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Dear Sir/Madam

ACHIEVE BETTER QUALITY AND HIGHER PRODUCTIVITY THROUGH CONQUAS® 8TH EDITION

BCA is pleased to announce the launch of CONQUAS® 8th edition which integrates quality and productivity. CONQUAS (The Construction Quality Assessment System) was first introduced in 1989 to measure the quality of building projects. Since then, it has evolved to keep pace with changes and improvements in processes and technology and meet end-users' expectations.

2. The CONQUAS® 8th edition is the latest development with 3 main objectives, viz.
 - To promote design and materials which support both quality and productivity,
 - To optimize CONQUAS value, and
 - To align CONQUAS standards to end-users' expectations.
3. The key changes in this edition are summarised in the Annex.
4. The CONQUAS® 8th edition will apply to tenders for projects called on or after 1 December 2012. The soft copy of the CONQUAS® 8th edition manual can be accessed/downloaded at <http://www.bca.gov.sg/Professionals/IQUAS/others/CON21.pdf>.
5. I would be grateful if you could disseminate the contents of this circular to your staff/members. Please contact Mr Ramamoorthy Rajendran at DID: 67304487(email:ramamoorthy_rajendran@bca.gov.sg) or Ms Jacelyn Yeo at DID: 6730 4483 (email: Jacelyn_yeo@bca.gov.sg) if you need further clarifications.
6. Thank you.

Yours faithfully



DING HOCK HUI
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Award and bonus points for better buildable design and material choices

1. Award/Bonus points are now given to projects to encourage the use of designs and materials which lead to higher quality and productivity. Thus projects with better buildable design and material choices will be able to achieve higher CONQUAS scores. These include the use of prefabricated bathrooms, precast external facade and internal drywall/lightweight partitions. The use of such prefabricated components will also greatly reduce the need to deploy skilled manpower to carry out the finishing works which are highly intensive on these components.

Description	Award/Bonus Points
External facade (Precast or System Formwork or Cladding facade)	Up to 1 award point
Internal wall partition (Drywall or Precast panel partition)	Up to 1 award point
Precasters Accreditation (PC elements supplied by accredited precasters)	1 (Structural Bonus point)
Usage of Prefabricated bathrooms (At least 65% of toilets)	1.5 (Architectural bonus point)
Quality Mark Projects (Based on tiered rating system)	1.5 (Maximum)(Architectural Bonus point)
Employment of Certified CONQUAS/QM Personnel	1 (Full CONQUAS point)

Capping CONQUAS Scores

2. Though higher CONQUAS scores generally reflect better workmanship, there is a diminishing return effect when the scores reach the higher limits. More effort is required to achieve the higher score without a marked corresponding improvement in observed quality. Besides, some developers and builders compete to achieve the highest CONQUAS score often at the expense of increased manpower. This results in inefficient use of resources and reduced productivity. To prevent this, the CONQUAS score is capped at 95. Any project scoring 95 and above will be rated “CONQUAS STAR”, and its score will not be published in BCA’s web site. This will deter the setting of high target scores above 95 points.

Overall CONQUAS Score	Category
95 points & above	CONQUAS STAR (Score will not be published)
Below 95 points	Score will be published (current practice)

Align CONQUAS standards to end-users' expectations

3. Architectural trades are more visible to end-users as compared to structural works. Thus the 8th edition has increased the scoring weightage by 5% on architectural works and reducing by a similar percentage for structural works. The table below shows the revised weightages for all categories of buildings. In addition, a study and data analysis reveal that end-users are more concerned with floor and wall elements among the architectural trades, particularly crack and damages and unevenness. Hence, the weightages of the quality standards for these elements have been adjusted accordingly to closely reflect end-users' expectations.

Components	CAT A	CAT B		CAT C		CAT D Landed Housing
	Commercial, Industrial, Institution & others	Commercial, Industrial, Institution & others	Private Housing	Public Housing (Sold Flats)	Public Housing (Rental Flats)	
Structural Works	20%	25%	20%	30%	40%	25%
Architectural Works	60%	65%	70%	65%	55%	70%
M&E Works	20%	10%	10%	5%	5%	5%
CONQUAS Score	100%	100%	100%	100%	100%	100%

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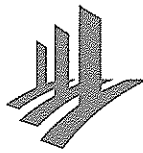
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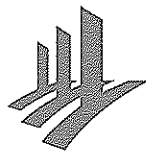
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