

25 May 2023

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Dear Sir/Madam

LAUNCH OF CONQUAS BANDING SYSTEM AND REVISED REQUIREMENTS IN CONQUAS 2022 STANDARD

BCA is launching a new CONQUAS banding system to help homebuyers better discern the construction workmanship quality and excellence of developers and builders based on their track records in private residential projects over the past six years. Revised requirements will be introduced under the CONQUAS 2022 standard to encourage developers and builders to take ownership of their construction workmanship quality and to continue to deliver high quality projects in a resource efficient manner.

CONQUAS Banding

2. Developers and builders will be banded from the highest Band 1 to the lowest Band 6 based on firm's average CONQUAS scores over past 6 years (i.e. track record). The quality of private residential CONQUAS projects¹ will be reflected by bands too. The bandings will provide homebuyers with a more intuitive way to discern the quality performances of developers and builders and make a more informed decision, before committing to a purchase of a new private residential property. Market forces could be activated by building up informed homebuyers, to drive demand for responsible developers and competent builders. This will provide the impetus for the industry to take greater ownership in delivery of good construction workmanship quality consistently. The CONQUAS banding of developers, builders and private residential projects is publicly available on the Quality Housing Portal (QHP).

3. For developers, the banding can serve as branding for those who are committed to delivering quality developments. Developers are recognised with a good banding (e.g. Band 1, 2) for consistency and commitment in delivering good quality workmanship. Developers are responsible for the quality of the projects they deliver, hence it is important that developers appoint competent builders for its projects, to give better assurance of delivering good quality products. The banding system can help identify competent builders with good track record.

4. Correspondingly, builders should strive to deliver consistently good quality work, which would be reflected via the accorded CONQUAS bands. Builders with a consistent track record would be better regarded by developers and homebuyers alike. Selecting sub-contractors with good quality performance can ensure better consistency in the overall workmanship.

¹ Firms and private residential projects that do not undergo CONQUAS will be reflected as "Not banded" accordingly.

CONQUAS 2022

5. CONQUAS (Construction Quality Assessment System) was first introduced in 1989 to measure the workmanship quality of building projects. Since then, it has evolved to keep pace with changes and improvements in processes and technology. The current CONQUAS 2022 edition was released on 6 May 2022 to better address homeowners' experience with construction workmanship quality. The scope was expanded to cover recurring feedback relating to workmanship and poor quality of materials – water seepage, ponding at common areas, and glass shattering.
6. To encourage developers and builders of building projects to take ownership of their construction workmanship quality while balancing Quality and Productivity, revised requirements will be introduced:
- (a) Implement self-testing for Pull-Off-Test for Internal Wall Tiles (based on project's QP declaration of the self-test results) in place of actual tests to streamline current assessment process (for private residential projects only); and
 - (b) Remove Bonus Points from the Assessment Framework, given that most projects would already need to meet DfMA requirements.
7. The revised CONQUAS 2022 requirements will apply to projects with construction tenders called from **1 July 2023**. The soft copy of the CONQUAS 2022 manual is available on the [BCA website](#).
8. The new CONQUAS banding system and the key revisions to CONQUAS 2022 are summarised in the **Annex**.
9. We would be grateful if you could disseminate the contents of this circular to your staff/members. Please contact Mr. Ken Ho at email: ken_ho@bca.gov.sg if you need further clarifications on this matter. You may also refer to the bulletin board on [Quality Single Login](#) and [Conquas Quality Mark On-Line](#) for updates on changes to requirements for ongoing CONQUAS projects e.g. implementation of virtual assessment trials.
10. Thank you.

Yours faithfully

CHIA YEN LING (MS)
DIRECTOR
QUALITY AND CERTIFICATION DEPARTMENT
for CHIEF EXECUTIVE OFFICER
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ANNEX

CONQUAS Banding System¹

Private residential projects, developers and builders will be banded from Band 1 to 6 to allow homebuyers to distinguish and compare the performance of construction quality across projects and firms. The CONQUAS banding criteria will be reviewed at appropriate interval to ensure relevancy.

Key Revisions in CONQUAS 2022

A. Installation Methods Verification and Functional Tests (For Private Residential Projects only)

i. Implement self-testing for Pull-Off-Test for Internal Wall Tiles (based on project's QP declaration of the self-test results) in place of actual tests to streamline current assessment process.

B. Bonus Points

i. Bonus points will be removed from the CONQUAS Assessment Framework

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