

MEDIA RELEASE

HIGHER WORKMANSHIP QUALITY FOR NEW BUILDINGS

6 May 2014 – Five builders and three developers will be receiving the Quality Excellence Award from the Building and Construction Authority (BCA) for delivering high quality homes. Among the winners are City Developments Limited (CDL) and Woh Hup (Private) Limited, which attained the top accolade of the award – the Quality Champion (Platinum), for the second consecutive year.

The Quality Excellence Award recognises leading progressive developers and builders who have embraced quality workmanship through the BCA Construction Quality Assessment System (CONQUAS) and Quality Mark Scheme, and delivered high quality projects consistently.

To date, six out of the top ten private residential projects in the CONQUAS ranking were developed by CDL, while Woh Hup was the builder for four projects in the top ten ranking.

Other winners include CapitaLand Limited, Allgreen Properties Limited, Dragages Singapore Pte Ltd, Hyundai Engineering & Construction Co. Ltd, China Construction (South Pacific) Dev Co Ltd and Straits Construction Singapore Pte Ltd.

These developers and builders have contributed to higher quality and workmanship standards of new buildings in Singapore over the years. The average CONQUAS score has risen to 87.5 points compared to 82 points five years ago.

Currently, 95% of all new commercial and private residential buildings subscribe to the CONQUAS which is a standard assessment and benchmarking system on the

workmanship quality of building projects. Private sector projects subscribe to CONQUAS on a voluntary basis.

While CONQUAS is based on a sampling approach, some private developers such as CDL and CapitaLand have also committed all their residential developments to a more stringent quality assessment programme i.e. Quality Mark for Good Workmanship Scheme.

The Quality Mark Scheme adopts a 100% check on the workmanship quality of internal finishes and water-tightness of bathrooms of each dwelling unit in a private residential development. Individual units that meet the minimum good workmanship standard and do not exhibit any signs of water leakages in bathrooms are each issued a Quality Mark certificate. About 50% of private residential projects subscribe to the Quality Mark scheme.

In a survey conducted by the BCA on managing agents of 82 private residential projects that received Temporary Occupation Permits from 2004 to 2012 as well as cases lodged with the Strata Titles Board, it was found that Quality Mark and CONQUAS projects received 83% fewer complaints on inter-floor water leakage compared to projects that did not undergo the above quality assurance programmes.

“Through independent workmanship quality assessments such as the Quality Mark Scheme, home buyers can expect to receive better quality homes as major defects are detected early and rectified before the units are handed over to them. It also instills discipline in contractors to deliver higher quality standards”, said Mr Tan Tian Chong, Group Director of Technology Development, BCA.

“Compared to other developments, Tree House has a better and neat workmanship on tiled flooring and around windows and doors,” said Mr Tang Yoon Chuan, homeowner at CDL’s Tree House, a Quality Mark project. Mr Liew Kai Zee, homeowner at CapitaLand’s recently completed Quality Mark project The Interlace, also commented that the workmanship quality of the finishing of his unit had exceeded his expectations. “Careful considerations were given to blend aesthetics with functionality and utility,” he added.

This year, 16 awards and 12 certificates of merit will also be conferred for Construction Excellence. Besides the quality of completed projects, other criteria include safety, environmental consciousness, innovation as well as a strong emphasis on productivity.

Woh Hup has clinched the Construction Excellence Award for four of its projects, with two of its condominiums SAGE and Holland Residences having the two highest CONQUAS scores to date.

With the highest CONQUAS score of 97.9 for SAGE, Woh Hup managed to achieve high workmanship quality through the use of precast technology, where building components such as staircases are manufactured in factories under stringent quality control. The use of productive technologies such as self-compacting concrete for structural works also helped improve the consistency of concrete without the need for mechanical vibrators to compact the concrete.

A key innovation adopted included a raised floor system where granite floor panels are laid in a horizontal grid supported by adjustable vertical pedestals for the pool deck, which eliminated wet trades and enabled better control over the floor level. Also, a composite stone façade comprising a thin layer of marble on top of a honeycombed metal panel for the cladding, improved safety during installation as lesser material is used resulting in a more lightweight fixture.

Other notable projects that have won this year's Construction Excellence Award include HDB's Casa Clementi, Punggol Breeze and Punggol Spectra, the ITE College Central and the Conservatory Complex at Gardens by the Bay.

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About BCA

The Building and Construction Authority (BCA) of Singapore champions the development of an excellent built environment for Singapore. BCA's mission is to shape a safe, high quality, sustainable and friendly built environment, as these are four key elements where BCA has a significant influence. In doing so, it aims to differentiate Singapore's built environment from those of other cities and contribute to a better quality of life for everyone in Singapore. Hence, its vision is to have "a future-ready built environment for Singapore". Together with its education arm, the BCA Academy of the Built Environment, BCA works closely with its industry partners to develop skills and expertise that help shape a future-ready built environment for Singapore. For more information, visit www.bca.gov.sg.

BCA QUALITY EXCELLENCE AWARD 2014

The Award

The BCA Quality Excellence Award was first launched in 2013 to recognise **developers** and **builders** for their commitment and achievement in delivering high quality homes.

The Award aims to:

1. Raise the profile of leading progressive developers and builders which have embraced workmanship excellence through quality assurance programmes and delivered high quality projects consistently.
2. Encourage more developers and builders to set high quality standards for their projects and improve the image of the industry.

3 Platinum awards (1 developer and 2 builders) and 3 Gold awards (2 developers and 1 builder) were given out in 2013. The 2014 Award was opened for nomination in early October 2013 and a total of 12 nominations were received. In the end, a total of 8 awards - 2 Platinum, 3 Gold^{PLUS} and 3 Gold were given out to deserving firms in 2014. This year, a **new Quality Champion (Gold^{PLUS})** award was introduced to better differentiate/recognise the more committed and better performing developers and builders.

Types Of Award

- ❖ Quality Champion (Platinum)
- ❖ Quality Champion (Gold^{PLUS}) *(New!)*
- ❖ Quality Champion (Gold)

Evaluation Criteria

Developers

1. Number of residential units committed and certified under Quality Mark
2. Quality Mark Tiered rating performance
3. CONQUAS performance

Builders

1. Number of residential units committed and certified under Quality Mark
2. Quality Mark Tiered rating performance
3. CONQUAS performance
4. Number of residential units committed and certified under Quality Mark as a result of the builder's initiative.

AWARD WINNERS :

DEVELOPERS

<i>Quality Champion (Platinum)</i>	
City Developments Limited	Key Achievements (2009 to 2013)
	Quality Mark (QM) Participation: Over 3,800 residential units committed and certified under QM.
	Quality Mark (QM) Tiered Rating Performance: 3 “Star”, 2 “Excellent” and 1 “Merit” projects
	CONQUAS Performance: Average CONQUAS Score – 93.5

<i>Quality Champion (Gold^{PLUS})</i>	
CapitaLand Limited	Key Achievements (2009 to 2013)
	Quality Mark (QM) Participation: Over 2,030 residential units committed and certified under QM.
	Quality Mark (QM) Tiered Rating Performance: 1 “Star” and 1 “Excellent” projects
	CONQUAS Performance: Average CONQUAS Score – 90.8

<i>Quality Champion (Gold)</i>	
Allgreen Properties Limited	Key Achievements (2009 to 2013)
	Quality Mark (QM) Participation: Over 1,000 residential units committed and certified under QM.
	Quality Mark (QM) Tiered Rating Performance: 2 “Star”, 1 “Excellent” and 1 “Merit” projects
	CONQUAS Performance: Average CONQUAS Score – 93.1

BUILDERS

<i>Quality Champion (Platinum)</i>	
Woh Hup (Private) Limited	Key Achievements (2009 to 2013)
	Quality Mark (QM) Participation: Over 2,600 residential units committed and certified under QM.
	Quality Mark (QM) Tiered Rating Performance: 3 “Star” and 2 “Excellent” projects
	CONQUAS Performance: Average CONQUAS Score – 94.9
	Quality Mark (QM) Participation- Initiated by Builder: Over 450 units committed and certified under QM.

<i>Quality Champion (Gold^{PLUS})</i>	
Dragages Singapore Pte Ltd	Key Achievements (2009 to 2013)
	Quality Mark (QM) Participation: Over 600 residential units committed and certified under QM.
	Quality Mark (QM) Tiered Rating Performance: 2 “Star” projects
	CONQUAS Performance: Average CONQUAS Score – 94.4

<i>Quality Champion (Gold^{PLUS})</i>	
Hyundai Engineering & Construction Co. Ltd	Key Achievements (2009 to 2013)
	Quality Mark (QM) Participation: Over 2,200 residential units committed and certified under QM.
	Quality Mark (QM) Tiered Rating Performance: 2 “Excellent” projects
	CONQUAS Performance: Average CONQUAS Score – 93.3

<i>Quality Champion (Gold)</i>	
China Construction (South Pacific) Dev Co Ltd	Key Achievements (2009 to 2013)
	Quality Mark (QM) Participation: Over 2,600 residential units committed and certified under QM.
	Quality Mark (QM) Tiered Rating Performance: 2 “Excellent” and 1 “Merit” projects
	CONQUAS Performance: Average CONQUAS Score – 90.2

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Quality Champion (Gold)	
Straits Construction Singapore Pte Ltd	Key Achievements (2009 to 2013)
	Quality Mark (QM) Participation: Over 500 residential units committed and certified under QM.
	Quality Mark (QM) Tiered Rating Performance: 2 “Star” projects
	CONQUAS Performance: Average CONQUAS Score – 88.9

BCA CONSTRUCTION EXCELLENCE AWARD 2014

The Award

The BCA Construction Excellence Award was introduced in 1986 and is now into its 28th year of competition. To date, BCA has conferred 221 Awards and 204 Certificates of Merit (1986~2013). Invitations for nominations for the 2014 Awards were made in August 2013 to architectural and engineering consultancy firms, government departments, statutory boards as well as construction firms. 32 projects were nominated and 30 were short listed for evaluation. In the end, a total of 16 Awards and 12 Certificate of Merits were conferred for 2014.

The Recipients

Builders are the principal recipients of the Award. Developers and consultants (Architects, Structural Engineers, M&E Engineers and Quantity Surveyors) who were involved in the project will also be acknowledged.

Award Categories

There are 7 award categories as follows:

- a. Commercial/Mixed Development Buildings
- b. Industrial Buildings
- c. Institutional Buildings
- d. Residential Buildings (\$1800 / m² and Above)
- e. Residential Buildings (Below \$1800 / m²)
- f. Small Buildings - \$3 million to \$10 million
- g. Civil Engineering Projects

Assessment Criteria

Projects were assessed by the Assessment Committee in 3 stages:-

- a. Builders' presentation on the construction process;
- b. Site visits; and
- c. A committee meeting to deliberate the results.

The assessment of the nominations is based on the following criteria:

- a. Builder's overall management of the project;
- b. Builder's technical capability and innovations; and
- c. Quality of the completed project.

AWARD WINNERS :

Award	Project	Category	Builder	Client
AWARD	W Singapore Sentosa Cove	Commercial/Mixed Development	Ssangyong Engineering & Construction Co., Ltd	City Developments Limited
AWARD	Marina Bay Finance Centre Phase 2 Commercial - Tower 3	Commercial/Mixed Development	Kajima Overseas Asia Pte Ltd / Tiong Seng Contractors Pte Ltd JV	Central Boulevard Development Pte Ltd
AWARD	NTT Serangoon Building	Industrial Buildings	Kajima Overseas Asia Pte Ltd	NTT Worldwide Telecommunications Corporation
AWARD	Halliburton HCT Sing 3 - Phase 1	Industrial Buildings	Obayashi Corporation	HAL Completions Mfg Pte Ltd
MERIT	SDV Green Warehouse	Industrial Buildings	Boustead Projects Pte Ltd	BP-SDV Pte Ltd
AWARD	Mount Elizabeth Novena Hospital	Institutional Buildings	Penta-Ocean Construction Co., Ltd.	Parkway Novena Pte Ltd / Parkway Irrawaddy Pte Ltd
AWARD	ITE Headquarters and ITE College Central @ Ang Mo Kio	Institutional Buildings	Kajima Overseas Asia Pte Ltd	Institute of Technical Education
AWARD	Conservatory Complex at Gardens by the Bay	Institutional Buildings	Woh Hup (Private) Limited	National Parks Board / Gardens by the Bay
MERIT	Proposed Erection of New Primary School at Woodlands Crescent (Riverside Primary School)	Institutional Buildings	Guan Ho Construction Co. Pte. Ltd.	Ministry of Education
MERIT	Khaya & Angsana Residential Colleges, NUS	Institutional Buildings	Guan Ho Construction Co. Pte. Ltd.	National University of Singapore
MERIT	Proposed Erection of Energy Centre and Arrival Clusters Supertrees to Garden By The Bay	Institutional Buildings	Expand Construction Pte Ltd	National Parks Board / Gardens by the Bay
MERIT	Proposed Erection of Lion Grove Supertrees to Garden By The Bay (Marina South) at Marina Way Singapore	Institutional Buildings	Expand Construction Pte Ltd	National Parks Board / Gardens by the Bay
AWARD	SAGE	Residential Buildings - \$1,800 / m2 and above	Woh Hup (Private) Limited	Hong Leong Holdings Limited
AWARD	Holland Residences	Residential Buildings - \$1,800 / m2 and above	Woh Hup (Private) Limited	Holland Village Development Pte Ltd (a subsidiary of Allgreen Properties Limited)
AWARD	VoLaRi	Residential Buildings - \$1,800 / m2 and above	Tiong Seng Contractors (Pte) Ltd	City Developments Limited

AWARD	Double Bay Residences @ Simei Street 4	Residential Buildings - \$1,800 / m2 and above	China Construction (South Pacific) Development Co Pte Ltd	Kheng Leong Co (Pte) Ltd and UOL Group Limited
MERIT	VIVA	Residential Buildings - \$1,800 / m2 and above	Tiong Aik Construction Pte Ltd	Thomson Peak Pte Ltd (a subsidiary of Allgreen Properties Limited)
MERIT	Madison Residences	Residential Buildings - \$1,800 / m2 and above	Kim Seng Heng Engineering Construction (Pte) Ltd	Keppel Land Realty Pte Ltd
MERIT	Lush On Holland Hill	Residential Buildings - \$1,800 / m2 and above	BBR Construction Systems Pte. Ltd.	SP Holland Hill Pte Ltd (BBR Holdings)
MERIT	Waterfront Key Condominium	Residential Buildings - \$1,800 / m2 and above	Deenn Engineering Pte Ltd	Far East Organization and Frasers Centrepoint Limited
AWARD	Mi Casa Condominium	Residential Buildings - Below \$1,800 / m2	Woh Hup (Private) Limited	Far East Organization
AWARD	Punggol East Contract 33 (Punggol Breeze)	Residential Buildings - Below \$1,800 / m3	QingJian International (South Pacific) Group Development Co., Pte. Ltd.	Housing & Development Board
AWARD	Clementi Neighbourhood 4 Contract 8 (Casa Clementi)	Residential Buildings - Below \$1,800 / m5	Straits Construction Singapore Pte Ltd	Housing & Development Board
AWARD	Punggol East Contract 30 (Punggol Spectra)	Residential Buildings - Below \$1,800 / m7	LC&T Builder (1971) Pte Ltd	Housing & Development Board
MERIT	Bukit Panjang N6C9 (Senja Green)	Residential Buildings - Below \$1,800 / m4	QingJian International (South Pacific) Group Development Co., Pte. Ltd.	Housing & Development Board
MERIT	Building Works at Punggol East Contract 20 (Damai Grove)	Residential Buildings - Below \$1,800 / m6	Straits Construction Singapore Pte Ltd	Housing & Development Board
MERIT	Fernvale Lodge	Residential Buildings - Below \$1,800 / m8	Ho Lee Construction Pte Ltd	Housing & Development Board
AWARD	Engineering, Procurement and Construction of Primary Jetty at the Singapore LNG Terminal on Jurong Island	Civil Engineering Projects	Antara Koh Private Limited	Singapore LNG Corporation Pte Ltd