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Dear Sir/Madam

INTRODUCTION OF ADDITIONAL TIER (TIER 3) TO THE CONQUAS SCHEME

The Construction Quality Assessment System or CONQUAS was introduced in 1989 to provide the industry with a standard assessment framework for workmanship quality. The CONQUAS standards are regularly reviewed to keep pace with improvements in processes/technologies, and meet end users' expectations.

2 In November 2017, BCA introduced the Enhanced CONQUAS Scheme to help developers/contractors further raise the workmanship quality of their projects by covering more samples and identifying more areas for improvement for new private residential developments.

3 Moving forward, BCA will be adding a new tier (Tier 3) to the CONQUAS Scheme, which involves 100% checks on all locations within all units of the development. The revised CONQUAS Scheme will apply to all CONQUAS applications for new private residential developments received from 9 October 2019. Please refer to Table A for the conditions and details of the revised CONQUAS scheme.

Table A

| S/N | Applicants | Tier 1 | Tier 2a | Tier 2b | Tier 3 |
|-----|---|--|---|--|---|
| | | 25% sampling (25% of the units will be checked, and sampling will be conducted within units) | 50% sampling ^[1] (50% of the units will be checked, and sampling will be conducted within units) | 100% sampling (all units will be checked, and sampling will be conducted within units) | 100% checks ^[2] (all locations within all units will be checked) |
| a) | Developers or main contractors i. with no CONQUAS track record for private residential development in the past 3 years, or | - | During CONQUAS application | When the initial CONQUAS score ^[3] is below the threshold CONQUAS score ⁴ set by BCA | - |

^[1] Additional samples will be taken on: architectural internal finishes samples, wet areas water tightness tests for toilets/bathrooms, window water tightness tests.

^[2] 100% checks refer to the same regime of inspection as QM. Projects will be required to meet a higher score set at the bottom 40th percentile of industry average CONQUAS score of all private residential developments completed in the preceding year.

^[3] The initial CONQUAS score will be derived after 20% of the required architectural internal finishes samples are completed.

| | | | | | |
|----|---|----------------------------|--|---|----------------------------|
| | ii. has at least one private residential development in the past 3 years with CONQUAS Score below the threshold CONQUAS score ^[4] , or | - | | | - |
| | iii. has at least one private residential development in the past 3 years with major defects ^[5] affecting ≥ 20 units or 5% of all units, whichever is lower Upon the expiry of the 3-year period, BCA retains the discretion to impose Tier 3 CONQUAS assessment if BCA assesses that the major defects ⁵ have not been reasonably addressed. | - | - | - | During CONQUAS application |
| b) | <u>All other developers or main contractors</u> i. to be decided after the initial CONQUAS score ³ is generated | During CONQUAS application | When the initial CONQUAS score ³ is below the threshold CONQUAS score ⁴ set by BCA | When the CONQUAS score, after 50% of the required architectural internal finishes samples are completed, fall below the threshold CONQUAS score ⁴ set by BCA | - |

^[1] Additional samples will be taken on: architectural internal finishes samples, wet areas water tightness tests for toilets/bathrooms, window water tightness tests.

² 100% checks refer to the same regime of inspection as QM. Projects will be required to meet a higher score set at the bottom 40th percentile of industry average CONQUAS score of all private residential developments completed in the preceding year.

³ The initial CONQUAS score will be derived after 20% of the required architectural internal finishes samples are completed.

⁴ The threshold CONQUAS score is set at the bottom 10th percentile of industry average CONQUAS score for private residential projects in the preceding year.

⁵ Major defects refer to defects that would generally not be acceptable to end-users as specified in the guide on “Construction Quality Assessment System (CONQUAS)” available on BCA’s website.

4 Details on the revised CONQUAS Scheme, and the threshold CONQUAS score can be found at <https://www.bca.gov.sg/Professionals/IQUAS/IQUAS/IQUASHome.aspx>

^[4] The threshold CONQUAS score is set at the bottom 10th percentile of industry average CONQUAS score for private residential projects in the preceding year.

^[5] Major defects refer to defects that would generally not be acceptable to end-users as specified in the guide on “Construction Quality Assessment System (CONQUAS)” available on BCA’s website.

5 We would be grateful if you could disseminate the contents of this circular to your staff/members. Please contact Neo Ah Hui at DID: 6730 4485 (email: neo_ah_hui@bca.gov.sg) or Linn Naing Win at DID: 6730 4488 (email: linn_naing_win@bca.gov.sg) if you need further clarifications on this matter.

6 Thank you.

Yours faithfully



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