



Condo Defects Liability Period: What Owners Should Record

Description

Inspect systematically, report in writing and preserve dates. BCA describes the defects liability period as the window for owners to report substandard workmanship or defective materials; an item reported during that period remains the developer’s responsibility if it is still unresolved after the period.

Start with the decision table

Situation	What it means
Leak, crack or fitting defect inside the unit	Photograph, locate and submit through the developer’s stated channel
Lift, corridor, pool or façade issue	Notify the managing agent or MCST route as common property
Cosmetic preference rather than defective work	Separate it from a contractual defect allegation
Developer marks fixed but symptom remains	Reopen with dated before-and-after evidence
Safety risk or active water ingress	Escalate promptly; do not wait for a batch list

Use a room-by-room register

Give every item an identifier, exact location, first-observed date, photograph and short factual description. “Hollow sound at tile U-17 beside kitchen entrance” is more reproducible than “many bad tiles”. [BCA condo-owner guide](#) supports reporting during the DLP.

Separate unit defects from common property

A bedroom window and a corridor window may follow different reporting routes. Send common-property observations to the managing agent as well as any developer channel, and keep the acknowledgement number so responsibility is not lost between parties.

Record the symptom before suggesting the cause

Describe staining, ponding, movement, smell or loss of function. Do not diagnose waterproofing failure or structural movement without qualified evidence. A careful symptom record helps the developer or professional test the right system.

Retest the repair

Photograph the finished work, then repeat the condition that revealed the problem where safe: run water, operate the fitting or inspect after rain. If the symptom recurs, connect the new report to the original DLP submission. [BCA condo-owner guide](#) addresses unresolved reported defects.

Quality scores do not replace the contract

[BCA before-owning-a-condo guide](#) explains QHP and CONQUAS as quality information. They are not a warranty for an individual unit. The sale-and-purchase agreement, defect notice procedure and professional assessment control a specific dispute.

Worked application

For a balcony leak first seen on 3 September, photograph the water path and weather conditions, submit on 4 September, retain the acknowledgement, and retest after repair during the next rain. If dampness returns, reference the original case rather than opening an unrelated late report.

Action checklist

1. Read the sale agreement's notice and access clauses
2. Create a room-by-room numbered defect register
3. Take wide, close and scale-reference photographs
4. Submit through the specified written channel
5. Track appointments, access and contractor notes
6. Retest every completed item
7. Escalate safety or unresolved contractual issues with appropriate professional advice

Build a decision record another person can check

The useful output is not only an answer to 'condo defects liability period Singapore'. It is a small file showing why the answer fits this reader: a new private-condominium owner inspecting a unit after possession. Record the fact that controls each step, the date it was true and the source or service that

confirmed it. That matters because the task is to create a dated defect record and route each item to the party responsible before the dlp ends; a changed amount, date, person, address, venue, device or eligibility fact can change the result even when the general rule has not moved.

#	Control	Evidence to retain	Failure signal
1	Read the sale agreement's notice and access clauses	Authority page or service readback	Reporting only by phone
2	Create a room-by-room numbered defect register	Dated input, statement or booking screen	Combining twenty defects in one vague paragraph
3	Take wide, close and scale-reference photographs	Calculation sheet with assumptions	Diagnosing causes without evidence
4	Submit through the specified written channel	Written confirmation from the responsible party	Ignoring common-property routing
5	Track appointments, access and contractor notes	Receipt, acknowledgement or reference number	Signing closure before retesting
6	Retest every completed item	Photograph, timetable or versioned document	Reporting only by phone
7	Escalate safety or unresolved contractual issues with appropriate professional advice	Final outcome and date checked	Combining twenty defects in one vague paragraph

The record should be short enough to update. Put the most recent evidence first, keep the earlier version, and label estimates separately from confirmed figures. The two original tools in this guide are a seven-field defect register that makes each item reproducible and a retest protocol linking recurring symptoms to the original in-period notice serve different purposes: one structures the choice, while the other tests the choice against a concrete case. Neither should be copied into a new case without refreshing its inputs.

What each authority source establishes

Source	Claim used here	Freshness control
BCA condo-owner guide	DLP purpose and developer responsibility for reported unresolved defects.	Checked 2026-07-17; re-open before acting
BCA before-owning-a-condo guide	Quality checks, QHP and CONQUAS context.	Checked 2026-07-17; re-open before acting

These links are attached to the claims they support, not offered as a substitute for explanation. If a service screen, signed agreement or officer's written response conflicts with the general page, preserve both and ask which fact or newer rule produces the difference. Do not conceal the conflict by selecting the more convenient answer.

For the adjacent decision, continue with our [HDB resale process](#) and [CPF home-financing limits](#). Each answers a separate next-step question.

Errors that change the outcome

- Reporting only by phone
- Combining twenty defects in one vague paragraph
- Diagnosing causes without evidence
- Ignoring common-property routing
- Signing closure before retesting

Keep the dated authority pages, calculation inputs, confirmations and any advice used for the decision. This article applies public information to a general fact pattern and does not determine an individual application, contract, tax position, medical need or legal dispute. Recheck the linked primary source immediately before acting, especially where the transaction, journey, booking or filing occurs after a stated change date.

Questions readers ask

Does an unresolved reported defect disappear when the DLP ends?

BCA says a defect reported during the DLP remains the developer's responsibility if still unresolved beyond it.

Is every mark a defect?

No. Compare the contract, finishes and reasonable workmanship; document the fact before asserting a cause.

Who handles common property?

Notify the managing agent or MCST route and preserve the developer notice where relevant.

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