



New Developer Defect Sanctions: What Buyers Can Check

Description

From 22 May 2026, severe safety non-compliance or major defects can expose errant developers and relevant parties to land-sale disqualification or sales suspension for up to five years. Buyers gain a stronger deterrent, but still need project-specific quality, contract and defect evidence.

A Singapore new-launch buyer comparing developers and project-quality risk faces a narrower question than the headline suggests: use the 22 May deterrence framework as one evidence layer without mistaking it for a project warranty. The table separates the branches that change the answer before the practical checks and worked example.

Choose the branch before acting

Situation	Practical next step
Developer has public enforcement history	Read the exact notice, project and affected parties rather than infer a ban
No public sanction found	Continue quality checks; absence of a sanction is not proof of a defect-free project
Buying before completion	Compare CONQUAS history, contract terms and inspection plan
Defect after handover	Document, notify within the contractual process and escalate through the proper channel

What the new framework can do

The joint URA and BCA framework took effect on 22 May 2026. It permits land-sale disqualification for residential-component sites and sales suspensions of up to five years where the stated thresholds are met. The measures target serious conduct; they are not routine scores assigned to every development. [URA and BCA circular of 22 May 2026](#).

Land-sale disqualification can respond to severe regulatory non-compliance affecting safety or recalcitrant behaviour across consecutive projects with major defects. Sales suspension can restrict future unlaunched projects. Relevant directors and substantial shareholders may be considered, so buyers should read the named parties in any official notice. [URA and BCA circular of 22 May 2026](#).

How a case is assessed

Authorities assess the number and severity of problems, project scale, rectification time, effect on safety or liveability, and aggravating or extenuating circumstances. A cracked component can be consequential, but the circular does not turn every cosmetic snag into a five-year penalty. [URA and BCA circular of 22 May 2026](#).

The circular limits its major-defect treatment to defects attributable to the developer that were not promptly rectified after sufficient and reasonable notice on or after 22 May 2026. That date and notice condition matter when interpreting an older project or unresolved complaint. [URA and BCA circular of 22 May 2026](#).

What a buyer can verify before booking

Before booking, search official notices and review the developer's completed-project record. CONQUAS can add structured workmanship context, but compare like with like and note assessment dates. Marketing awards, show-flat finishes and one social-media thread are weaker than attributable project evidence. [BCA CONQUAS information](#).

Read the sale-and-purchase agreement, plans, specifications, completion timing and defect-liability process. Record questions about waterproofing, windows, common property and rectification access. A salesperson's assurance should be written into the contractual record if it is meant to carry weight. [BCA CONQUAS information](#).

Build a handover evidence trail

At handover, photograph meter readings, surfaces, fittings and safety-relevant elements with dates and location labels. Use a room-by-room log, notify the developer through the prescribed channel and retain acknowledgement. This creates the notice trail that both rectification and escalation depend on. [BCA CONQUAS information](#).

The framework strengthens deterrence at industry level; it does not compensate a buyer automatically or establish liability in a particular dispute. Obtain legal or technical advice when a defect affects safety, structure, water ingress or a material contractual promise. [BCA CONQUAS information](#).

Put the numbers or sequence to work

A buyer comparing two uncompleted projects finds that neither developer appears on an official suspension notice. That is only a neutral result. The buyer then compares attributable completed-project quality records, reads the defect clauses and budgets an independent handover inspection. The

new framework is recorded as a regulatory backstop, not awarded points as though it were a five-year warranty.

The example is a planning model, not a quoted price, official calculator result, medical instruction or promised outcome. Replace its assumptions with the issued notice, live service, signed contract, current timetable or professional advice that controls the real decision.

Before you commit

1. Search official URA and BCA notices
2. Identify the legal developer and related parties
3. Compare attributable completed projects
4. Read plans, specifications and defect clauses
5. Budget a handover inspection
6. Use dated room-by-room evidence
7. Escalate safety issues promptly

A useful working note combines **a regulator-history versus project-evidence comparison with a dated defect-notice file that maps directly to rectification and escalation**. Enter only details that can be tied to a current document or live record.

Missteps that change the answer

- Treating no sanction as a quality certificate
- Confusing cosmetic snags with the circular's threshold
- Relying on anonymous complaint counts
- Missing the 22 May notice condition
- Assuming the framework creates automatic compensation

If one of these conditions appears, pause before payment, submission, travel or implementation and reconcile it through the relevant official service. Save the issued result or acknowledgement; a search snippet or forwarded screenshot cannot establish a current entitlement.

The decision to carry forward

Use the current official record to resolve use the 22 May deterrence framework as one evidence layer without mistaking it for a project warranty. Save the dated result and revisit it when the underlying rule, timetable, account or personal facts change.

Related next steps

Once this decision is settled, you may need to [separate HDB fire cover from home contents protection](#). The next adjacent check is to [prepare a defect inspection and deadline file](#).

Common questions

How long can a sanction last?

The circular provides for periods of up to five years. [URA and BCA circular of 22 May 2026](#).

Does every major defect trigger five years?

No. Authorities assess the circumstances and stated factors. [BCA CONQUAS information](#).

Should buyers still inspect at handover?

Yes. Project-specific evidence remains essential. [URA and BCA circular of 22 May 2026](#).

Rules, service details and schedules can change. Reopen the linked official page before acting when the date, eligibility, payment destination, safety instruction or live availability is decisive.

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