CORENET X

TANG KOK THYE 2 MAY 2024

MINDSET CHANGE

TRANSFORMING THE BUSINESS MODEL

- TRANSFORM THE CURRENT REQULATORY LANDSCAPE THROUGH PROCESS OF RE-ENGINEERING, ADOPTION OF BIM TECHNOLOGIES AND COLLABORATIVE WORKFLOWS
- REQUIRE INDUSTRY TO COLLABORATE AND CO ORDINATE UPFRONT BEFORE SUBMISSION
- LEVERAGING ON DIGITAL TECHNOLOGIES TO ENABLE PRE-SUBMISSION CHECKS AND ALLOWS REQULATORY AGENCIES TO COLLECTIVELY REVIEW THE SUBMISSION AND ISSUED A CO ORDINATED RESPONSE TO THE PROJECT TEAM
- REDUCE ABORTIVE WORK
- SAVE TIME



New CORENET X regulatory approval process

Proceed to



Design Gateway



Piling Gateway

(Optional - if project team wishes to advance foundation works)

Gateway

Construction

Critical Design **Parameters**

"Showstoppers, non-negotiables"

- Resolve key parameters which have an impact on design parameters, before proceeding to detailed design
- Minimise abortive work across various disciplines and consultants
- [E.g. GFA, use mix, vehicular access points, platform levels, provision of green buffers + pedestrian walkways, building height constraints, flood protection measures, etc]

Foundation Requirements

"Must-haves before Pilina"

- Clearance for design of permanent piling and substructure works (that do not affect internal layout)
- [E.g. structural design (piling), pile design approval within Railway Protection Zonel
- Commencement of Works clearances to be granted independently by respective - obtain approval agencies at next Gateway

Detailed Design Requirements

"Must-haves before (Piling &) Launch of Sales"

- Resolve multi-agency requirements concerning design details that need to be coordinated before work commences
- E.g. Detailed floor layouts, household shelters, accessibility, fire compartmentalisation, ventilation and ducting, planting requirements, sanitary facilities, parking design, cooling towers, water tanks, sprinklers, external works, etc]
- Commence works/ Launch Sales



- CHAMPIONS WAY GLS
- SEPT 2023
- PRIVATE CONDOMINIUM
- CDL
- ADDP ARCHITECTS
- TW ASIA
- BELMACs
- WTP
- WOH HUP
- DESIGN GATEWAY
- PILING GATEWAY

- PLANTATION CLOSE (A) GLS
- SEPT 2023
- EXECUTIVE CONDOMINUIM
- HOI HUP
- ADDP ARCHITECTS
- RONNIE AND KOH
- RANKINE & HILL
- STRAITS CONSTRUCTION
- DESIGN GATEWAY
- PILING GATEWAY



- DEVELOPERS
- ARCHITECTS
- ENGINEERS
- BUILDERS



CX | DEVELOPERS

- CONCERN ON TIMELINE?
- LAND BETTERMENT CHARGE (BOTH PROJECTS OBTAINED DG (PP) WITHIN THE TIMEFRAME)
- PROJECT LAUNCH DATE (ON / AHEAD OF SCHEDULE)
- TIME COST SAVINGS FOR PROJECTS
- UPFRONT DESIGN DECISION
- DESIGN GATEWAY REQUIREMENTS
- UPFRONT DECISION MAKING (NEED EXPERIENCE TEAM)
- CONSOLIDATED AUTHORITIES RESPONSE (MINIMISE ABORTIVE WORK)



- CONTRACT PROCUREMENT
- EARLY CONTRACTOR INVOLVEMENT CONTRACT ?
- COMPLIANCE TO BUIDABILITY AND PRODUCTIVITY AFFECTING THE CONSTRUCTION METHOTHOLOGY FOR DG
- REQUIRED BUILDER TO CO ORDINATE DETAIL DESIGN FOR DG
- SPECIALIST INPUT IN DESIGN GATEWAY

 (AGENCIES VERY RECEPTIVES AND AGREED TO BE PUT UNDER CG)



CX | ARCHITECTS

- MANPOWER COST
- UPFRONT WORKLOAD TO CAPTURE ALL AUTHORITIES REQUIREMENTS
 WITHIN A LIMITED TIMELINE AS PER COP REQUIREMENTS
- CONSOLIDATED RESPONSE FROM AGENCIES (LESS ABORTIVE WORK BUT MORE INTENSE)
- NEW SKILLS
- IFC SG
- UNDERSTANDING OF COP REQUIREMENTS
- ADDITIONAL WORK
- DEVELOP BIM TEMPLATE FRAMEWORK FOR IFC PARAMETERS
- 2D IS STILL REQUIRED BECAUSE MODEL COULD NOT PROVIDE ALL INFO IN 3D



- MANPOWER COST
- UPFRONT WORKLOAD TO CAPTURE ALL AUTHORITIES REQUIREMENTS
 WITHIN A LIMITED TIMELINE AS PER COP REQUIREMENTS
- TRADITIONALLY, ENGINEER INPUT FOLLOW BEHIND ARCHITECT BUT EVERYTHING IS NOW RUNNING CONCURRENTLY
- MORE CONSIDERATION FOR ENGINEERS TO DO A PROPER DESIGN WORK AND SAFE DESIGN
- MORE SYSTEMATIC APPROVAL PROCESS
- CONSOLIDATED RESPONSE FROM AGENCIES (LESS ABORTIVE WORK BUT MORE INTENSE)
- DESIGN GATEWAY PILING GATEWAY CONSTRUCTION GATEWAY
- LESS ABORTIVE WORK



CX | ENGINEERSS

- NEW SKILLS
- IFC SG
- UNDERSTANDING OF COP REQUIREMENTS
- ADDITIONAL WORK
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- EARLY CONTRACTOR INVOLVEMENT
- ENABLE BUILDER TO VALUE ADD TO PROJECTS
- NEED TO MANAGE THE MANPOWER COST (INPUT PRIOR TO CONTRACT COMMENCEMENT)
- APPROVAL PROCESS
- CLEAR TIMELINE AND CERTAINTY IN CONSTRUCTION PROCESS (PG / CG - DESIGN APPROVED BY ALL AGENCIES)
- PHASE CONSTRUCTION PILING / CONSTRUCTION GATEWAY (APPROVAL PROCESS FOR MORE COMPLEX PROJECTS?)
- ALL STAKEHOLDERS TO DESIGN & CO ORDINATE TOGETHER,
 AGENCIES TO GIVE COMMENTS AND APPROVAL BEFORE CONSTRUCTION
- THIS WILL MITIGATE REWORK AND RESOLVE PROBLEMS / MISTAKES THAT NORMALLY DISCOVERED IN CONSTRUCTION STAGE

 SAVE CONSTRUCTION TIME



CX | CONCLUSION

- MINDSET CHANGE BOTH PRIVATE AND PUBLIC AGENCIES
- CX WILL IMPROVE PRODUCTIVITY AND EFFICIENCY
- NEED TO HAVE "A" TEAM TO MAXIMISE CX BENEFITS
- CHANGE IN BUSINESS MODEL



THANK YOU

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