

Annex A – Updates to CORENET X Implementation Timeline

Background on CORENET X

1 CORENET X is a “one-stop integrated digital shopfront” that fundamentally transforms the current regulatory process for building works to be more customer-centric, by promoting greater collaboration and implementing more productive workflows for both the industry and regulatory agencies.

2 Today’s regulatory process for building works is a fragmented one. Individual consultants of different disciplines 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 construction productivity.

3 Under CORENET X, the new regulatory process has been streamlined and integrated, consisting of 3 key sequential submission gateways¹. The appointed Qualified Persons (QPs), who are Registered Architects or Professional Engineers, will coordinate the building design upfront and prepare the plans for these 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.

4 In addition, projects requiring Building Information Model (BIM) submission² must use the IFC-SG format³. This open BIM format is a key technological enabler that CORENET X leverages to achieve collaboration and interoperability.

5 Since the soft-launch on 18 December 2023, CORENET X has made good progress – close to 30 projects of various building typologies have made voluntary submissions via CORENET X, including residential (non-landed and landed), industrial, institutional and

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.

infrastructure projects. More information on CORENET X can be found on the CORENET X website, <https://info.corenet.gov.sg/>.

Updates to CORENET X Implementation Timeline

6 Over the past year, the regulatory government agencies have been in close dialogue with industry partners and practitioners. Feedback from industry has been useful in refining the processes and recalibrating the implementing strategies to facilitate a smoother transition. Many firms have invested resources and successfully submitted their projects via CORENET X during the voluntary phase. We understand from project teams that the hands-on experience gained from going through the new regulatory processes in actual projects has been invaluable in strengthening collaboration within the team and better understanding the new CORENET X requirements. Insights gleaned from these projects also helped project parties to review their internal processes to be able to leverage CORENET X for more streamlined workflows across the value-chain.

7 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. Given these considerations, the implementation timeline will be adjusted as follows. More details can be found in the industry circular at <https://go.gov.sg/cxcirculars>.

Date	Updated Implementation Timeline
1 October 2025	Mandatory CORENET X submission for all new projects with Gross Floor Area (GFA) \geq 30,000m 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

8 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.

Support for Industry and Available Resources

Code of Practice

9 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.

Funding Support

10 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

11 Training courses on the new Regulatory Approval process for Building Works (RABW) and IFC-SG format conducted by various training providers are available for industry practitioners to attend. In addition to physical classes, an online module has also been developed to enhance accessibility to CORENET X training.

Annex B – Factsheet on NEC4 Contract

Background on NEC4 Contract

1 The NEC4 contract is designed to facilitate and encourage better allocation and management of risks through mutual trust and cooperation of the project parties. In addition, the target cost payment option allows project parties to share the cost of risks and gains from savings made, thereby encouraging project parties to resolve issues and explore more productive solutions together.

2 The NEC4 contract has shown tangible results in achieving the aforementioned outcomes and has been adopted in various jurisdictions, such as in Hong Kong. Based on a review in 2021 by the Hong Kong government⁴, NEC projects were found to have achieved 10% savings in time and 2% savings in costs, compared to those procured under their standard General Conditions of Contract (GCC) forms.

Benefits

3 Built upon parties working together with mutual trust and cooperation, the NEC4 contract offers potential benefits to project parties:

- a. Time and cost control: The contract includes provisions such as regularly updated programmes and early warning mechanism for more effective time and cost management, thereby helping developers to better control project schedules and budgets.
- b. Better risk management: The early warning system stipulated in the contract allows issues to be identified early so that project parties can avoid or mitigate the risks by dealing with them early.
- c. Efficient project management: The contract emphasises efficient project management through effective communication, clear response timelines and encourages project parties to settle claims quickly. This contributes to streamlined processes and reduced delays for all project parties, resulting in faster project delivery.

⁴ More information on the 2021 review by Hong Kong government is at <https://www.neccontract.com/news/hong-kong-government-review-confirms-performance-benefits-of-nec-contracts>

Localised Clauses

4 BCA had worked with NEC to develop a set of Y(SG) clauses to align the contract with Singapore’s law, which comprises amendments for complying with local laws such as the Security of Payment Act (SOPA). This set of clauses was earlier released in April 2024.

5 To further support the implementation of NEC4 contracts in Singapore, BCA has developed the new W and Z clauses. These incorporate local dispute resolution protocols, current government procurement rules, and established local industry practices.

Clause	Details
W clauses	Dispute resolution options incorporating local dispute resolution protocols and practices, such as the Singapore Infrastructure Dispute-Management Protocol 2018 (SIDP) and appointment of Senior Representatives for dispute resolutions.
Z clauses	Additional conditions of contract for project-specific requirements that take into consideration public sector procurement requirements and local practices. This includes the use of eGuarantee template, Progressive Wage Mark requirements and suitable project response timelines.

6 These additional clauses are publicly available on the BCA website for download and reference (<https://www1.bca.gov.sg/procurement/post-tender-stage/public-sector-standard-conditions-of-contract-psscoc>). Projects adopting the NEC4 can use the W, Y(SG), and Z clauses where applicable.

Support for Industry and Available Resources

7 To support firms, BCA Academy, industry associations (e.g. the Society of Construction Law), Institutes of Higher Learning (e.g. Singapore University of Social Sciences), and firms have introduced programmes to develop the relevant skills and competencies in collaborative contracting.