

Circular No : 01  
 Our Ref : BCA ID 88.2.5  
 Date : 16 March 2020

Construction Productivity & Quality Group  
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Dear Sir/Madam

**REVISED QUALITY MARK (QM) THRESHOLD SCORE AND TIERED RATING CRITERIA**

The QM scheme was introduced on 1 July 2002 to help developers deliver consistent high quality homes, and to meet the rising expectations of homeowners on workmanship quality.

2. The current QM threshold score<sup>1</sup> was last revised in 2005 where it was raised from 77 points to the current 80 points. The tiered rating criteria<sup>2</sup> has not been revised since they were introduced in 2010. Our statistics showed that the industry had performed well above the current threshold score of 80 points. For example, the industry average QM score for FY2018 was 90.5 points. Therefore, it is timely to revise the QM standard to align with industry’s performance and further raise the quality standard of private residential projects.

3. Moving forward, BCA will be revising the QM standard, as follows:

- a) Raise QM threshold score to **85 points** from current 80 points;
- b) Revise QM tiered rating criteria as shown in the table below.

QM Tiered Rating	Average QM Unit Score*	Waterponding Test Passing Rate**	Window Water-tightness Test Passing Rate*** (Based on CONQUAS sampling)
<b>Star</b>	92 Points and above	100%	100%
<b>Excellent</b>	90 to < 92 Points	99% and above	99% and above
<b>Merit</b>	85 to < 90 Points	98% and above	98% and above

- i. *\*Based on initial assessment results of all locations (include balconies/private enclosed spaces) within all the dwelling units of the entire project.*
- ii. *\*\*Based on initial assessment results of bathrooms/toilets in all the dwelling units of the entire project.*
- iii. *\*\*\*Based on initial assessment results of CONQUAS sampling.*
- iv. *A unit is deemed to have met the wet area waterponding test requirement only if all the toilets/bathrooms within the unit and roofs/wet areas located directly above the unit clear the initial wet area waterponding tests.*
- v. *A Project’s QM tiered rating may be downgraded if there is/are valid complaint(s) on major workmanship defects received by BCA e.g. window/wall seepage, interfloor leakages, functionally deficient doors/windows etc.*

Current QM tiered rating criteria (for comparison):

QM Tiered Rating	Average QM Unit Score*	Waterponding Test Passing Rate**
<b>Star</b>	85 points and above	100%
<b>Excellent</b>	83 to < 85 points	99% and above

Merit	80 to < 83 points	98% and above
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- i. \* Based on initial assessment results of all locations (include balconies/private enclosed spaces) within all the dwelling units of the entire project.
- ii. \*\* Based on initial assessment results of bathrooms / toilets in all the dwelling units of the entire project.
- iii. A unit is deemed to have met the wet area waterponding test requirement only if all the toilets/bathrooms within the unit and roofs/wet areas located directly above the unit clear the initial wet area waterponding tests.
- iv. A Project's QM tiered rating may be downgraded if there is/are valid complaint(s) on major workmanship defects received by BCA e.g. window/wall seepage, interfloor leakages, functionally deficient doors/windows etc.

4. The revised QM standard will apply to QM projects with construction tender called from **1 June 2020**.

5. Details on the revised QM threshold score and tiered rating criteria can be found at <https://www1.bca.gov.sg/buildsg/quality/quality-mark>

6. We would be grateful if you could disseminate the contents of this circular to your staff/members. Please contact Linn Naing Win at DID: 6730 4488 (email: [linn\\_naing\\_win@bca.gov.sg](mailto:linn_naing_win@bca.gov.sg)) if you need further clarifications on this matter.

7. Thank you.

Yours faithfully



**Tan Boon Kee**

Director

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