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Our Ref: URA/COH/Circular, BCA/CPQ/Circular

Date: 22 May 2026

CIRCULAR TO PROFESSIONAL INSTITUTES

Who should know

Developers

Effective date

With effect from 22 May 2026

New measures to enhance protection of home buyers' interests through strengthening deterrence of errant developer behaviour

1. Over the years, the Building and Construction Authority (BCA) and the Urban Redevelopment Authority (URA) have put in place measures to enhance the workmanship quality of housing projects and deter housing developers from delivering defects-ridden projects to home buyers. These include more comprehensive workmanship quality checks under BCA's Construction Quality Assessment System (CONQUAS¹) for all Government Land Sales sites, enhanced construction quality inspections of all residential units developed by developers with track records of poor construction quality; public disclosure of developers' CONQUAS performance to help home buyers make informed decisions; and suspension of sales privileges for errant developers. Collectively, these measures have been largely effective in safeguarding construction quality standards for private housing projects and home buyers' interests. Overall, the majority of developers have delivered quality private housing projects to home buyers.
2. Notwithstanding the safeguards already in place, there is scope to strengthen deterrence against severe errant developer behaviour, to provide greater protection for home buyers. This will not affect the majority of developers, as most have complied with the measures put in place. Following extensive consultations with industry stakeholders and a review of existing policies, the following new measures will be implemented with effect from 22 May 2026:

¹ Introduced in 1989, CONQUAS serves as a national standard for assessing the construction workmanship quality of new building projects. The enhanced checks are applied on projects undertaken by developers with poor or no track records.

a. Land Sales Disqualification Framework:

Housing developers who deliver housing projects with severe regulatory non-compliances affecting safety or demonstrate recalcitrant behaviour by having consecutive projects with major defects, may be disqualified from participating in land sales for sites with residential components² for up to five years (“Land Sales Disqualification Period”).

b. Sales Suspension Framework:

Housing developers who deliver housing projects with severe regulatory non-compliances affecting safety and/or housing project(s) with major defects (which may include major defects and recalcitrant behaviour within the scope of paragraph 2(a) above) may be placed on a sales suspension list for up to five years (“General Sales Suspension Period”). A no-sale licence condition will be imposed on such housing developers’ future unlaunched projects, for a period of up to five years (“Project-Specific Sales Suspension Period”).

3. The Land Sales Disqualification and/or Sales Suspension Frameworks may apply to an errant developer and relevant parties³, including its directors and substantial shareholders.
4. In assessing whether a developer and the relevant parties should be subject to the Land Sales Disqualification and/or Sales Suspension Frameworks, as well as in determining the duration of the relevant Land Sales Disqualification and/or Sales Suspension Periods, all relevant factors based on the specific circumstances of each case, including the following, will be taken into consideration:
 - a. the number and severity of regulatory non-compliances and/or major defects⁴ in a housing project that are attributable to the developer, in relation to the scale of the project;

² Refers to all land launched for tender/sale by Ministries, Organs of State, Departments and Statutory Boards on or after 22 May 2026, where residential units are allowed to be developed, i.e. Residential, Residential with Commercial at 1st Storey, Commercial, Commercial & Residential, Hotel and White sites. Private land sales, such as enbloc sales of residential projects between existing property owners and developers, are excluded.

³ Relevant parties of errant developer include: (a) its director(s), (b) its substantial shareholder(s) (as defined in section 81 of the Companies Act 1967), (c) director(s) of the substantial shareholder(s), (d) any company which has the errant developer, any of the disqualified / suspended director(s) and/or any of the disqualified / suspended substantial shareholder(s) appointed as a director, (e) any company which has the errant developer, any of the disqualified / suspended director(s) and/or any of the disqualified / suspended substantial shareholder(s) appointed as a substantial shareholder; and (f) any company which has the errant developer, any of the disqualified / suspended director(s) and/or any of the disqualified / suspended substantial shareholder(s) appointed as a director of any of its substantial shareholder(s).

⁴ Major defects refer to defects that are attributable to the developer and are not promptly rectified that significantly affect end-users’ liveability or functionality as classified under BCA’s CONQUAS e.g. missing/broken accessories for architectural items, cracked/chipped/broken windowpanes, shower screens, mirrors/any glass items, visually visible cracked tiles/stones. This will be limited to defects which developers have been given sufficient and reasonable notice, on or after 22 May 2026, to rectify.

- b. the time taken for the developer to rectify the regulatory non-compliances and/or major defects;
 - c. the extent of impact of the regulatory non-compliances and/or major defects on home buyers, including whether safety and/or liveability is affected;
 - d. any relevant aggravating or extenuating circumstances faced by the developer; and
 - e. (in respect of the relevant parties) the extent of control of the relevant parties over the errant developer.
5. A 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. The Land Sales Disqualification and/or General Sales Suspension Periods referred to in paragraph two will commence on the date stated in the authorities' notification to the errant parties. The Project-Specific Sales Suspension Period will commence on the date of issue of the housing developer's licence. Where an errant developer and relevant parties are subject to Land Sales Disqualification and/or Sales Suspension Periods for one or more housing project(s), the periods may apply concurrently and/or consecutively.
6. Land sales bids submitted by disqualified parties will not be considered. All prospective land bidders (including joint ventures) are advised to check their eligibility to participate in land sales for sites with residential components, including by having regard to the relevant tender / sales conditions. The lists of parties subject to land sales disqualification and sales suspension will be separately published and kept up to date at the following website: <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.

Enquiries

7. Please refer to Annex A for a list of frequently asked questions on the Land Sales Disqualification and Sales Suspension Frameworks.



8. We would appreciate it if you could convey the contents of this circular to the relevant members of your organisation. If you or your members have any queries concerning this circular, you may contact:

MND at MND-SPD_PtyMkt@mnd.gov.sg;
URA at ura_coh_registry@ura.gov.sg;
BCA at <https://www2.bca.gov.sg/feedback/>

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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.