BCA Reference: APPBCA-2025-20

URA Reference: URA/PB/2025/07-DCG

10 September 2025

CIRCULAR TO PROFESSIONAL INSTITUTES

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

Dear Sir / Madam,

CORENET X : MANDATORY SUBMISSIONS STARTING FROM 1 OCTOBER 2025 (FOR NEW PROJECTS ≥ 30,000 SQM GROSS FLOOR AREA)

This circular is a reminder that mandatory submission for new projects of 30,000 sqm (GFA) or more through CORENET X will commence on 1 October 2025. This circular consolidates key information from earlier circulars and highlights essential points that industry professionals should know, as well as resources available to assist the industry for the transition.

Recap: What is CORENET X and Why It Matters

Co-Creation with Industry

2　　　　CORENET X[1], a one-stop integrated digital shopfront for approval of building works, is the result of co-creation and extensive collaboration with built environment professionals, including the Trade Associations and Chambers[2] since 2018. It introduces a redesigned regulatory approval process for building works, streamlining the over 20 approval touchpoints across seven regulatory agencies to three key gateways,

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[1] CORENET X is co-led by the Building and Construction Authority (BCA) and Urban Redevelopment Authority (URA), alongside six other regulatory agencies National Parks Board (NParks), Singapore Civil Defence Force (SCDF), Land Transport Authority (LTA), Public Utilities Board (PUB), National Environment Agency (NEA) and Singapore Land Authority (SLA), and two public sector developers, Housing & Development Board (HDB) and JTC Corporation (JTC) and supported by the Government Technology Agency (GovTech)

[2] Trade Associations and Chambers engaged include Real Estate Developers' Association of Singapore (REDAS), Singapore Institute of Architects (SIA), Association of Consulting Engineers, Singapore (ACES), Institution of Engineers, Singapore (IES), Singapore Contractors Association Limited (SCAL) and Singapore Institute of Surveyors and Valuers (SISV).

transforming the current approval process from an agency-centric journey to a customer-centric one.

<u>Benefits to Industry</u>

3   CORENET X leverages digital technologies to enhance coordination and collaboration to bring about three key benefits: (1) time and cost savings, (2) access to one-stop submissions and approvals, and (3) the ability to build with confidence and certainty.

4   Since the soft launch in December 2023, more than 50 projects of different development typologies and scale have been successfully onboarded. These voluntary pilot submissions and industry collaborators for these projects have given us useful learning points and insights. In response, the agencies have also refined our processes / requirements and made system improvements.

5   The pilot projects and improvements made over the past year have helped build confidence in the new processes and systems, for both industry and agencies.

Recap: Implementation Timeline of CORENET X

6   The mandatory submission phase under CORENET X will commence on 1 October 2025, starting with new projects of 30,000 sqm Gross Floor Area (GFA) and more. Other categories (e.g. smaller projects and projects that are already ongoing) will be progressively onboarded under the phased implementation plan:

Date	Implementation
1 October 2025	Mandatory CORENET X submission for all new projects with GFA ≥ 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[3] projects.

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[3] Ongoing projects refer to projects that are seeking equivalent clearance(s) for Design Gateway i.e. Provisional Permission, DC Clearances

7   Please refer to **Annex A** for the details of the key implementation milestones.

CORENET X Resources and Industry Support

8   To support industry in the transition, a comprehensive suite of support measures and outreach initiatives has been established to facilitate CORENET X adoption across the industry. These initiatives are consolidated under the CORENET X website at https://go.gov.sg/cx and include:

- [NEW] CORENET X Good Practices Guidebook
- [NEW EDITION] CORENET X Code of Practice[4]
- [NEW] Training Environment for Simulated Hands-on Submission
- Training courses and webinars
- Productivity Solutions Grant (PSG) scheme for BIM software and IFC+SG courses

9   The details of these resources and list of industry support can be found in **Annex B**. Industry practitioners are encouraged to familiarise themselves with the new Regulatory Approval for Building Works (RABW) and the openBIM submission format, IFC+SG, understand the CORENET X Code of Practice and Good Practices Guidebook, and sign up for CORENET X training courses and events on the CORENET X website.

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[4] The 3rd edition of the COP is available on the CORENET X website. The web version will be updated by 24 September 2025.

For more information

10   Should you require any further clarification, please submit your query at https://go.gov.sg/cxenquiry.

Yours faithfully,

DARREN LIM (MR)
GROUP DIRECTOR (BUILDING PLAN
AND MANAGEMENT GROUP)
BUILDING AND CONSTRUCTION
AUTHORITY

GOH CHIN CHIN (MS)
GROUP DIRECTOR
(DEVELOPMENT CONTROL)
URBAN REDEVELOPMENT
AUTHORITY

Annex A: Key Points to note for CORENET X submissions

1   The requirements for BIM submissions remain unchanged and only apply to projects with new GFA ≥ 5,000sqm. All BIM submissions made through CORENET X are required to adopt openBIM standard, Industry Foundation Classes[5] with SG local addition ("IFC+SG[6]") to cater for local regulatory needs

2   Submissions that come under the criteria for mandatory CORENET X submissions will not be accepted through CORENET 2.0.

3   Project teams are advised to plan for and secure plan approvals 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 that may potentially impact the project timeline prior to the transition.

Details of the key implementation milestones

Mandatory Submission for New Projects with GFA ≥ 30,000m^2

4   From 1 October 2025, submission via CORENET X will be mandatory for all new projects with GFA of 30,000m^2 and above.

5   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.

6   Projects that have commenced submission in CORENET 2 will not be required to transit to CORENET X during this phase and will be onboarded later in 2027.

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[5] Industry Foundation Classes (IFC) – an international Open BIM 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.
[6] IFC+SG is an addition to the international Open BIM standard to cater for local regulatory needs.

Mandatory Submission for All New Projects

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

Mandatory Onboarding for All Ongoing Projects

8 From 1 October 2027, all ongoing projects[7] will be onboarded onto CORENET X. To facilitate the transition of ongoing projects:

   a. IFC+SG format will <u>not</u> be mandatory for these projects;

   b. Agencies' approvals and relevant permits issued under CORENET 2.0 will remain valid;

   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.

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[7] Ongoing projects refer to projects that are seeking equivalent clearance(s) for Design Gateway under the RABW.

Annex B

Support and Guidance for first time users

1.   For first-time users, support and guidance will be available for project teams during this initial phase. Project teams may register for assisted onboarding at https://go.gov.sg/cx-onboarding, preferably before creating the project in CORENET X.

CORENET X Good Practices Guidebook

2.   To support the industry through the transition, we have documented the key learning points from CORENET X projects into a guidebook. The guidebook aims to provide comprehensive guidance on the preparation and submission processes. The guidebook offers practical recommendations, highlights critical checkpoints, and outlines common mistakes to avoid.

3.   The guidebook is currently available as a draft version for industry preview and comments. It is targeted to be formally released in September 2025. To access the draft version, please visit https://go.gov.sg/getting-ready-for-corenetx to access the guidebook. You may also provide your comments through https://go.gov.sg/cxguidebookfeedback.

CORENET X Code of Practice 3rd Edition

4.   The CORENET X Code of Practice (COP) documents the submission requirements across the various agencies and is intended to guide the industry practitioners on the preparation of regulatory submissions at the respective milestones, providing details on the level of information required.

5.   The PDF version of the 3rd Edition of the COP is now available for download from the CORENET X website, which will provide greater clarity on agencies' requirements and process changes made in response to industry feedback, from the pilot projects. Please visit https://go.gov.sg/cxcop or scan the QR code in **Annex C** to access the CORENET X COP.

6.	To allow the industry to familiarise yourselves with the new CORENET X Training Environment ahead of your first submission, we have made available the CORENET X Training Environment which replicates the actual Submission Portal. It allows industry users to familiarise with the new features and processes without the need of an actual project. You may access the training environment at https://training.corenet.gov.sg/. The user guide to the training environment is available at https://go.gov.sg/cx-guide-to-industry-training-environment.

Industry Training

7.	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 C** to sign up and find out more details on the available training for CORENET X.

Funding Support

8.	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 C** for more information.

AVAILABLE RESOURCES		
Title	**QR Code**	**URL**
CORENET X Main Landing Page	https://go.gov.sg/cx	https://go.gov.sg/cx
CORENET X Code of Practice	https://go.gov.sg/cxcop	https://go.gov.sg/cxcop
Productivity Solutions Grant (PSG)	https://go.gov.sg/psg-bca	https://go.gov.sg/psg-bca
Industry Training	https://go.gov.sg/cxtraining	https://go.gov.sg/cxtraining

CORENET X Enquiries	 https://go.gov.sg/cxenquiry	https://go.gov.sg/cxenquiry