

ANNEX B: FACTSHEET ON UPDATES TO CORENET X

Background on CORENET X

CORENET X is a “one-stop integrated digital shopfront” for regulatory approval for building works. It is a Whole-of-Government (WOG) initiative that streamlines the regulatory process across 7 key agencies, i.e. URA, BCA, NParks, LTA, SCDF, PUB and NEA. From the current agency-specific processes, CORENET X fundamentally transforms the regulatory journey to be more customer-centric, thereby providing greater clarity and ease in navigating the various agencies’ processes for the industry.

2 CORENET X capitalises digital technologies to achieve collaboration and automation to bring about the following key benefits:

- a. Save Time and Money. Get projects done faster and spend less.
- b. One-Stop Approvals. Get all approvals in one go, instead of chasing different agencies separately.
- c. Build with Confidence and Certainty. Know exactly what can be built before starting, avoiding expensive changes later.

3 Today’s regulatory process for building works is a fragmented one. Individual consultants of different disciplines (i.e. Architects, Structural Engineers, Mechanical and Electrical Engineers) carry out building plan submissions separately and concurrently to multiple agencies for over 20 approval touchpoints throughout the building project. This current fragmented regulatory process often results in industry practitioners having to make iterative submissions to multiple regulatory agencies. The current regulatory process may also result in downstream conflicts, abortive on-site reworks and an overall reduction in productivity across the value-chain.

4 Under CORENET X, the new regulatory process has been streamlined and integrated, consisting of 3 key sequential submission gateways.¹ The appointed Qualified Persons (QPs), who are Registered Architects or Professional Engineers, will coordinate the building design upfront and prepare the plans for the building works to be jointly submitted to regulatory agencies. Regulatory agencies will jointly review the submission and issue a consolidated response. This changes the current practice of QPs dealing separately with multiple regulatory agencies and having to reconcile the differences thereafter, which may result in project delays.

5 In addition, projects requiring Building Information Model (BIM) submission² must use the openBIM format (i.e. IFC+SG³), a local extension from the international format. This open BIM format is a key technological enabler that CORENET X leverages to achieve collaboration and interoperability.

6 With CORENET X, it is expected to reduce the time taken to obtain regulatory approval from government agencies. More importantly, it helps build mutual understanding among stakeholders and fosters a more collaborative culture. More information can be found on the CORENET X website: <https://info.corenet.gov.sg/>

¹ The three submission gateways are: Design Gateway, Construction Gateway and Temporary Occupation Permit (TOP) / Statutory Completion Gateway. There is also an optional Piling Gateway available between Design and Construction Gateway so that projects can start piling works before Construction Gateway approvals are obtained. A Direct Submission Process (DSP) will also be available for smaller and simpler projects (e.g. single unit residential landed properties, single storey structures such as bus stops and linkways), allowing a direct submission to the Construction Gateway without going through the Design Gateway.

² Mandatory BIM submission in IFC-SG format will apply to: (i) new erections and (ii) major addition and alteration (A&A) projects with new Gross Floor Area (GFA) of 5,000m² or more under CORENET X.

³ Industry Foundation Classes (IFC) is an international openBIM standard developed by buildingSMART International (bSI) to facilitate interoperability in the building and construction industry. IFC-SG is an extension of this openBIM standard that is developed to cater to local regulatory requirements.

Co-Creation with the industry

7 Throughout the development of CORENET X, regular engagements and workshops were held to gather feedback and suggestions from industry partners and practitioners.

8 Regulatory agencies have also made several enhancements to CORENET X to address the industry's feedback as well as existing pain points in navigating the multiple agencies' processes, forms and requirements. Examples of such enhancements include:

- a. Faster information collection and better tracking of agency clearances.
 - i. Agencies' application forms will now be auto-populated based on the type of building works. Common project information will only be collected once, eliminating the need to fill up multiple forms with the same information.
 - ii. Developers can now track the status of technical agency clearances needed for Temporary Occupation Permits or Certificates of Statutory Completion on the new project dashboard function.
- b. Concurrent submissions to minimise dependency between submissions.
 - i. CORENET X now allows concurrent submissions for Design and Piling Gateway rather than sequential processing, with Piling Gateway approval contingent on Design Gateway clearance. This parallel processing accelerates the overall clearance timeline.
 - ii. CORENET X also now allows concurrent demolition and new erection applications, rather than waiting for the new erection proposal to be approved before demolition may commence. This cuts down on the time required for project approvals and allows site preparation to commence.
- c. Streamlined payment process across agencies.
 - i. Agencies will now accept submissions based on proof of payment, instead of requiring payments to be verified first. This allows the processing of submissions to start earlier, saving up to 3 working days in administrative lead time.

Industry Adoption of CORENET X

9 Since the soft-launch on 18 December 2023, CORENET X has made good progress – more than 50 projects of various building typologies involving 100 firms in total have made voluntary submissions via CORENET X, including residential (non-landed and landed), industrial, institutional and infrastructure projects.

10 One such example is Allgreen Properties Ltd who was among the first to pilot CORENET X for their latest residential project, Promenade Peak, navigating the new end-to-end digital regulatory approval process. While there were initial concerns over bringing all downstream processes forward and coordinating with agencies and project parties much earlier than before, they learned how to navigate the different requirements and clearances upfront in a streamlined way. With agencies reviewing the same design plan at the same time, the project parties could agree on changes faster, making the clearance process a lot smoother and quicker. Allgreen Properties Ltd was able to secure Construction Gateway (CG) approval in under 11 months from land tender award.

CORENET X Implementation Timeline

11 Over the past year, the regulatory agencies have been in close dialogue with industry partners and practitioners to refine processes and facilitate a smoother transition. We understand that CORENET X entails significant changes to existing workflows, and some firms need more time to adjust internal processes and familiarise themselves with the new requirements. Given these considerations, we have adopted a phased implementation approach where larger projects will be subjected to mandatory CORENET X submissions first. The detailed implementation timeline is indicated below:

Date	Implementation Timeline
1 October 2025	Mandatory CORENET X submission for all new projects with Gross Floor Area (GFA) $\geq 30,000\text{m}^2$

1 October 2026	Mandatory CORENET X submission for all new projects, regardless of GFA
1 October 2027	Mandatory onboarding to CORENET X for all ongoing projects

12 For smaller-sized new projects with GFA below 30,000m², we encourage project teams to take the opportunity to make submissions through CORENET X ahead of the mandatory timelines to familiarise themselves with the new process and submission portal.

Clearance timeline for projects submitted through CORENET X

13 The regulatory process under CORENET X emphasises upfront planning to avoid downstream conflicts and reworks. A front-loaded process intuitively means longer design time may be needed before critical activities, such as launch of sales or commencement of works, may proceed. On average, the projects under the new regulatory approval are comparable or even faster than the current process.

Support and Resources for the Industry

Extension to Additional Buyers Stamp Duty (Housing Developers) remission

14 Considering the industry's concerns that some transition period is required for stakeholders to adjust to the new systems and processes, a six-month extension to Additional Buyer's Stamp Duty (Housing Developers) (ABSD HD) remission was provided for qualifying projects since CORENET X's soft launch in December 2023 till 31 Dec 2025 for larger projects ($\geq 30,000\text{m}^2$ GFA) and 31 Dec 2026 for smaller projects ($< 30,000\text{m}^2$ GFA) respectively.

15 The eligibility window for ABSD HD remission timeline extensions will be further extended for larger projects ($\geq 30,000\text{m}^2$ GFA) from 31 Dec 2025 till 30 Sep 2026, and for

smaller projects (< 30,000m² GFA) from 31 Dec 2026 till 30 Sep 2027. The extended eligibility window will provide added assurance for the industry while adjusting to the new CORENET X processes and familiarising with the use of the digital tools.

CORENET X Code of Practice and Online resources

16 To help users navigate the CORENET X system more efficiently, the Second Edition of the CORENET X Code of Practice (COP) was released in November 2024. This comprehensive guide details agencies' requirements across the submission gateways and outlines best practices for preparing BIM submissions in IFC+SG format. To improve the user friendliness and ease of navigation of this document, the CORENET X Code of Practice is also available in an interactive form at the CORENET X website, <https://info.corenet.gov.sg/>.

17 The CORENET X website provides latest information and events of the CORENET X, allowing industry to access its information all under a single website.

Funding Support

18 Small and Medium-sized Enterprises (SMEs) can apply for the Productivity Solutions Grant (PSG), which co-funds up to 50% of the qualifying costs for the purchase of BIM authoring solutions supporting IFC-SG and for CORENET X training, to support their transition to adopt and reap the benefits of BIM under CORENET X.

Industry Training & Training Environment

19 Training courses on the new Regulatory Approval process for Building Works (RABW) and IFC-SG format are available for industry practitioners to attend. In addition to physical classes, an online module has also been developed to enhance ease of access to CORENET X training resources.

20 To allow the industry to familiarise with the new system, a training environment, that replicates the actual CORENET X system, was set up. This allows industry practitioners to experience the new system without submitting an actual project.

Recognising the front runners

21 CORENET X publishes the list of participating firms on the website, providing recognition for these progressive firms who have stepped forward to embrace the new process and mindset, achieving better project outcomes and delivery.