

FREQUENTLY ASKED QUESTIONS

1. Why do the Land Sales Disqualification and Sales Suspension Frameworks extend beyond the errant developer to include other relevant parties?

Developers are responsible for complying with all regulatory requirements and ensuring that good quality housing projects are delivered to home buyers. The developer's directors, its substantial shareholder and directors of the substantial shareholder, may also have oversight of and control over business decisions made by the developer through their voting rights. In this regard, these parties with influence over the business decisions may also be held accountable for the developer's actions.

In considering the parties to be disqualified and/or suspended, the authorities will consider all relevant factors, such as the extent of control of the relevant parties over the errant developer. The parties will also be provided with sufficient opportunities to make representations on their own behalf, which the authorities will take into account when making a final decision.

2. Can a developer or relevant party who has been disqualified from participating in land sales enter into a joint venture with another developer to participate in land sales?

If a developer or relevant party has been disqualified from participating in land sales, the developer or relevant party will not be allowed to participate in any land sales either on its own or through a joint venture with another developer, during the period of disqualification. All bidders (including joint venture bidders) are advised to check their eligibility at <https://go.gov.sg/land-sales-disqualification>.

3. What is the period of Land Sales Disqualification and/or Sales Suspension?

The length of the Land Sales Disqualification and/or Sales Suspension Periods will depend on the severity and extent of the regulatory non-compliances/ major defects attributable to the developer, as well as factors such as the time taken by the developer to rectify regulatory non-compliances and/or major defects, the extent of impact of regulatory non-compliances and/or major defects on home buyers, including whether safety and/or liveability is affected, as well as any relevant extenuating/aggravating factors.

4. What would be considered as a severe regulatory non-compliance affecting safety in a housing project?

Severe regulatory non-compliances refer to breaches of regulatory requirements imposed by technical agencies including BCA, SCDF, and PUB, that affect safety of occupants and/or the general public. Examples could include wall collapses, serious fire hazards, or flooding that result in major damages or accidents.

5. How would developers be made aware of whether they have been disqualified from participating in land sales and/or subject to a (General or Project-Specific) Sales Suspension Period?

The potential errant developer, its directors, substantial shareholders and their respective directors will be given early warnings and opportunities to make representations or rectifications, prior to the determination and notification of any penalties. After the authorities have completed a holistic assessment and made a decision to penalise the errant parties, these parties would be notified of the penalties by the relevant authorities.

The lists of the disqualified and/or suspended developers and/or persons can also be found via URA's website at <https://go.gov.sg/land-sales-disqualification>. Parties are advised to check if their directors, substantial shareholders, and other relevant parties are on the lists.