

Learning Journey of CORENET X

Non-Landed Residential Developments

Overview

Background

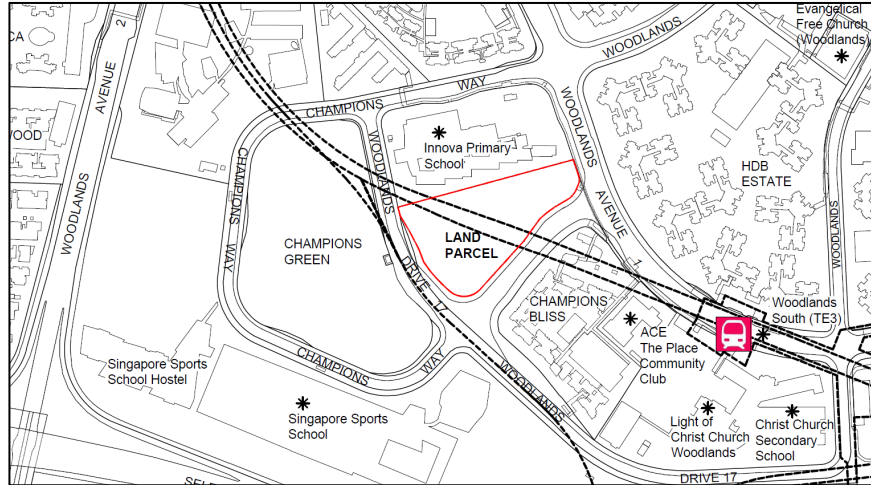
- Development data
- Timeline

Learning Journey

- Differences between CORENET 2.0 vs CORENET X
- Learning Points
- Benefit and Way Forward



Background



- Location : Champions Way
- Land tender submission : 12 Sep 2023
- Type of development : Non-Landed Residential
- Site area : 14,432.5m²
- Plot ratio : 2.1
- Maximum GFA : 30,309m² with min 500m² for ECDC
- Type of development : Private flat housing development consist of 4 blocks apartments.

Architect : ADDP Architect LLP

C&S Engineer : TW-Asia Consultants Pte Ltd

M&E Engineer : BELMACS Pte Ltd

Landscape Designer : Ecoplan Asia Pte Ltd

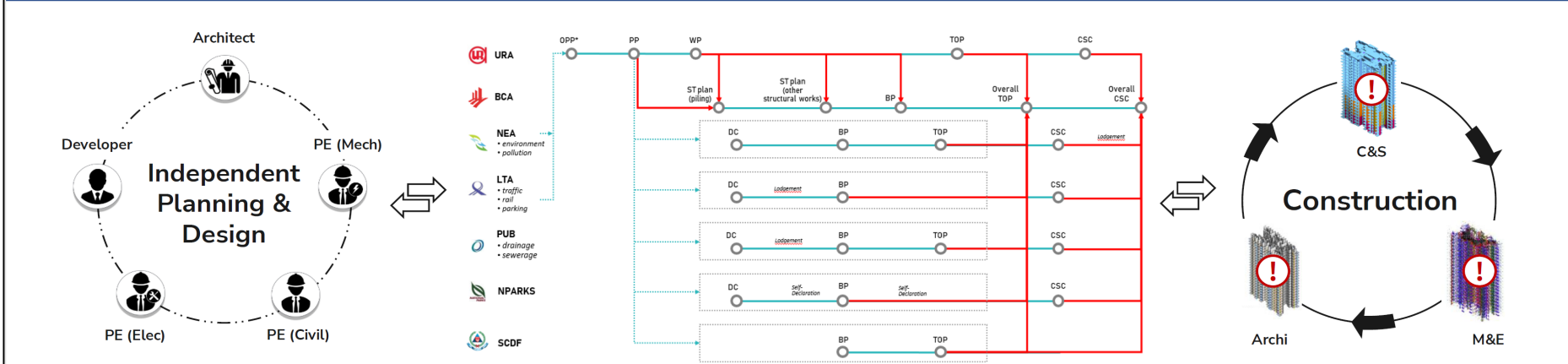
Main contractor : Woh Hup Pte Ltd



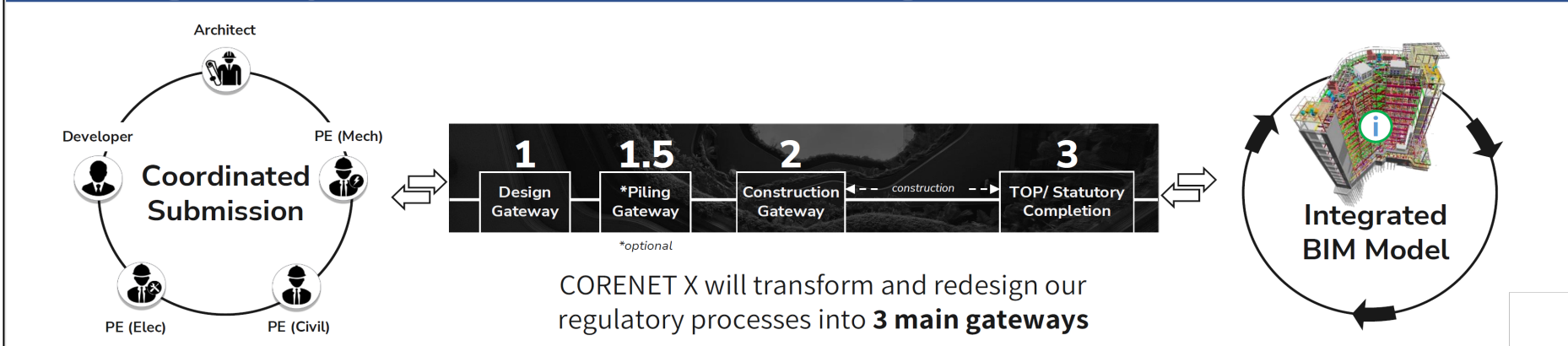
Learning Journey

Differences between CORENET 2.0 vs CORENET X

Today's Separate and Concurrent Regulatory Approval Process



New Regulatory Approval Process for Building Works (RABW)



Learning Journey

Learning Point - Be well versed with the new submission processes

- Conduct impact analysis on project timelines for Design Gateway, Piling Gateway and Construction Gateway
- Engage with relevant agencies to clarify doubts and submission documents.
- Be familiar with the IFC BIM model format, that is adopted for CORENET X



Learning Journey

Learning Point - Review Procurement Practices

- Assemble a capable and resourceful team.
- Promote design coordination and teamwork with digitalisation to align work process and enhance collaboration.
- Early Contractor Involvement is essential
- Adopt new payment terms to Consultants and Contractors as the whole process of delivery is different (front-load heavy).



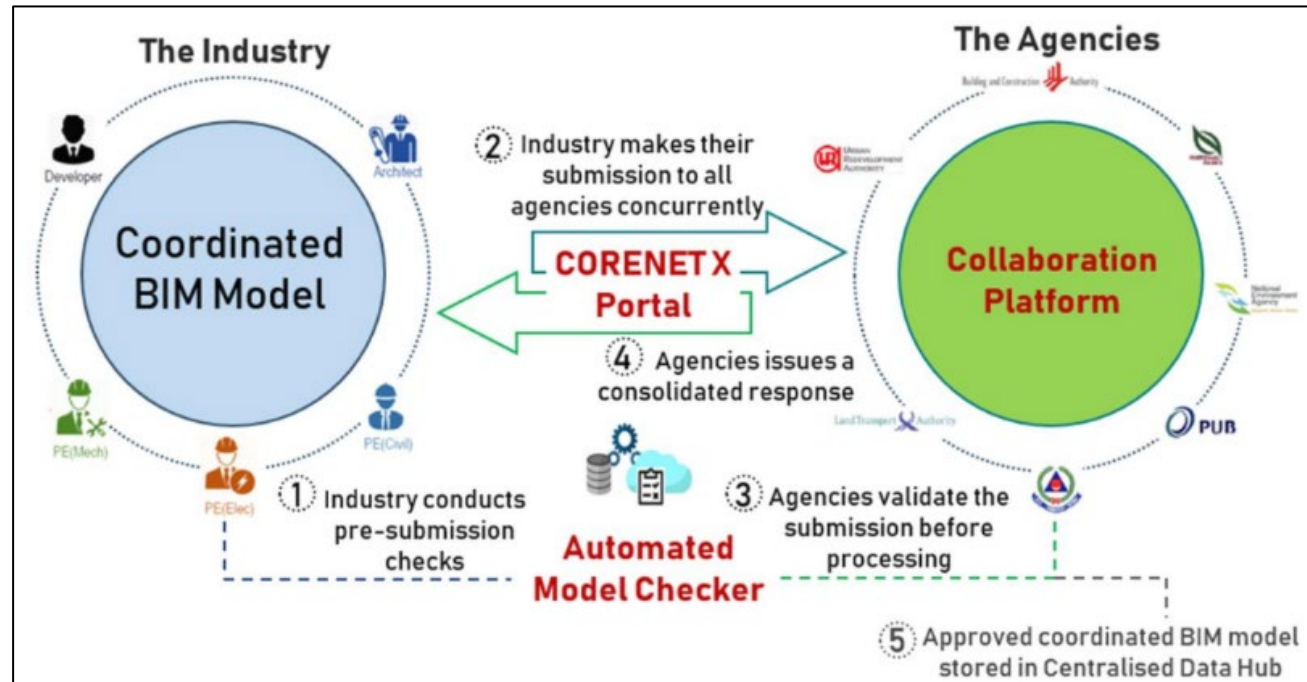
Learning Journey

Learning Point - Critical Decision

- Forward planning on sales launch activities.
- Rethink of current construction sequence.
- Require design freeze at early stage for DG and CG submission.



Benefit of Corenet X

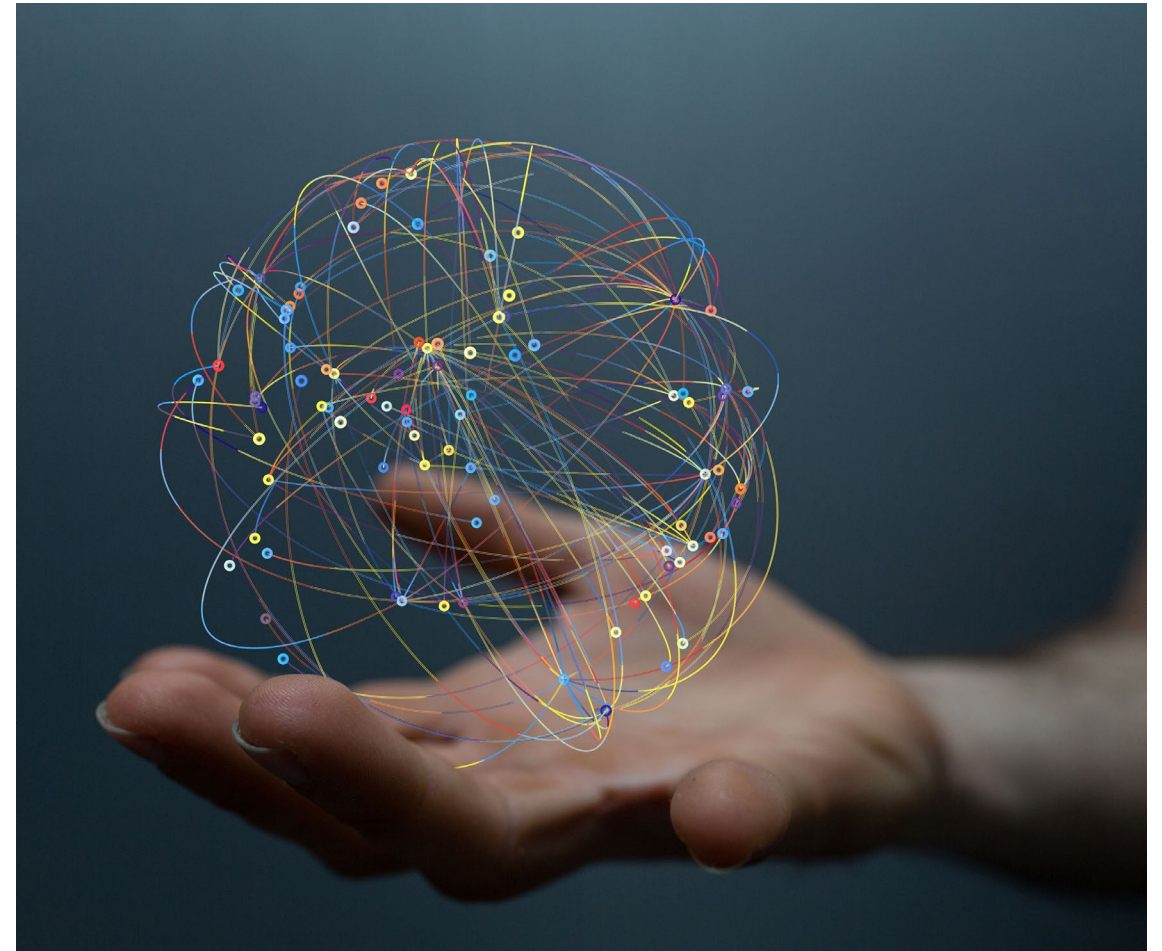


- a) Coordinated BIM submissions promote teamwork and collaboration in design.
- b) Centralized information
- c) Minimize abortive work
- d) Reduce construction risk with unified agencies approval.
- e) Embrace collaboration & improve construction productivity
- f) Resolve multi-agency requirement concern design details up front



Way Forward

1. Authorities should review and resolve multi-agency conflicting requirements.
2. To consider providing a clear guideline on the processes after the pilot scheme.
3. Service providers are outside the Corenet X approving agencies
4. To provide certainty on CORENET X processes for Mixed Developments with Residential components. These are more complex and more time consuming with more details are required.
5. More targeted training to industry professionals and be open to receive feedback from industry promptly.





Thank you.

