



Opening Keynote Address

CORENET X: From Change to Advantage



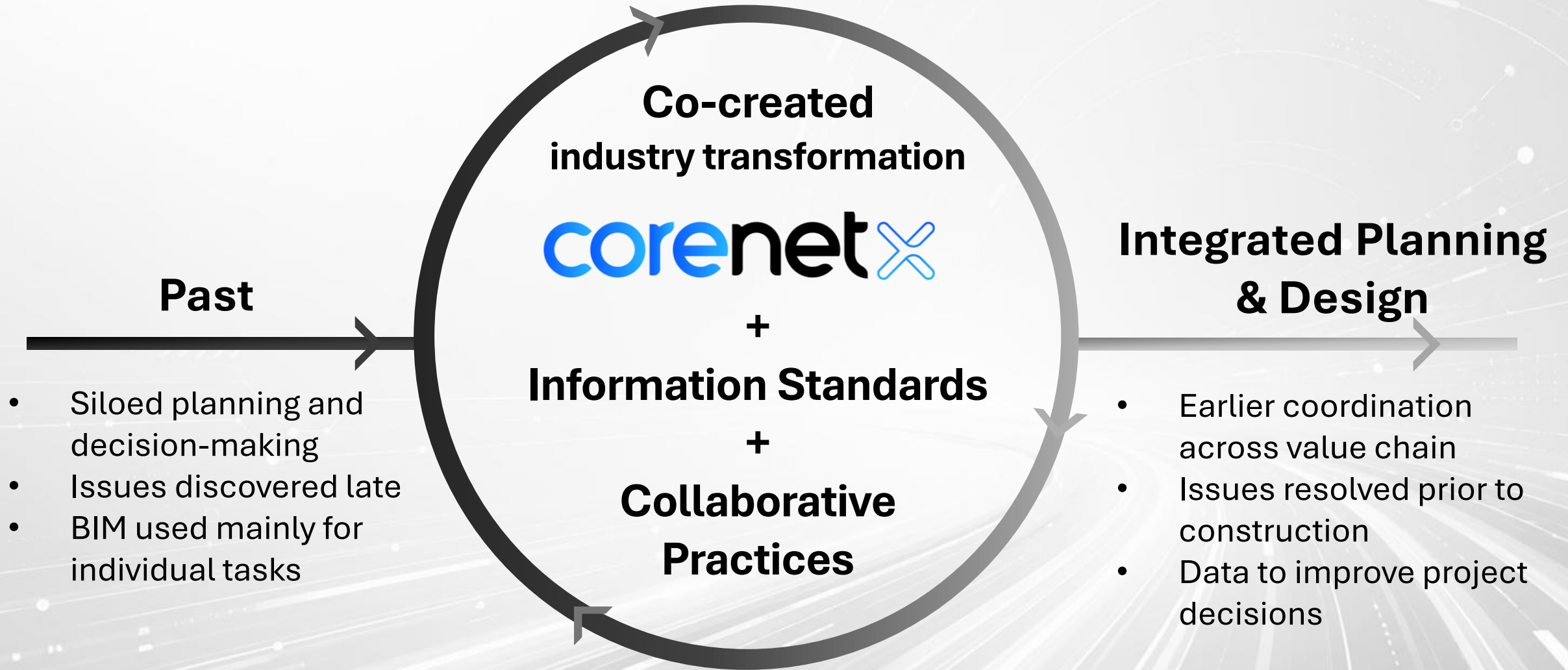
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Executive Director
Building and Construction Authority





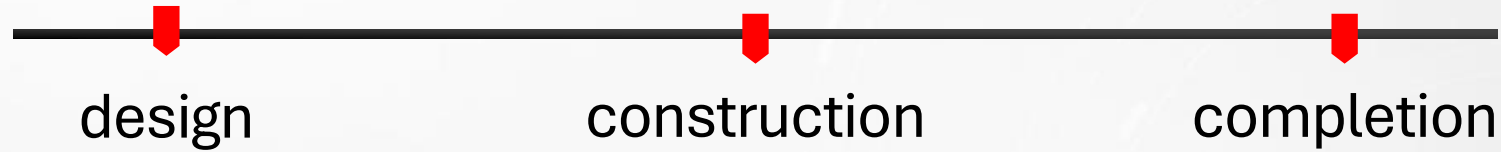
Our transformation journey thus far

Transforming how we plan, coordinate and deliver



Creating greater delivery certainty with early coordination

3 key gateways



3 key principles

1
response

2
iterations

20
days

3 key benefits

all approvals
at one go

certainty
when building

savings
time and cost

Paving the CORENET X roadmap

- Service Journey
- **New regulatory process**
- Sandboxing
- Community of Practice
- **CORENET X system development**

2018-2023

2023

- **Dec 23 - CORENET X soft launch**
- **Code of Practice**
- **Resource website**
- **Leadership seminar**
- **TAC meetings**
- Trainings, webinars & FGDs

2024

- **Policy reviews**
- **Systems enhancement**
- **Code of Practice (2nd ed.)**
- **Leadership seminar**
- **TAC collaboration**
- **One-on-one firm engagement**

2025 - present

- **Oct 25 - Mandatory submission**
- **Joint-TAC circular on payment milestone review**
- **Code of Practice (3rd ed.)**
- **Good Practices Guidebook**
- **Monitoring and escalation**
- **Assisted onboarding**
- **Media campaign – celebrating ‘best-in-class’**

Turning feedback into improvements

What is **practical** to be provided upstream



What is the **impact** on the project downstream

What is critical to ensure **compliance**

3 cross-agency reviews

- Review of Code of Practice
- Clearance of external works after Construction Gateway
- Clearances on critical path affecting sales launch

8 intra-agency reviews



TIA clearance



DAP process



Space naming



Part ST



PWCS approval



EEOA submission



QRA submission



Performance-based

Calibrating the implementation approach

18 Dec 2023



Open to selected projects

From 1 Jun 2024

1

Open to voluntary submissions

From 1 Oct 2025

2

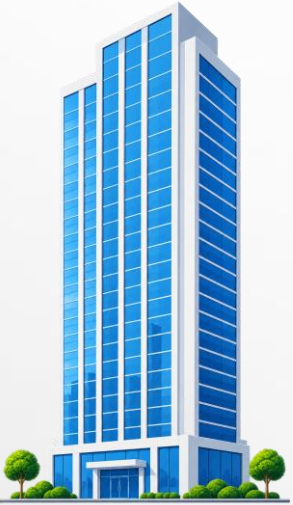
Mandatory submission for all new projects
with GFA $\geq 30,000\text{m}^2$

From 1 Oct 2026

3

Mandatory submission for all new projects
with GFA $\geq 5,000\text{m}^2$

Focusing where coordination creates greatest value



Larger Projects

(GFA $\geq 5,000 \text{ m}^2$)

Savings and productivity gains more pronounced

- ✓ Relatively more resources
- ✓ More complex, disciplines, interfaces and regulatory touchpoints
- ✓ Benefits from early coordination and resolution of issues upstream

Smaller Projects

(GFA $< 5,000 \text{ m}^2$)

Less significant benefits and savings



- Limited resources, more constraints
- Greater sensitivity to resource requirements
- Relatively less discrepancies uncovered during upfront coordination

The background is a grayscale illustration of a futuristic highway. The road is composed of multiple lanes, each marked with glowing white light trails that suggest high speed. The road curves into the distance, leading towards a bright, hazy horizon. On the left side of the road, there are several digital elements: a series of four right-pointing chevrons (»»»») and a network of thin lines connecting small dots, resembling a data or communication network. On the right side, there are more light trails and a series of four left-pointing chevrons (««««). The overall atmosphere is one of technological advancement and forward motion.

Our transformation journey continues

Continuous cycle of learning and improvement



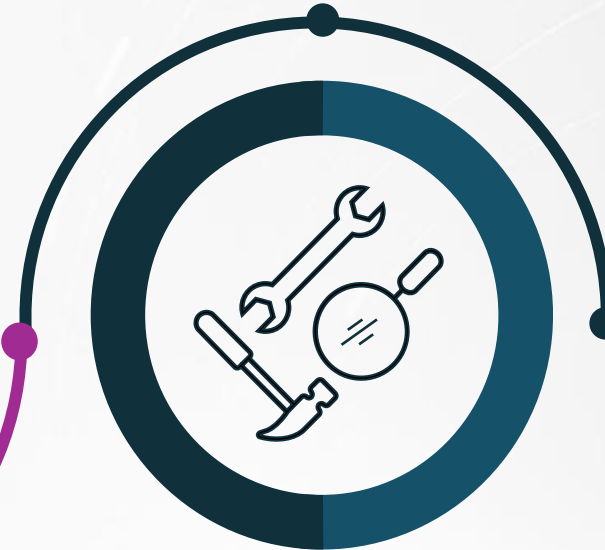
Listen

to industry feedback
and project
experiences



Measure

performance
through data and
insights



Refine

our approaches
to better meet
industry needs



Support

our firms on
challenges and
concerns

Challenges in the next phase

1

Achieving the right level of upfront coordination *Coordination vs Upfront resource*

- *Refining level of details of regulatory requirements at each Gateway*
- *Balancing value created through good coordination with efforts required to provide it*

Challenges in the next phase

2

Calibrating the process for different projects

- *Providing flexibility for large and complex developments*
- *Adapting approaches to different project typologies*
- *Accommodating diverse business models and project delivery strategies*

Challenges in the next phase

3

Optimising submission approach for smaller projects

- *Fine-tuning Direct Submission Process (DSP) approach to address project concerns over upfront detailed design requirements*
- *Simplifying lodgment scheme and refining criteria for lower risk building projects*
- *Designing simpler processes for smaller projects*

Challenges in the next phase

4

Aligning regulatory progress with construction needs:
Work should not pause onsite

- *Ensuring works on critical path are well-coordinated with timely delivery*
- *Establishing a baseline level of inter-disciplinary coordination prior to construction of works on critical path*

Challenges in the next phase

5

Moving IFC+SG BIM models beyond compliance: *Unlock value across the development lifecycle*

- *Smoothing existing IFC+SG BIM issues*
- *Expanding beyond current quality checks to deliver regulatory rule checks*
- *Establishing good practice in modelling change management*
- *Adopting and developing innovative tools for smarter modelling methods*

The background is a grayscale abstract composition. It features numerous light trails and streaks that curve and flow from the bottom left towards the top right, creating a sense of rapid movement and speed. Interspersed among these trails are various digital and geometric elements, including small circles, dots, and thin lines that resemble a network or data structure. The overall effect is futuristic and high-tech.

**Leadership will determine
how much value your firms realise**

Leadership moves to turn CORENET X into an advantage

1

Set up a taskforce led by the firm leader to champion the change

2

Build a core team, set up a training plan, **elevate competency**

3

Align internal business process, **optimize your processes**

4

Build alliances, **get started** with your CORENET X project

5

Extend beyond compliance to **improve project delivery efficiency**

Data will drive the next phase of improvement

Data is a strategic asset

For Agencies

- Track regulatory service and process performance
- Identify systemic issues requiring policy or process review
- Study recurring non-compliances and improve regulatory clarity



For Industry

- Gain visibility over project and submission performance
- Identify recurring coordination and compliance issues
- Benchmark internal performance across projects
- Use consistent project information for future planning and feasibility assessments

Turn information into better delivery through technology

Unlocking the full potential of technology

For Agencies

- Improve requirements to complement native modelling workflows
- Expand automated quality & regulatory checks
- Shape reliable data inputs to support better analytics
- Create an enabling environment for industry innovation



For Industry

- Embed automation into modelling & coordination workflows
- Develop and adopt smart/innovative productivity tools
- Use structured information for planning & risk management
- Build new digital capabilities that strengthen competitiveness

Our work ahead



We will calibrate and simplify processes

for different projects, including landed houses and A&A projects to be able to experience CORENET X improved interface and features

We will continue to rationalise and refine requirements

to achieve a balanced approach in ensuring good coordination and delivery

We will use data to monitor and track performance

for agencies to upkeep service level agreements & ensure timely resolution of issues

We will help the industry to work better and smarter

Including deepening partnerships with the TACs to adopt innovative solutions and unlock the potential of data as your strategic asset

Shaping the next phase together



Build on the Change

CORENET X is becoming part of how we plan, coordinate and deliver projects. Agencies and industry must build capabilities to succeed in this environment

Move beyond Compliance

Use earlier coordination and better information to improve project decisions, reduce downstream disruption and deliver more effectively

Strengthen our Ecosystem

Invest in the people, processes and technology needed for a more connected and productive Built Environment sector

The image features a central logo for 'corenetx' enclosed within a thick black circle. The text 'corenet' is in a bold, sans-serif font, with 'core' in blue and 'net' in black. The 'x' is a stylized blue symbol composed of two intersecting lines. The background is a grayscale, futuristic scene with a perspective of a road or track curving into the distance, overlaid with numerous glowing white lines and dots that suggest a high-speed digital or data environment. On the left side, there are four white chevron symbols pointing right, and on the right side, there are four white chevron symbols pointing left.

corenetx