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URA Reference: URA/PB/2025/01-DCG

23 January 2025

## CIRCULAR TO PROFESSIONAL INSTITUTES

Who should know: **Building Owners, Developers, Architects, Engineers, Registered Surveyors and Contractors**

Dear Sir / Madam,

### CORENET X IMPLEMENTATION PLAN

In our circular dated 26 September 2023, industry was informed of the implementation plan for CORENET X. The intention remains unchanged, that all projects should transit to the new regulatory approval process in phases. Over the past year, agencies have been in close dialogue with industry partners and practitioners. The feedback from industry has been useful in refining our processes and re-calibrating our implementation strategies, to facilitate a smoother transition.

2 The adjustments to the implementation plan are outlined in this circular, including key steps that industry should take to prepare for CORENET X implementation.

### Recap: Key Changes to Regulatory Approval Process under CORENET X

3 To recap, CORENET X will bring about 2 key changes to the submission process:

**a. New Regulatory Approval for Building Works (RABW)**

Projects submitted via CORENET X will undergo the new Gateway process. There are 3 key Gateways, namely Design, Construction and Completion



Gateways. Piling Gateway is an optional Gateway, for project teams which are keen to begin piling works earlier prior to the Construction Gateway approval. Smaller scale projects<sup>1</sup> will undergo a streamlined Direct Submission Process (DSP) to make a direct submission to the Construction Gateway without going through the Design Gateway.

**b. BIM submissions in IFC-SG format**

BIM submission in IFC-SG<sup>2</sup> format will be mandatory for new erections or major addition and alteration (A&A) projects with new Gross Floor Area (GFA) of 5,000m<sup>2</sup> or more.

4 All new submission will have to comply with the CORENET X Code of Practice (COP), which details the requirements for each gateway. Please refer to the details in **paras 13-15**.

## Revised Implementation Timeline of CORENET X

5 Good progress has been made since the soft launch of CORENET X on 18 December 2023. Many firms have successfully submitted their projects via CORENET X during the voluntary phase. The hands-on experience gained from going through the new regulatory processes for actual projects was invaluable in strengthening collaboration amongst project teams and better understanding the new CORENET X process and requirements. The insights gleaned from these projects have also helped firms to enhance their internal processes e.g. procurement strategies, to be able to leverage CORENET X for more streamlined workflows across the value-chain. Such hands-on experience has been important.

<sup>1</sup> Examples of smaller scale projects eligible for DSP are single unit residential landed properties and single storey structures such as bus stops and linkways.

<sup>2</sup> Industry Foundation Classes (IFC) is an international openBIM standard developed by buildingSMART International (bSI) to facilitate interoperability in the building and construction industry. It is also an ISO 16739-1:2018 standard. bSI is an international non-profit organisation developing open standards and workflows for the built environment. IFC-SG is an extension of this openBIM standard that is developed to cater to local regulatory requirements.

6 Nonetheless, we understand that CORENET X entails significant changes to existing workflows. We have also received feedback that some firms need more time to adjust internal processes and familiarise themselves with the new requirements. In addition, smaller consultancy firms may not have had sufficient projects to try out the new processes during the voluntary submissions phase.

7 Given these considerations, the implementation timeline will be adjusted as follows:

#### Mandatory Submission for New Projects with GFA $\geq$ 30,000m<sup>2</sup>

8 From 1 October 2025, submission via CORENET X will be mandatory for all new projects<sup>3</sup> with GFA of 30,000m<sup>2</sup> and above.

9 For new projects that fall below the GFA threshold, project teams should still take the opportunity to make submissions through CORENET X ahead of the mandatory timelines to familiarise themselves with the new process and submission portal.

#### Mandatory Submission for All New Projects

10 From 1 October 2026, submission via CORENET X will be mandatory for all new projects regardless of size.

#### Mandatory Onboarding for All Ongoing Projects

11 From 1 October 2027, all ongoing projects<sup>4</sup> will be onboarded onto CORENET X. To facilitate the transition of ongoing projects:

- a. IFC-SG format, mentioned in **para 3b**, will not be mandatory for these projects;
- b. Agencies' approvals and relevant permits issued under CORENET 2.0 will remain valid;

<sup>3</sup> New projects refer to projects that have not commenced application for Planning Permission to URA or application for Development Control from any of the regulatory agencies (e.g. LTA, NEA, NParks, PUB).

<sup>4</sup> Ongoing projects refer to projects that are seeking equivalent clearance(s) for Design Gateway under the RABW.

- c. Works that have commenced on site based on approvals obtained under CORENET 2.0 can continue; and
- d. Project teams will only need to apply for outstanding approvals under the respective Gateways.

12 Project teams are advised to plan for and secure plan approvals<sup>5</sup> from all Authorities prior to the transition to CORENET X to minimise disruption to their projects. Project teams with ongoing projects should minimally secure time-sensitive approvals<sup>6</sup> that may potentially impact the project timeline prior to the transition.

13 The revised CORENET X implementation timeline is summarised below:

Date	Implementation
1 October 2025	Mandatory CORENET X submission for all new projects with Gross Floor Area $\geq$ 30,000m <sup>2</sup> .
1 October 2026	Mandatory CORENET X submission for all new projects, regardless of Gross Floor Area.
1 October 2027	Mandatory onboarding to CORENET X for all ongoing projects.

## Updates to the CORENET X Code of Practice

14 The CORENET X Code of Practice (COP) is a comprehensive guide intended to help industry practitioners understand how to prepare multi-agency regulatory submissions across the key submission gateways in CORENET X. It includes recommended processes and good practices to address common BIM issues. However, it is important to note that the COP does not substitute Handbooks, Circulars, or other regulatory publications of our regulatory agencies.

<sup>5</sup> Plan approvals include URA's Provisional Permission and Written Permission, BCA's Building Plan and Structural Plan approvals, SCDF's Building Plan approvals, NParks, NEA, LTA, PUB's Development Control (DC) clearances and Building Plan (BP) approvals.

<sup>6</sup> Time sensitive approvals refer to approvals that may have significant impact on the project timeline. Examples include URA's Provisional Permission and Written Permission as well as BCA's Structural and Building Plan approval.

15 The 2<sup>nd</sup> Edition of the COP, released in November 2024, builds upon the foundation laid by the first edition in September 2023. This update incorporates lessons learnt from pilot projects and addresses key industry feedback to further streamline the CORENET X submission process. Please visit <https://go.gov.sg/cxcop> or scan the QR code in **Annex A** to access the CORENET X COP.

16 It is important that submissions adhere to the processes and requirements set out in the COP. This will avoid situations where submissions have to be rejected or where multiple Written Directions need to be issued, which will inevitably lead to project delays and abortive work.

### Support for Industry and Available Resources

17 Industry practitioners are encouraged to familiarise themselves with the three key gateways under the new Regulatory Approval for Building Works (RABW) and the IFC-SG submission format. The industry can do so by accessing the resources on the CORENET X website, familiarising and understanding the CORENET X COP, signing up for CORENET X training courses and attending CORENET X events. Please visit <https://go.gov.sg/cx> or scan the QR code in **Annex A** for more information.

### Funding Support

18 Firms can apply for BCA's Productivity Solutions Grant (PSG) for the purchase of BIM software. This grant is a one-time support for Small and Medium-sized Enterprises (SMEs), to further support their transition to adopt BIM and reap the benefits of BIM under CORENET X. Please visit <https://go.gov.sg/psg-bca> or scan the QR code in **Annex A** for more information.

### Industry Training

19 Training courses on the new RABW and IFC-SG format conducted by various training providers are available for interested industry practitioners to attend. In addition to physical classes, an online module has also been developed to enhance accessibility to CORENET X training. These initiatives aim to ensure that industry practitioners have



ample opportunities to acquire the necessary skills and knowledge for the transition to CORENET X. Please visit <https://go.gov.sg/cxtraining> or scan the QR code in **Annex A** to sign up and find out more details on the available training for CORENET X.

For more information

20 Should you require any further clarification, you may submit your query at <https://go.gov.sg/cxenquiry>.

Yours faithfully,

**ER. CLEMENT TSENG**

GROUP DIRECTOR (BUILDING PLAN AND  
MANAGEMENT GROUP)  
BUILDING AND CONSTRUCTION AUTHORITY

**GOH CHIN CHIN (MS)**

GROUP DIRECTOR  
(DEVELOPMENT CONTROL)  
URBAN REDEVELOPMENT AUTHORITY

Annex A

AVAILABLE RESOURCES		
Title	QR Code	URL
CORENET X Main Landing Page	 <p>GO.gov.sg</p> <p><a href="https://go.gov.sg/cx">https://go.gov.sg/cx</a></p>	<p><a href="https://go.gov.sg/cx">https://go.gov.sg/cx</a></p>
CORENET X Code of Practice	 <p>GO.gov.sg</p> <p><a href="https://go.gov.sg/cxcop">https://go.gov.sg/cxcop</a></p>	<p><a href="https://go.gov.sg/cxcop">https://go.gov.sg/cxcop</a></p>
Productivity Solutions Grant (PSG)	 <p>GO.gov.sg</p> <p><a href="https://go.gov.sg/psg-bca">https://go.gov.sg/psg-bca</a></p>	<p><a href="https://go.gov.sg/psg-bca">https://go.gov.sg/psg-bca</a></p>
Industry Training	 <p>GO.gov.sg</p> <p><a href="https://go.gov.sg/cxtraining">https://go.gov.sg/cxtraining</a></p>	<p><a href="https://go.gov.sg/cxtraining">https://go.gov.sg/cxtraining</a></p>

<p>CORENET X Enquiries</p>	 <p><a href="https://go.gov.sg/cxenquiry">GO.gov.sg</a></p> <p><a href="https://go.gov.sg/cxenquiry">https://go.gov.sg/cxenquiry</a></p>	<p><a href="https://go.gov.sg/cxenquiry">https://go.gov.sg/cxenquiry</a></p>
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