

Circular No.: URA/COH/Circular-2017-02
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CIRCULAR TO PROFESSIONAL INSTITUTES

Who should know

Developers and solicitors

PROVISION OF INFORMATION ON QUALITY OF PAST PROJECTS TO HOME BUYERS

1. The Building and Construction Authority (BCA) established the Construction Quality Assessment System (CONQUAS) and Quality Mark (QM) in 1989 and 2002 respectively to recognise quality workmanship of contractors and developers. Over the years, subscription to these schemes has increased, and it has helped to raise construction workmanship standards in the industry.
2. To help home buyers make more informed decisions when they purchase uncompleted private residential properties, developers are encouraged to provide information on the CONQUAS scores as well as the QM ratings of the private residential projects completed by them and/or their related corporations in the past 5 years in their sales documents. These documents include the sales brochure, website for the housing project, and Form 3 (Item G – Track Record of Housing Developer). The information on quality can be provided in the format attached in [Appendix A](#).
3. In addition, BCA has launched the new interactive Quality Portal where home buyers can compare the CONQUAS/QM performance of private residential projects by developers, projects and/or contractors against the industry average score. The link to this portal can be accessed via this link:

<https://www.bca.gov.sg/Professionals/iQuasScoreChart/Default.aspx>.
4. URA is also in the process of preparing new legislation to mandate the provision of such information. The new legislation is targeted for implementation in 2018.
5. We have consulted the Real Estate Developers' Association of Singapore (REDAS), and it is supportive of this initiative to enhance transparency on the quality of private residential developments to help prospective home buyers make better informed buying decisions.

6. We would appreciate it if you could convey the contents of this circular to the relevant members of your organisation. If you or your members have any feedback or queries concerning this circular, you may contact us via email:

Controller of Housing – For feedback or queries relating to provision of information to home buyers
ura_coh_registry@ura.gov.sg

BCA - For feedback or queries relating to CONQUAS and QM
bca_enquiry@bca.gov.sg

Thank you.

LING HUI LIN (MS)
CONTROLLER OF HOUSING
URBAN REDEVELOPMENT AUTHORITY

ANG LIAN AIK
GROUP DIRECTOR
CONSTRUCTION PRODUCTIVITY & QUALITY
BUILDING AND CONSTRUCTION AUTHORITY

Format for publication of quality related information

Name of developer/ related corporation	Name of housing project	Description of project	Location of project	TOP/ CSC ¹	CONQUAS performance			Quality Mark (QM) performance	
					Year awarded	CONQUAS score awarded ²	Industry average ³	Year awarded	QM rating ⁴
E.g. AA Co Pte Ltd	AA	400 flats/ apartment units	1 AA Road	MMM YYYY	YYYY	87.3	91.5	YYYY	Merit
E.g. BB Co Pte Ltd	BB	600 condominium units	2 BB Road	MMM YYYY	YYYY	90.0	91.4	YYYY	Excellent
E.g. CC Co Pte Ltd	CC	20 terrace houses	3 CC Road	MMM YYYY	NA	Did not subscribe	92.0	NA	NA

¹ Whichever date is earliest

² This refers to the average CONQUAS score achieved for the project

³ Information on the industry average for CONQUAS score for private housing is available in BCA's website at <https://www.bca.gov.sg/Professionals/iQuasScoreChart/Default.aspx>.

⁴ This refers to QM projects that achieved better performance than the minimum QM requirements and are recognised with QM ratings. The highest rating is the Star rating, followed by Excellent rating and Merit rating.