

22 December 2023

Dear Sir/Madam

NEW ANNEX C (PAYMENT SCHEDULE – CORENET X) OF THE STANDARD CONSULTANCY AGREEMENT FOR PUBLIC SECTOR CONSTRUCTION PROJECTS UNDER CORENET X

This circular informs all Government Procuring Entities (GPEs) and industry stakeholders on the new Annex C (Payment Schedule – CORENET X) of the Standard Consultancy Agreement for public sector construction projects using CORENET X.

Background

2 The introduction of CORENET X will bring about fundamental changes to the regulatory approval process for building works. CORENET X has been soft-launched on 18 Dec 2023 and will be mandatory for new projects from 1 April 2025 onwards.

3 All building works that require regulatory submissions will go through a new process involving key sequential submission gateways (i.e. Design, Construction and Completion Gateways). To support the new sequential gateways for upfront coordination and design, payment milestones in the Annex C of the Standard Consultancy Agreement should be commensurate with the new sequential gateways.

New Templates for Annex C Payment Schedule (CORENET X)

4 The new Payment Schedule (CORENET X) aims to map the payment milestones to the new regulatory process and review the distribution of payments across these revised milestones. Only milestones at the 'Design Stage' (i.e. prior to the start of construction) will be adjusted as they are affected by the new regulatory gateways.

5 As the scope of construction projects to be submitted under CORENET X varies, project parties can take the new Payment Schedule (CORENET X) as reference and make necessary adjustment when deciding on the payment milestones for consultancy agreements. For projects which do not require CORENET X submissions, GPEs can still take reference from the current Payment Schedule.

6 The new Payment Schedule (CORENET X) for use in CORENET X projects are attached in Annex A and can be found on BCA's website (under the section Procurement > Post-tender

Stage > Standard Consultancy Agreement). GPEs and industry stakeholders can look for the updated versions of the Payment Schedule (CORENET X) as there could be further adjustments based on experience gained through the CORENET X pilot projects.

7 For clarifications on this Advisory Note, please direct your queries to <https://www.bca.gov.sg/feedbackform/>.

Thank you.

Ng Man Hon
Director, Procurement Policies Department
Building and Construction Authority

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(Transmitted via email)

Annex A – New Payment Schedules of the SCA under CORENET X

| For AR Discipline | For CS Discipline | For ME Discipline | For QS Discipline | For PM Discipline |
|---|---|---|---|---|
|  AR Agreement for Consultancy Services · |  CS Agreement for Consultancy Services · |  ME Agreement for Consultancy Services · |  QS Agreement for Consultancy Services · < <i>Note: No change</i> > |  PM Agreement for Consultancy Services · |