

TOP/CSC Inspection & Application in CORENET X

No. of Slides: 22

Privileged/Confidential information may be contained in this presentation.
Please do not circulate or reproduce without the permission of BCA.



Transforming TOP/CSC Process with CORENET X

1

Multiple Touchpoints → Streamlined Review

1. *Before* : QP applies with multiple agencies before submission to BCA
2. *After* : ✨ **One-stop submission platform for all technical clearances** ✨
3. *Impact* : Improved process efficiency, streamlined workflow

2

Uploading of Agencies Clearances → Smart Clearance Tracking

1. *Before* : Submission of agency clearances to BCA
2. *After* : ✨ **Automated agency clearance status tracking in CORENET X** ✨
3. *Impact* : Improved process efficiency and productivity for all parties

3

Multiple Project Party Touchpoints → Direct Stakeholder Access

1. *Before* : QP coordinates submissions for all project parties, possible communication delays
2. *After* : ✨ **Direct submission access for PEs and Technical Controllers** ✨
3. *Impact* : Reduced touchpoints, streamlined workflow

4

Late Identification of Issues → Early Planning and Consultation Process

1. *Before* : Issues only identified at project completion/TOP application
2. *After* : ✨ **Early multi-agency consultation feature in CORENET X** ✨
3. *Impact* : Better planning and coordination, reduce last-minute surprises

Key Benefits Summary



Shorter TOP approval process



Improved process efficiency



Better stakeholder collaboration



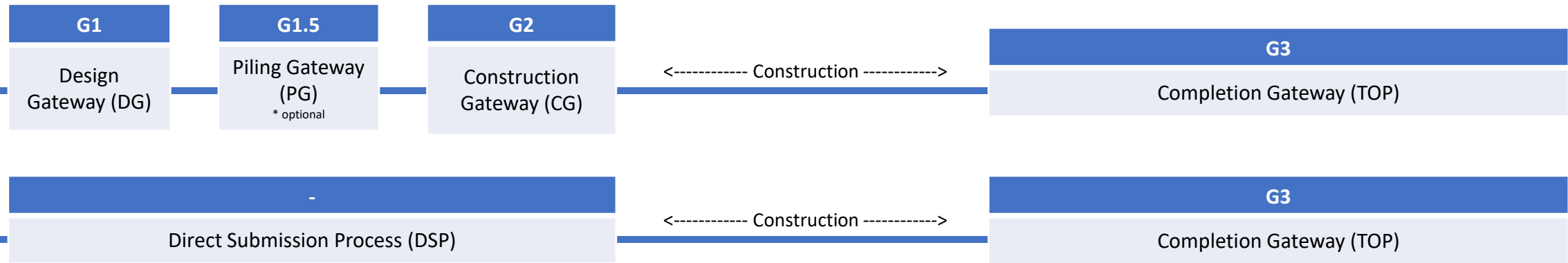
Streamlined workflow



Earlier issue resolution



Submissions Related to TOP/CSC in CORENET X



New!

1. Pre-Submission Consultation (can select any or all agencies)

- Pre-submission consultation on TOP/CSC requirements
- Pre-submission consultation on partial TOP



New!

2. Application for TOP/CSC Inspection

3. Technical Clearances (TOP/CSC) - BCA

- Application for technical clearance (CSC)
- Application for technical clearance (TOP)
- COS for ACMV System(s)
- COS of LPS
- Builder's Certificate of Completion of the Building Works
- COS of Building Works in Respect of CD Shelter(s)

4. TOP/CSC – All Regulatory Agencies

- TOP application
- CSC application



☒ Pre-Submission Consultation

☐ Application for TOP/CSC Inspection

☐ Technical Clearances (TOP/CSC) - BCA

☐ TOP/CSC – All Regulatory Agencies



Pre-Submission Consultation on TOP/CSC Requirements or Partial TOP

Select submission

Only applicable submissions will be made available for selection

Submission category

Pre-submission consultation

Select 'pre-submission consultation'

Submission

Please select

Pre-submission consultation on submission requirements

Pre-submission consultation on agency specific requirements

Pre-submission consultation on TOP/CSC requirements

Pre-submission consultation on partial TOP

Pre-submission consultation - Others

Select the relevant type of pre-submission consultation

Agency

Please select

☐ Building and Construction Authority (BCA)

☐ Land Transport Authority (LTA)

☐ National Environment Agency (NEA)

☐ National Parks Board (NParks)

☐ Public Utilities Board (PUB)

Select all applicable agencies

Pre-Submission Consultation on TOP/CSC Requirements or Partial TOP

Details

Last saved on -

Draft

Relevant ES (if applicable)

Fill in if the submission is an amendment to the approved TOP phasing scope

Topic of consultation

0/500

Description of consultation

0/1000

Fill in accordingly

Scope of partial TOP

+ Add scope

Click to add scope for each proposed partial phase

* Add 3 scopes for 3 phases

Upload documents

Upload all the supporting documents and ensure all files are tagged accordingly

☒ Others (optional)



Drag and drop files here or [select files](#)

Each file cannot exceed 1 GiB.



Note:

Any changes to the approved TOP phasing scope from the pre-submission consultation will require a new submission for concurrence from all relevant agencies.

Features in CORENET X Submission Portal

☐ Pre-Submission Consultation

☒ **Application for TOP/CSC Inspection**

☐ Technical Clearances (TOP/CSC) - BCA

☐ TOP/CSC – All Regulatory Agencies



TOP Inspection Booking in CORENET X

[My projects](#) > Project overview ()

Project overview

Created by () on 25 July 2024

PROJECT REFERENCE NO.
()

Direct Submission Process



Submission workspace

Prepare project submissions



Project members

View and add members



Member appointments

Appoint members for relevant scopes of works



Make payment

Add and pay for multiple payments



Site inspection booking

Create and manage bookings



Model Checker (MVP)

Minimum Viable Product for Automated Model Checker

Submission milestone dashboard

Keep track of the progress of your joint submissions. For all other applications, please view them in the submission workspace.

SUBMISSIONS	SUBMISSION STAGE	WD OUTSTANDING	ACTIONS
Plan application Direct submission process	Amendment () Clearance	-	View submission
Completion TOP/CSC clearance	In progress	-	View TOP/CSC requirements

Click here to book for various inspections, including TOP

Click here to view the requirements for TOP/CSC



TOP Inspection Booking in CORENET X

View TOP/CSC requirements

Please ensure that the below clearances are obtained before applying for a TOP or CSC with BCA.

Site inspection

Technical clearance

Certificate of Supervision and As-Built

Completion of Structural work

 View the checklist(s) for more details and ensure that all required inspections are conducted

Manage inspection booking

INSPECTION	INSPECTION REQUIREMENT	LATEST UPDATED	ACTION
TOP/CSC BCA	 May require	-	View checklist
Civil Defence Shelter (Non-Transit/Non-Public) BCA	 May require	-	View checklist

Click to expand the
inspection booking
details

Hover over to check for more information



TOP Inspection Booking in CORENET X

View TOP/CSC requirements

Please ensure that the below clearances are obtained before applying for a TOP or CSC with BCA.

Site inspection Technical clearance Certificate of Supervision and As-Built Completion of Structural work

 View the checklist(s) for more details and ensure that all required inspections are conducted

Manage inspection booking

INSPECTION		LATEST UPDATED	ACTION
TOP/CSC BCA	 May require	-	View checklist

Please create a booking to check inspection requirement

Follow the information to create a booking for TOP/CSC inspection

Bookings

INSPECTION	TYPE	STATUS	DATE OF INSPECTION	QUALIFIED PERSON (QP)	ACTION
------------	------	--------	--------------------	-----------------------	--------

There are no bookings yet

Booking details for TOP/CSC inspection

Civil Defence Shelter (Non-Transit/Non-Public) BCA	 May require	-	View checklist
---	---	---	--------------------------------



TOP Inspection Booking in CORENET X

View TOP/CSC requirements

Please ensure that the below clearances are obtained before applying for a TOP or CSC with BCA.

[Site inspection](#) [Technical clearance](#) [Certificate of Supervision and As-Built](#) [Completion of Structural work](#)

View the checklist(s) for more details and ensure that all required inspections are conducted

Manage inspection booking

INSPECTION	INSPECTION REQUIREMENT	LATEST UPDATED	ACTION
TOP/CSC BCA	May require	-	View checklist
Civil Defence Shelter (Non-Transit/Non-Public) BCA	May require	-	View checklist

Click to view more information for TOP/CSC inspection

Checklist for TOP/CSC (BCA)

At point of booking

Prepare the following details to book an inspection:

- Total SGFA for inspection
- For re-inspection: ES number of related inspection

After booking and before inspection

Fulfil all requirements in the booking details page before the due date to prevent cancellation of the inspection:

- Select related technical clearance
 - Application for technical clearance (TOP)
 - Application for technical clearance (CSC)
- Declare for inspection
- Pay for inspection (for express slot only)

After inspection

The inspection outcome will be included in the response issued to related technical clearance. Please address all comments in the Written Direction, if applicable.

If a re-inspection is required, please make a new inspection booking.

Slot types

Normal slot

- Select dates from 4 working days onwards, up to 3 months in advance
- Requirements must be completed at least 3 working days before inspection date
- No payment required

Express slot

- Select dates in the next 1-3 working days
- Requirements must be completed at least 1 working day before inspection date
- Payment required

Virtual slot (Virtual inspection only)

- Select dates from 3 working days onwards, up to 3 months in advance
- Requirements must be completed at least 3 working days before virtual inspection date
- No payment required
- Note: For virtual inspections, please ensure this project is eligible and have followed the guidelines stipulated in BCA's "Guidebook for Virtual TOP/CSC 360 Capture"



TOP Inspection Booking in CORENET X

My projects > Project overview ()

Project overview
Created by on 25 July 2024

PROJECT REFERENCE NO.

Direct Submission Process

Submission workspace
Prepare project submissions

Project members
View and add members
Method 1

Member appointments
Appoint members for relevant scopes of works

Make payment
Add and pay for multiple payments

Site inspection booking
Create and manage bookings

Model Checker (MVP)
Minimum Viable Product for Automated Model Checker

View TOP/CSC requirements
Please ensure that the below clearances are obtained before applying for a TOP or CSC with BCA.

Site inspection

Technical clearance

Certificate of Supervision and As-Built

Completion of Structural work

View the checklist(s) for more details and ensure that all required inspections are conducted

Manage inspection booking

INSPECTION	INSPECTION REQUIREMENT	LATEST UPDATED	ACTION
TOP/CSC BCA	May require	-	View checklist
Civil Defence Shelter (Non-Transit/Non-Public) BCA	May require	-	View checklist

My projects > ... > Manage site inspection booking

Manage site inspection booking
[View requirements for site inspection](#)

Book inspection

Click here to start booking!

In progress

Completed

Cancelled

INSPECTION	TYPE	STATUS	DATE OF INSPECTION	QUALIFIED PERSON (QP)	ACTION
There are no bookings yet					
0-0 of 0 results					



TOP Inspection Booking in CORENET X

Book a site inspection

Please read the below instructions before proceeding.

Instructions

All requirements must be completed before the deadline to confirm a booking. Incomplete bookings will be cancelled.

Steps to confirm a booking

1. Select inspection date
2. Submit relevant submission
3. Declare for inspection
4. Complete payment (if applicable)

Please find the checklist for the respective agency's inspections on the [view TOP/CSC requirements](#) page.

Appointed project party

1

Select project QP

1

Indicate booking details

2

Select date

3

Review details

Indicate booking details

Agency

Building and Construction Authority (BCA)

Inspection

Please select

TOP/CSC

Civil Defence Shelter (Non-Transit/Non-Public)

2

Select TOP/CSC for TOP inspection



TOP Inspection Booking in CORENET X

TOP/CSC

Building and Construction Authority (BCA)

Inspection details

Type of inspection

- ☒ New inspection
☐ Re-inspection

Select the type of inspection

Total SGFA for inspection

 m²

Input the SGFA for inspection

Additional details about project

- ☐ This project is for standalone bus shelters and lifts at pedestrian overhead bridges developed by LTA
☐ This project is for standalone linkway/shelter/neighbourhood upgrading programme ?
☐ Not applicable

Select the relevant project type

Slot type

Normal slot

- Select dates from 4 working days onwards, up to 3 months in advance
- Requirements must be completed at least 3 working days before inspection date
- No payment required

Express slot

- Select dates in the next 1-3 working days
- Requirements must be completed at least 1 working day before inspection date
- Amount payable: SGD 3,000.00

Virtual slot (For virtual inspections only)

- Select dates from 3 working days onwards, up to 3 months in advance
- Requirements must be completed at least 3 working days before virtual inspection date
- No payment required
- Note: For virtual inspections, please ensure this project is eligible and have followed the guidelines stipulated in BCA's "Guidebook for Virtual TOP/CSC 360 Capture"

Select the preferred inspection type



TOP Inspection Booking in CORENET X

1

Indicate booking details

2

Select date

3

Review details

Date of inspection

DD/MM/YYYY

<

July 2025

>

Mo

Tu

We

Th

Fri

Sa

Su

30

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

1

2

3

Time of inspection

9:30am

1

Indicate booking details

2

Select date

3

Review details

Please complete your booking in 00:35. Incomplete booking will be released thereafter.

Date of inspection

14 July 2025

Time of inspection

9:30am

TOP/CSC

Building and Construction Authority (BCA)

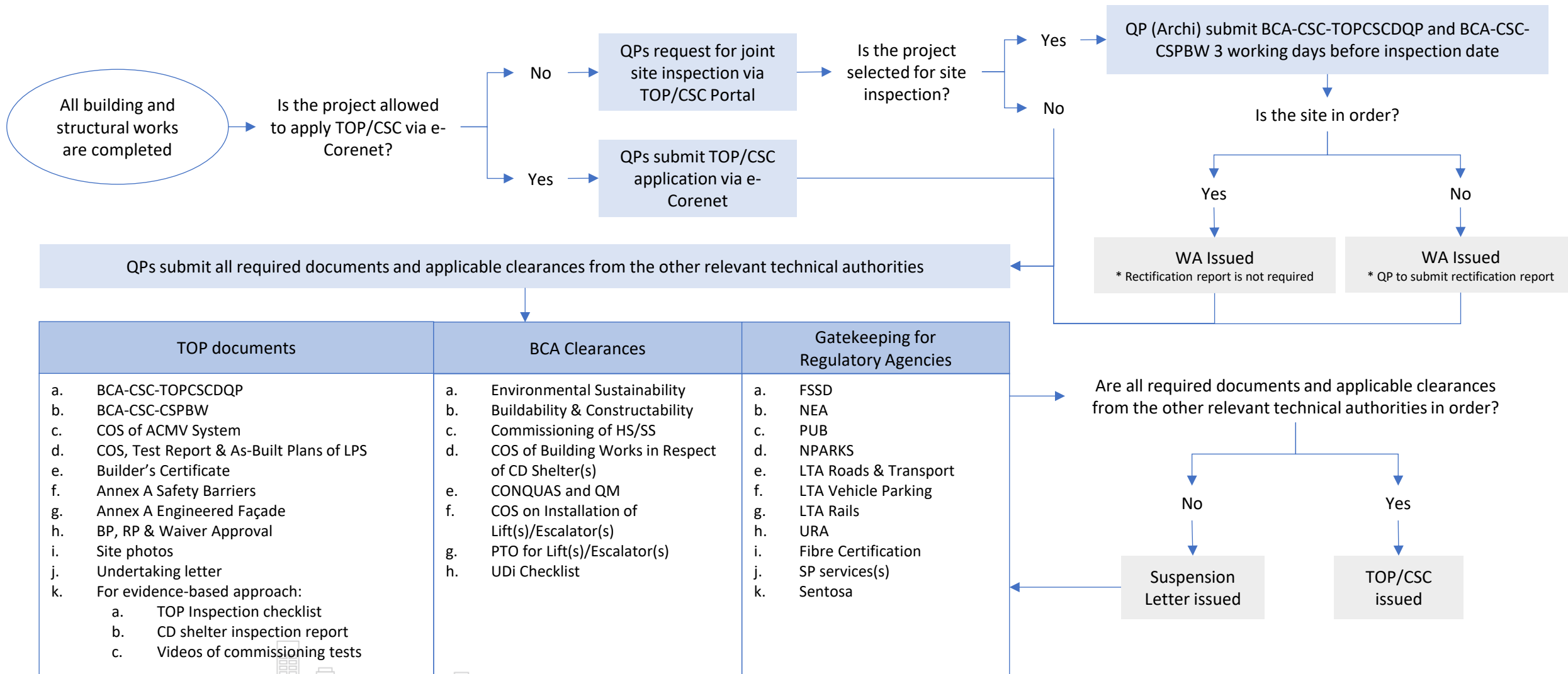


Features in CORENET X Submission Portal

- ☐ Pre-Submission Consultation
- ☐ Application for TOP/CSC Inspection
- ☒ **Technical Clearances (TOP/CSC) - BCA**
- ☐ TOP/CSC – All Regulatory Agencies

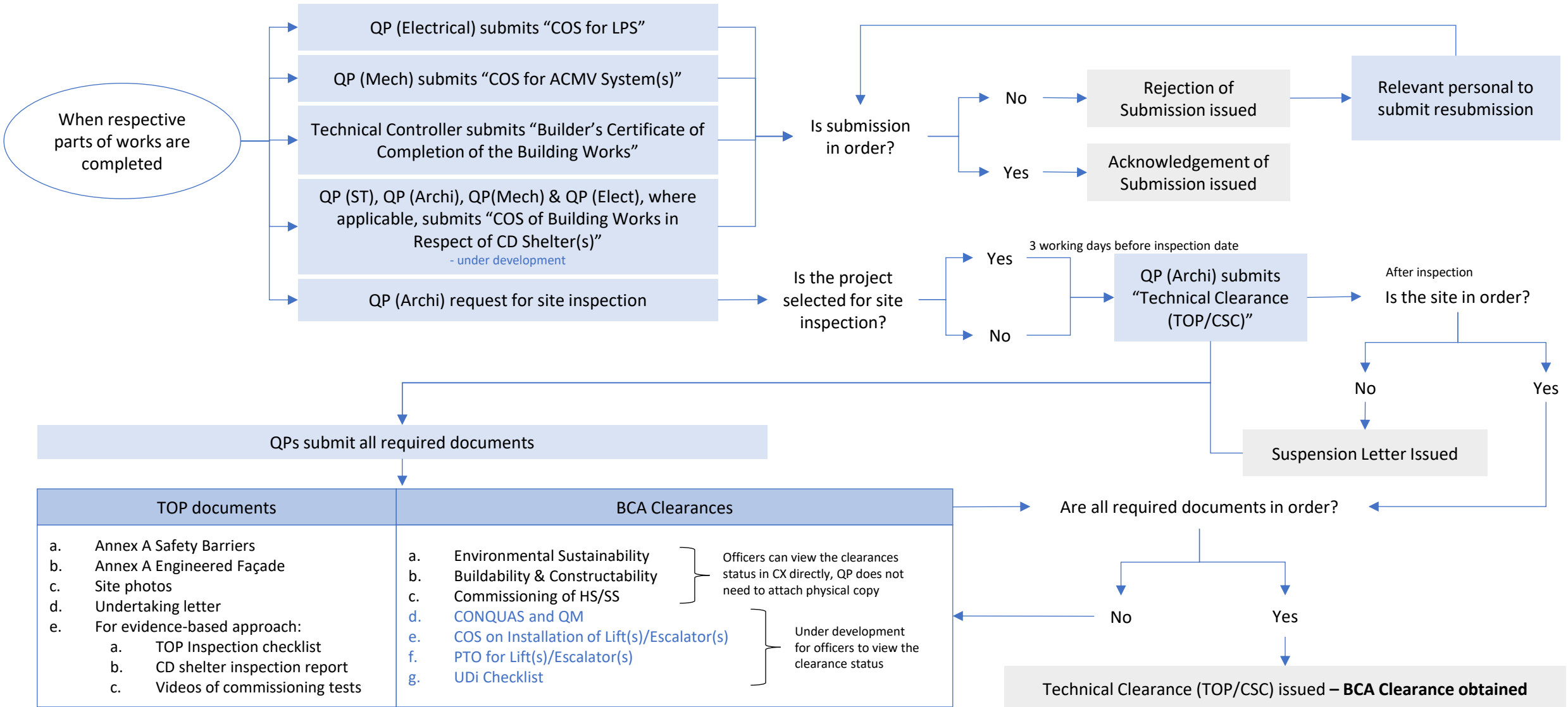


Recall: Current Process for TOP/CSC Application - BCA



A Certificate of Statutory Completion (CSC) is issued when a development complied with all statutory requirements under the Building Control Act & Regulations and has obtained all necessary clearances from the technical departments (e.g. URA, LTA, NParks, SCDF, PUB, NEA). At times, the development may have outstanding issues with the other technical agencies but has nonetheless fulfilled the requirements / clearances suitable for occupation. In such circumstances, a Temporary Occupation Permit (TOP) may be issued in lieu of CSC.

Technical Clearance (TOP/CSC) – BCA in CORENET X



Key Benefits: A Smarter Way Forward

1

Shared Responsibility

1. Distributes accountability across all QPs
2. Creates a collaborative ecosystem
3. Empowers each QP to manage their scope directly
4. Reduces single-point dependencies

2

Preventing TOP Delays

1. Early detection of COS submission errors
2. Real-time validation of certificates
3. Proactive issue resolution
4. Streamlined verification process

3

Optimized Touchpoints

1. Direct submission channels
2. Elimination of redundant steps
3. Clearer communication paths
4. Faster approval cycles

Impact Metrics



Reduced processing time



Higher first-time approval rates



Smoother workflow



Improved project timelines



Technical Clearance (TOP/CSC) – BCA in CORENET X

Select submission

Only applicable submissions will be made available for selection

Submission category

Technical clearances (certificate of supervision etc.)

Select 'Technical Clearances (Certificate of Supervision etc.)'

Agency

Building and Construction Authority (BCA)

Submission

Please select

Application for technical clearance (CSC)

Application for technical clearance (TOP)

To be created by QP (Architect)

As-built Buildable Design Score Calculations

As-built Constructability Score Calculations

Certificate of Supervision for Air-Conditioning and Mechanical Ventilation System(s)

To be created by QP (Mechanical)

Certificate of Supervision of Lightning Protection System

To be created by QP (Electrical)

Commissioning of Civil Defence shelter

To be created by QP (ST)

Commissioning test report (public/transit shelter)

Completion of structural works

Method statement for commissioning test (public/transit shelter)

Notice of Approval of Commissioning (NOAC) (Transit shelter)

Notification of Commissioning Test for Civil Defence shelter (public/transit shelter)

Record plan for Fixed Installation works

Record plan for building works

The Builder's Certificate of Completion of the Building Works

To be created by Technical Controller

Technical Clearance (TOP/CSC) – BCA in CORENET X

View TOP/CSC requirements

Please ensure that the below clearances are obtained before applying for a TOP or CSC with BCA.

Site inspection Technical clearance Certificate of Supervision and As-Built Completion of Structural works

▼	CERTIFICATE OF SUPERVISION/AS-BUILT	STATUS
▼	As-built Buildable Design Score Calculations BCA	Not submitted
▼	As-built Constructability Score Calculations BCA	Not submitted
▼	As-built Environmental Sustainability documentation BCA	Not submitted
▼	Builder's certificate BCA	Clearance
▼	Certificate of Supervision of Air-Conditioning and Mechanical Ventilation System(s) BCA	Not submitted
▼	Certificate of Supervision of Lightning Protection system BCA	Clearance
▼	Commissioning of Civil Defence shelter BCA	Not submitted
▼	Commissioning test report (public/transit shelter) BCA	Not submitted
▼	Notice of Approval of Commissioning (NOAC) (Transit shelter) BCA	Not submitted

View TOP/CSC requirements

Please ensure that the below clearances are obtained before applying for a TOP or CSC with BCA.

Site inspection Technical clearance Certificate of Supervision and As-Built Completion of Structural works

▼	APPROVED PERMIT(S)	RELATED STRUCTURAL PLAN(S)	C-FORM(S) STATUS
▼	Permit to carry out structural works ES20241018-50002-BC01R00	• ES20240913-50002-DS01R01 (Plan application (Direct Submission Process))	Clearance
1-1 of 1 results			

Features in CORENET X Submission Portal

- ☐ Pre-Submission Consultation
- ☐ Application for TOP/CSC Inspection
- ☐ Technical Clearances (TOP/CSC) - BCA
- ☒ **TOP/CSC – All Regulatory Agencies**



TOP/CSC Application – All Regulatory Agencies in CORENET X

Has the project cleared all applicable clearances from the other relevant technical authorities?

No

QP (Archi) is unable to submit TOP/CSC application

Yes

QP (Archi) submits "TOP/CSC Application"

QPs submit all required clearances

Gatekeeping for Regulatory Agencies

- a. BCA
- b. FSSD
- c. NEA
- d. PUB
- e. NPARKS
- f. LTA Roads & Transport
- g. LTA Vehicle Parking
- h. LTA Rails
- i. URA

Officers can view the clearances status in CX directly, QP does not need to attach physical copy

- j. Fibre Certification
- k. SP Services
- l. Sentosa
- m. LTA (Electric Vehicle Charging)
- n. DSTA / CAAS
- o. ISD Security Screening

The technical departments have not onboarded CORENET-X. QP to submit as attachments under application for TOP/CSC.

Are all required clearances in order?

No

Yes

TOP/CSC issued

View TOP/CSC requirements

Please ensure that the below clearances are obtained before applying for a TOP or CSC with BCA.

Site inspection	Technical clearance	Certificate of Supervision and As-Built	Completion of Structural works
i Please obtain the necessary technical clearances from the below agencies. If the project is subject to approval by BCA under the Building Control Act, please note that these technical clearances are necessary in order for BCA to issue Temporary Building Permit (TOP) or Certificate of Statutory Completion (CSC) for the project.			
AGENCY	TOP CLEARANCE STATUS	CSC CLEARANCE STATUS	ACTIONS
Planning parameters URA	Not applicable	Not applicable	View checklist
Greenery provision and tree conservation NParks	Not required	Not applicable	View checklist
Roads LTA	Not required	Not applicable	View checklist
Rails LTA	Not required	Not applicable	View checklist
Vehicle parking LTA	Not required	Not applicable	View checklist
Drainage PUB	Not applicable	Not applicable	View checklist
Sewerage and sanitary PUB	Direct technical clearance (CSC) is required	Not applicable	View checklist
Environmental health and pollution control NEA	Not applicable	Not applicable	View checklist
Fire safety SCDF	Not submitted	Clearance	View checklist
Building control BCA	Not submitted	Clearance	View checklist

Thank you



@BCASingapore

