



BCA CONQUAS Scores: How Condo Buyers Can Use The Quality Benchmark

Description

Property buyers often compare price, floor plan, lease, school distance and MRT access first. BCA's CONQUAS benchmark gives them another practical lens: construction quality. It is not a substitute for viewing the unit or reading the sale documents, but it helps buyers ask sharper questions about workmanship.

CONQUAS stands for Construction Quality Assessment System. BCA presents it as a benchmark for construction workmanship quality, covering areas such as structural works, architectural works and mechanical and electrical works.

Why It Matters

For new-launch buyers, the challenge is that you are often buying before the actual unit exists. Showflat finishes can look excellent, while the completed project still depends on site execution. CONQUAS gives buyers a way to discuss quality with an agent or developer using an industry framework rather than only impressions.

For resale buyers, the benchmark can help when comparing developments by the same builder or developer. It should sit beside maintenance history, MCST upkeep, defects seen during viewing, waterproofing issues and how common areas have aged.

- Use it as a quality question, not a single buy-or-skip number.
- Ask whether a project was assessed and how the score compares with similar developments.
- Combine it with defect checks during key collection or resale viewing.

How To Use It

Start with BCA's [CONQUAS](#) page, then ask your agent or developer for the relevant project information. If the answer is vague, treat that as a cue to probe further rather than a reason to abandon the home immediately.

Buyers should also keep our [Property](#) guides handy when comparing new launches, resale units and renovation planning. Quality benchmarks are most useful when they make the viewing checklist more concrete.

- Good questions: waterproofing, defects history, common-area finishes and handover process.
- Useful timing: before option fee, before sale-and-purchase signing and before key collection.

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