



Condo Facade Inspection: Check the 20-Year and Seven-Year Clocks

Description

BCA says the facade regime generally applies to buildings more than 20 years old and above 13 metres, with inspections on a seven-year cycle. After notice, the owner must appoint a competent person and follow through on reports and specified repairs.

This guide is for a condo council member, managing agent or unit owner checking an ageing estate safety obligation. Its job is to determine whether the Periodic Facade Inspection regime applies and build the notice-to-repair file, using a trigger matrix using building age, height, type and last notice year and a notice-to-closeout register for appointment, inspection, report, clarification, repair and certification rather than a headline or remembered rule.

Put the steps in order

1. **Building is 20 years old or younger:** Monitor the TOP or CSC age record.
2. **Building is 13 metres or lower:** Verify the stated exemption.
3. **BCA notice has arrived:** Appoint a qualified competent person promptly.
4. **Defects are identified:** Track repairs to accepted certification.

Fix the building age

[BCA periodic building inspections](#) states the controlling point used here: BCA explains the structural and facade inspection regimes and owner responsibility for safe maintenance. The clock follows the relevant TOP or CSC record. Save the source document

If building is 20 years old or younger, monitor the TOP or CSC age record. Use “Save the source document” as the recorded proof step, with the decision date and the version of the document or live page relied on.

Check exemptions

Landed homes, temporary buildings and lower buildings may be outside the regime. Document the basis

For this article's check exemptions check, the working file should show whether Document the basis is complete. If it is unresolved, name the responsible person or official service and set the last safe time to close that specific gap.

Use a qualified person

The inspection requires an eligible professional. Verify credentials

If bCA notice has arrived, appoint a qualified competent person promptly. Use Verify credentials as the recorded proof step, with the decision date and the version of the document or live page relied on.

Track the notice

[BCA facade inspection regulations](#) states the controlling point used here: BCA states the building-age, height, seven-year cycle, competent-person and repair requirements for Periodic Facade Inspection. Appointment and submission milestones start from official notice. Create a deadline register

For this article's track the notice check, the working file should show whether Create a deadline register is complete. If it is unresolved, name the responsible person or official service and set the last safe time to close that specific gap.

Follow defects through

An inspection report is not the end of the duty. Close every repair action

If building is 20 years old or younger, monitor the TOP or CSC age record. Use Close every repair action as the recorded proof step, with the decision date and the version of the document or live page relied on.

Inform owners

Safety work, access and funding need clear records. Issue a factual update

For this article's inform owners check, the working file should show whether Issue a factual update is complete. If it is unresolved, name the responsible person or official service and set the last safe time to close that specific gap.

A trigger matrix using building age, height, type and last notice year

Start with Fix the building age, then test Check exemptions and Use a qualified person. Show the input, the condition applied and the resulting action in separate columns. If a number is calculated, retain the arithmetic; if a route is selected, retain the branch that ruled out the alternative.

Input or condition	Evidence to keep	Decision it changes
Building is 20 years old or younger	Save the source document	Monitor the TOP or CSC age record
Building is 13 metres or lower	Document the basis	Verify the stated exemption
BCA notice has arrived	Verify credentials	Appoint a qualified competent person promptly

A notice-to-closeout register for appointment, inspection, report, clarification, repair and certification

Use Track the notice, Follow defects through and Inform owners as the verification pass. Check the live condition, note the time checked and keep the response or document that supports the conclusion. Unknowns remain visible until resolved; they should not be replaced by a guessed price, deadline, eligibility result, service level or operating detail.

Evidence map for periodic facade inspection condo Singapore

Check	Record before acting
Fix the building age	Save the source document
Check exemptions	Document the basis
Use a qualified person	Verify credentials
Track the notice	Create a deadline register
Follow defects through	Close every repair action
Inform owners	Issue a factual update

Use this map to determine whether the Periodic Facade Inspection regime applies and build the notice-to-repair file. Date each item, distinguish a live response from an older copy, and keep any unsupported row visibly open.

Worked example

An MCST for a 22-year-old high-rise receives a notice. The council verifies the TOP date, appoints an eligible competent person, logs requested access and keeps each repair open until certification is accepted.

This example demonstrates a trigger matrix using building age, height, type and last notice year. It is not a guarantee: change one material input at a time and recheck the current BCA periodic building inspections page before relying on the result.

Before you commit

1. Monitor the TOP or CSC age record.
2. Verify the stated exemption.
3. Appoint a qualified competent person promptly.
4. Track repairs to accepted certification.
5. Save the date and evidence used for every material condition.
6. Stop and ask the controlling authority, operator or qualified professional if a disputed fact changes the outcome.

Keep the property, party, document, amount and decision date in separate fields. A sales description, managing-agent explanation or remembered conversation should not replace the controlling plan, resolution, contract or regulator record.

Limits

BCA notices and the Building Control framework govern the specific building. Councils should obtain professional and legal advice where duties are disputed.

For an adjacent live guide, see [Singapore Property Market 2026: New Condo Supply Drops 30% as Prices Inch Higher â?? What Buyers Need to Know](#). If the next decision shifts to a second practical issue, [Exclusive Use of Condo Common Property: Match the Resolution](#) provides the relevant progression without duplicating this primary intent.

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