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Construction Productivity & Quality Group

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Dear Sir/Madam

LAUNCH OF CONQUAS (Private Residential)

The CONQUAS (Construction Quality Assessment System) was first introduced in 1989 to provide the built environment with a national standard to measure the workmanship quality of building projects. Since then, it has been periodically reviewed to ensure relevancy and effectiveness. The CONQUAS has undergone several enhancements to help developers and builders continually improve their construction quality and processes.

2. BCA will be implementing CONQUAS (Private Residential), as part of continual enhancement. The enhanced framework features revised weightages and assessment standards refined based on various feedback sources: homeowners' feedback and survey findings, defects reported during the defect liability period (DLP), and past CONQUAS assessment data. CONQUAS (Private Residential) focuses on addressing critical construction workmanship-related issues that impact liveability and functionality, whilst maintaining a balance between construction productivity and quality. The key enhancements of CONQUAS (Private Residential) are:

Calibration of project CONQUAS performance:

- a. **New scoring methodology**, with pre-requisites on critical tests, to provide greater differentiation (by banding) between projects' CONQUAS performances
- b. **Higher passing rate of windows water-tightness test** to 10% non-compliance (from current 15%)
- c. **Revised weightages of assessment components** with greater emphasis on functional tests that affect liveability
- d. **Revised classification of major defects** to place greater emphasis on areas with greater impact on homeowners in terms of liveability and functionality

Streamlined CONQUAS assessments:

- e. **Streamlined Internal Finishes defects categories** by minimising checks on areas that have insignificant impact on functionality and liveability e.g. removable stains, floor tonality, etc
- f. **Removed Installation Method Verification** assessments to streamline assessment process

3. The CONQUAS (Private Residential) requirements will apply to private residential projects and the residential component of private mixed development projects with construction tenders called from **1 April 2026**. The CONQUAS (Private Residential) manual is available on the [BCA website](#).
4. The key changes of CONQUAS (Private Residential) are summarised in the **Annex**.
5. We would be grateful if you could disseminate the contents of this circular to your staff/members. If you need further clarifications on this matter, you may contact us at [BCA CONQUAS Enquiry@bca.gov.sg](mailto:BCA_CONQUAS_Enquiry@bca.gov.sg).
6. Thank you.

Yours faithfully

DEREK ANG
DIRECTOR
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for CHIEF EXECUTIVE OFFICER
BUILDING AND CONSTRUCTION AUTHORITY

ANNEX

CONQUAS (Private Residential)

Table 1: Criteria to determine Project band

Project Band	Thresholds			
	Project weighted Non-compliance (NC) rate	Window water-tightness tests (WTT) NC rate	Wet-area water-tightness tests (WPT) NC rate	Status of the following functional tests (based on QP's declarations and supporting documents on test results): a. Pull-Off-Tests for internal wall tiles b. Heat soak tests + 3-year warranty for all glasses c. WTT self-test d. WPT self-test
1	<6%	≤1 no.	≤1 no.	Completion of requirements with full compliance i.e. no NC
2	≥6% to <10%			
3	≥10% to <15%	>1 no. to <10%	>1 no. to <2%	Completion of requirements but with NCs
4	≥15% to <20%			
5	≥20% to <25%			
6	≥25%	≥10%	≥2%	Failure to complete requirements
<i>Note: The criteria to derive project band are subject to change by BCA as appropriate</i>				

Table 2: CONQUAS (Private Residential) weightages for the assessment components

Assessment components	Weightages	CONQUAS 2022 weightages for Private Residential projects (for reference)
Internal Finishes (IF)	40%	60%
Functional Tests (FT)	40%	20%
External Finishes (EF)	20%	20%

Table 3: CONQUAS (Private Residential) Internal Finishes criteria

The assessment of Internal Finishes categorises defects into three distinct areas namely Finishings, Functionality and Liveability. These categories distinguish minor ("1X") and major defects ("2X" and "3X") based on their severity and impact on functionality and liveability, as shown in table:

Element	Categories	Non-compliance (NC) weightages	List of Defects (Non-exhaustive)
Floor	Finishings	1X	Stains, Alignment, Jointing, Damages - Scratches, dents, chips
	Functionality / Liveability	2X	Unevenness (> 6mm/1.2m), Hollowness (for tiled floor as long as it is hollow)
		3X	Damages-Cracks, Open veins felt with hand (>0.5mm width and >100mm length), Chipped timber, Delamination (≥1 spot on timber finishing), Lippage for tiled floors
Wall	Finishings	1X	Cracks on plastered walls, Patchy/roughness, Alignment, Jointing, Damages - Scratches, dents, chips
	Functionality / Liveability	2X	Unevenness (>6mm/1.2m), Squareness (>8mm over 300mm), Hollowness (for tiled wall as long as it is hollow)
		3X	Damages - Visible cracks on finished walls OR open veins felt with hand (>0.5mm width and >100mm length), Delamination (≥1 spot on timber finishing)
Ceiling	Finishings	1X	Stains, Patchy/roughness, Jointing, Damages - Hairline cracks on plastered ceiling, chips, dents, scratches
	Functionality / Liveability	3X	Damages - Cracked ceiling board (>0.5mm width and 100m length)
Door	Finishings	1X	Inconsistent joints/gaps, Damages - Scratches, dents, chips
	Functionality / Liveability	2X	Fitting - movement, difficulty in open/closing, loose, functionally deficient
		3X	Misalignment & unevenness (>3mm/m or 1.2m spirit level), Damages - Cracked timber door leaf/frame, Accessories Defects - Missing/broken/improper fixing of accessories, corroded accessories etc
Window	Finishings	1X	Inconsistent joints/gaps, Damages - Scratches, dents
	Functionality / Liveability	2X	Fitting - movement, difficulty in open/closing, loose, functionally deficient
		3X	Damages - Cracked/chipped frame, cracked/chipped/broken windowpanes, Accessories Defects - Missing/broken/improper fixing of accessories, corroded accessories etc

Element	Categories	NC weightages	List of Defects (Non-exhaustive)
Component	Finishings	1X	Inconsistent joints/gaps, Unevenness, Tonality, Misalignment, Damages - Scratches, dents
	Functionality / Liveability	2X	Fitting - movement, difficulty in open/closing, loose, functionally deficient
		3X	Damages - Cracked sanitary ware, cracked/chipped/broken shower screen, mirror and any glass items, Accessories Defects - Missing/broken/improper fixing of accessories, corroded accessories, etc
M&E Fittings	Finishings	1X	Inconsistent joints/gaps, Unevenness, Misalignment, Damages - Scratches, dents
	Functionality / Liveability	2X	Fitting - movement, difficulty in open/closing, loose, functionally deficient
		3X	Damages - All types of damages e.g. crack, chip, etc, fan coil unit leaking
			Accessories Defects - Missing/broken/improper fixing of accessories, corroded accessories, etc
Note: The list of assessable defects is subject to change by BCA as appropriate			

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