



**Straits
Construction**
Higher Further Together

AN EARLY ADOPTER EXPERIENCE WITH

corenetx

A Developer-Builder's Perspective

2-May-2024



TOPIC

Sharing our Experience with Corenet-X
in one of our EC Project

1. About Us
2. The Pilot Project Profile
3. Our Journey into Corenet-X
4. Collaboration Experience
5. Transformation & Challenges
6. Good Practises



ABOUT Us

Straits Construction Singapore was founded in 1969. Our primary focus is on the **Building, Construction and Project Management**, spanning across Public and Private sectors, from Residential to Commercial, Industry and Institutional projects.

Our strength emanates from our distinct culture, our strong and **close relationships** with clients, business partners and employees, and the relentless pursuit of continuous improvements.

Today, Straits Construction Singapore, together with its subsidiaries, plays a major role in transforming Singapore's urban landscape

CURRENT PROJECTS



**Tengah Plantation
EC (N & S)**



The Continuum



Terra Hill



KI Residences



**Parc Central
Residences**



SIT Campus (Plot-1)

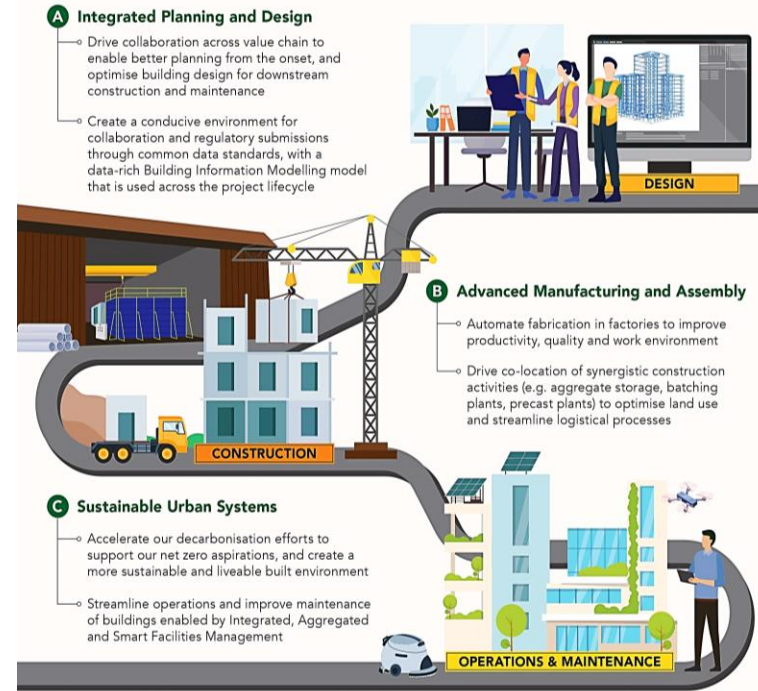
THE PILOT PROJECT



- Situation within the Plantation District of a HDB Town, Tengah, this **Executive Condominium** project will consist of over 500 residential units, over 7 tower blocks, with a combination of 3, 4 and 5 Bedrooms, including basement carpark and communal facilities such as clubhouse, tennis court and swimming pool, as well as lustrous green surroundings.
- This project is within close proximity to the upcoming Tengah Park MRT and is closely aligned to the “**forest and nature themes**” in HDB town planning, spanning over a total land area of approximately 16,440 square metres.
- This project will utilize much of the **BE-ITM strategies** to see through our internal milestone productivity improvement as well as putting ourselves ahead of the **learning curve with Corenet-X**.
- This is a “**Design-Build**” project.

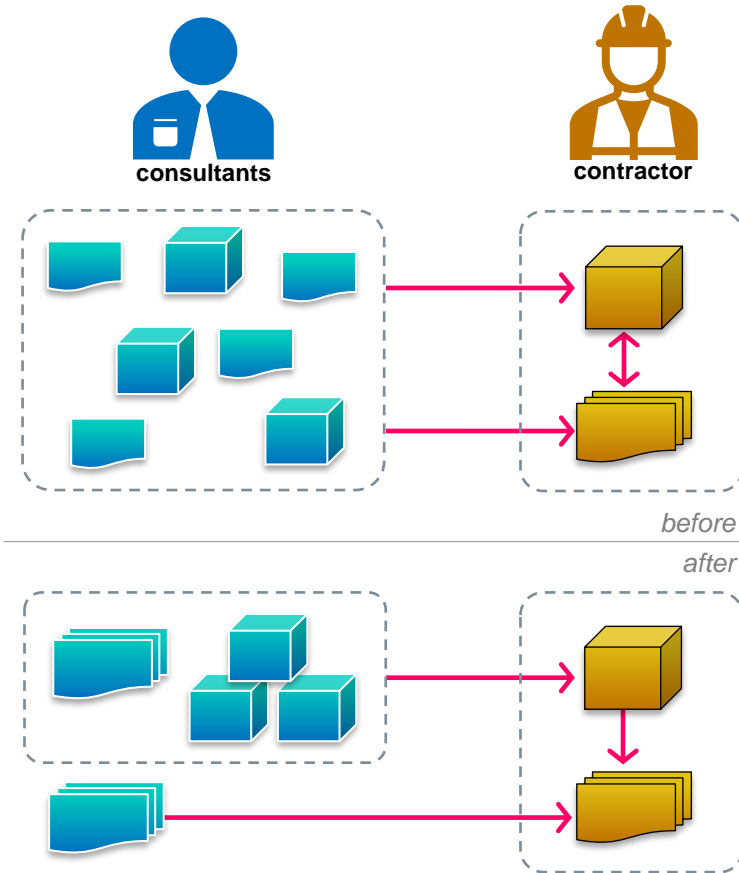
OUR JOURNEY INTO CORENET-X

- Leverage on BE ITM Strategies to Jump-Start the effort
 - Front-load effort the Design & Coordination Cycle
 - Change our approach in Project Planning
 - Utilize technologies & concepts to support operations, such as CDE & Catalog-concepts
 - Training on Corenet-X
- Confirming & freezing fundamental design aspects upfront
 - Such as Fabricating Parts design
- Early intensive collaborative sessions in the project with more stakeholders
 - Design Stage involving sub-contractors
 - Training/Seminars on process & BIM/CDE



COLLABORATION EXPERIENCES

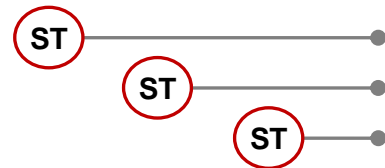
- Collaboration goes beyond project internal (Developers, Consultants, Contractors) stakeholders
- Consultation & feedback with Agencies is essential
 - Higher clarity to information that needs to up front in submission for clearance
 - Redefining workflow with project internal stakeholders
 - Opportunity → Agencies refine Gateways markers to minimise impact to projects
- Understanding IFC-SG
 - A standardise exchange definition between software for users on different platform
 - IFC-SG file must be “editable” to be of-value
 - Minimal Impact on our project: common exchange is Revit



TRANSFORMATION AND CHALLENGES

- Sequence on “must-have” in the approval cycle
 - Changes the information we develop for the project
 - Redefining scope of work and timeline with Stakeholders including sub-contracting
- Contractor’s early involvement makes a difference
 - Federated BIM(Design) → minimise Variations/ Resubmission
 - Construction Gateway (CG) → impact on Project Launch timeline
- Be mindful of our Project Site Conditions
 - Plan for special conditions → railway line, deep excavation
 - Prepare & align information to submission gateway

Piling Submission (Zones)



Construction starts



GOOD PRACTICES

- Front-loading Resources early in the Cycle
 - Holistic View of the project information is important
 - Making confirmation to essential design elements early
- Embracing Digital Technology & Standardization
 - Information Transparency: CDE
 - BIM & ISO-19650
- Prepare your Team with training now
 - Pilot your effort → Opportunity for Agencies to refine the submission gateways

Information

Technology

Participation

