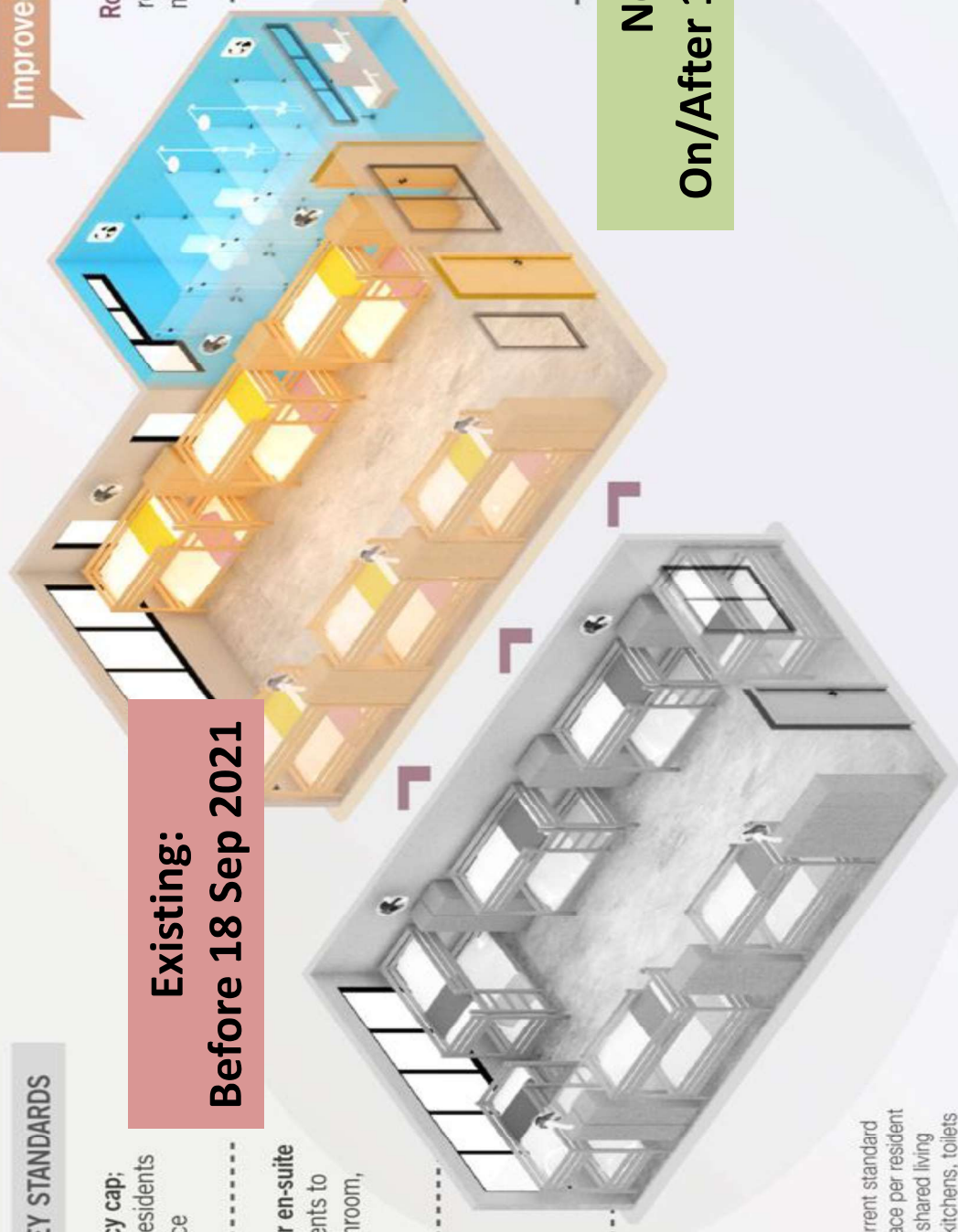
**Existing:  
Before 18 Sep 2021**

### Improved key standards

Room occupancy cap of ≤ 12 residents per room, with ≥ 1 meter spacing between beds

En-suite toilets, ≤ 6 residents to 1 set of toilet, bathroom and sink

20% increase in living space to ≥ 4.2sqm per resident



**New:  
On/After 18 Sep 2021**



Scan here for more information

\*Estimated from the current standard of 4.5sqm of living space per resident today, which includes shared living facilities (e.g en-suite kitchens, toilets and yard spaces).

# Summary of New Standards under FEDA

Item	Requirements
Living Space per resident	At least 4.2 sqm per resident. Living space <u>excludes</u> en-suite kitchen, toilets, yard spaces
Occupancy per room	No more than 12 residents per room. At least 1m spacing between beds
Occupancy per floor	No more than 240 residents. Ability to further divide into self-contained sections of 120 residents
Communal facilities (e.g. cooking area, laundry area, dining area)	Must allow segmentation for dedicated use by no more than 120 residents per section
Toilets	1 set of <u>en-suite toilet</u> , bathroom and sink per 6 residents. At least 1 exhaust fan per toilet
Isolation Facility	At least 10 beds per 1,000 bed spaces during peacetime (1% of OL) Additional 15 beds per 1,000 bed spaces to be stood up during pandemic (1.5%)

# Summary of New Standards under FEEDA

Item	Requirements
Ventilation	Adequate number of fans reasonably spaced out within living rooms for sufficient air circulation  If air-conditioning is provided – install filter of at least MERV14 rating
Wi-Fi	Present in common areas <u>and</u> room for residents. Residents should not be separately charged

# WQFs are required to apply for MOM Final Clearance (OL < 6) or FEDA licence (OL >= 7)

	Scenario	Actions by WQF operator
<b>Non-FEDA (OL &lt; 7)</b>	Apply for MOM's Final Clearance	<ol style="list-style-type: none"> <li>1) Go to MOM's Housing website<sup>1</sup></li> <li>2) Download WQF declaration form</li> <li>3) Submit the completed WQF declaration form and supporting documents</li> </ol>
<b>FEDA (OL &gt;= 7)</b>	Apply for FEDA Licence	<ol style="list-style-type: none"> <li>1) Go to MOM's Housing website<sup>1</sup></li> <li>2) Apply for FEDA licence<sup>2</sup></li> </ol>
	Currently on FEDA Provisional Licence (PL)	Apply for FEDA licence <sup>2</sup> <u>3 months before</u> PL expires, if the WQF is continuing operations

<sup>1</sup> [www.mom.gov.sg/housing](http://www.mom.gov.sg/housing)

<sup>2</sup> [Apply for a FEDA licence \(mom.gov.sg\)](http://mom.gov.sg) + [Login](#) | [My Dashboard](#) - [GoBusiness](#)



Thank you