

BCA Reference: APPBCA-2026-12

URA Reference: URA/PB/2026/08-DCG

23 July 2026

CIRCULAR TO PROFESSIONAL INSTITUTES

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

Dear Sir / Madam,

UPDATES TO CORENET X IMPLEMENTATION PLAN

Key Points:

- From 1 October 2026, submission via CORENET X Gateway Processes will be mandatory for all new projects with GFA of 5,000m² and above.
- In consideration of industry feedback received, all projects with GFA below 5,000m² can continue to use CORENET 2.0 for now and will no longer be required to onboard the CORENET X Gateway Processes.
- To support the industry's transition to CORENET X, a comprehensive suite of support measures and outreach initiatives has been established to facilitate CORENET X adoption across the industry. These initiatives are consolidated on the CORENET X website at <https://go.gov.sg/cx>.

This circular informs industry of the latest updates to the CORENET X implementation plan, and outlines the available resources to support industry's transition to CORENET X.

Recap on Past Circular and Implementation Timeline

2 In our circular dated 10 September 2025¹, we informed the industry that submissions via CORENET X Gateway Processes would be mandatory for all new projects with Gross Floor Area (GFA) of 30,000m² and above from 1 October 2025. CORENET X Gateway Processes include the Three-Gateway Process and the Direct Submission Process. Please refer to **Annex A** for details of the CORENET X Gateway Processes and key submission requirements.

3 Over the past few months of mandatory implementation, agencies have remained in close dialogue with industry partners and practitioners to monitor implementation progress. The feedback received has been valuable in helping us calibrate our approach to ease the transition for industry.

Revised Implementation Timeline of CORENET X

4 Good progress has been made since the mandatory implementation of CORENET X for new projects with GFA of 30,000m² and above from 1 October 2025. To date, more than 140 projects involving 300 firms across various development types have made submissions via CORENET X. These projects have achieved time savings of up to two months, alongside cost savings from reduced abortive work. Firms have also reported greater certainty through improved cross-discipline coordination, fewer resubmissions to agencies, and shared visibility within project teams.

5 Over the past year of mandatory implementation, we have received feedback from project teams that time savings and productivity gains from CORENET X are most pronounced for projects that are larger in size and of greater complexity.

¹ Please refer to circular titled “CORENET X: Mandatory Submissions starting from 1 October 2025 (for new projects ≥ 30,000 sqm Gross Floor Area)” (BCA Reference: APPBCA-2025-20, URA Reference: URA/PB/2025/07-DCG).

6 Given these considerations, the implementation timeline will be updated as follows:

Mandatory Submission for New Projects with GFA $\geq 5,000\text{m}^2$ via Gateway Processes

7 From 1 October 2026, submissions via CORENET X Gateway Processes will be mandatory for all new projects with GFA of $5,000\text{m}^2$ and above. These refer to new buildings or works to existing buildings that have not been formally submitted as a Development Application to Urban Redevelopment Authority (URA) or a Development Control application to any regulatory agency (such as Land Transport Authority, National Environment Agency, National Parks Board, or Public Utilities Board), and apply specifically to projects involving:

- a) Erection of building(s) with a total GFA of $5,000\text{m}^2$ or more;
- b) Additions or extensions that create an additional GFA of $5,000\text{m}^2$ or more; or
- c) Major addition and alteration works with an affected or replaced GFA of $5,000\text{m}^2$ or more.

8 Projects with GFA of $5,000\text{m}^2$ and above that have commenced submissions in CORENET 2² by 30 September 2026 may continue in CORENET 2 for now.

Voluntary Submission for All Projects with GFA $< 5,000\text{m}^2$ via Gateway Processes

9 In consideration of the industry feedback received, all projects with GFA below $5,000\text{m}^2$ will not be required to onboard the Gateway Processes. Submissions may continue to be made through CORENET 2 for now. Project teams that are keen and ready to make submissions through the Gateway Processes, are encouraged and will be supported to do so.

10 Agencies are currently working to streamline the existing submission process and improve the submission user experience for this tier of projects. We will share more details on the approach for projects in this category with the industry when ready.

² This refers to ongoing projects that are seeking equivalent clearance(s) for Design Gateway (i.e. Provisional Permission, DC Clearances) in CORENET 2.

11 The revised CORENET X implementation plan is summarised as follows:

Scope of Projects	Requirements
All new projects with GFA $\geq 30,000\text{m}^2$	Mandatory submission via CORENET X Gateway Processes <u>from 1 October 2025</u> [IMPLEMENTED]
All new projects with GFA $\geq 5,000\text{m}^2$	Mandatory submission via CORENET X Gateway Processes <u>from 1 October 2026</u> [NEW]
All ongoing projects with GFA $\geq 5,000\text{m}^2$	Submissions may continue to be made through CORENET 2 until further details are announced. [NEW]
All projects with GFA $< 5,000\text{m}^2$	Submission via CORENET X Gateway Processes will be on a voluntary basis. Submissions may continue to be made through CORENET 2 for now. [NEW]

Support for Industry and Available Resources

12 To support the industry's transition to CORENET X, 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 are summarised on the next page. More details of these initiatives can be found in **Annex B**.

Resource	Details
CORENET X Code of Practice	Documents submission requirements across agencies
CORENET X Good Practices Guidebook	Consolidates key learning points from CORENET X projects
CORENET X Submission Portal User Manual [NEW]	Step-by-step guide to support industry practitioners in making submissions
IFC+SG Knowledge Hub [NEW]	Provides guidance and reference materials to support IFC+SG implementation and submissions
Training Environment	Allows industry practitioners to practise making a CORENET X submission without an actual project
Training Courses and Webinars	Enables industry practitioners to familiarise themselves with RABW and IFC+SG format
Productivity Solutions Grant (PSG) scheme	Provides funding support for BIM software and IFC+SG courses
Frequently Asked Questions (FAQ) Page	Consolidates agencies' clarifications to commonly asked questions from industry

For more information

13 Should you require any further clarification, you may submit your query at <https://go.gov.sg/cxenquiry>.

Yours faithfully,

DARREN LIM (MR)

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BUILDING AND CONSTRUCTION
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Annex A

Regulatory Approvals through CORENET X Gateway Processes

1 Under CORENET X, projects will obtain regulatory approvals for building works (RABW) through CORENET X Gateway Processes:

a. Three-Gateway Process

There are three key Gateways, namely Design, Construction and Completion Gateways. Piling Gateway is an optional Gateway, for project teams which are keen to begin piling works prior to the Construction Gateway approval.

b. Direct Submission Process (DSP)

Smaller scale projects³ will undergo a streamlined single-stage approval process called the Direct Submission Process (DSP).

2 BIM submissions in IFC+SG⁴ format are mandatory for new erections or major additions and alterations (A&A) projects with new GFA of 5,000m² or more.

3 All new submissions are to comply with the CORENET X Code of Practice (COP)⁵, which details the requirements for each gateway.

³ Examples of smaller scale projects eligible for DSP are single unit residential landed properties and simple structures such as bus stops and linkways.

⁴ Industry Foundation Classes (IFC) is an international openBIM standard developed by buildingSMART International (bSI) to facilitate interoperability in the building and construction industry. IFC+SG is an extension of this openBIM standard that is developed to cater to local regulatory requirements.

⁵ Please refer to the latest edition of the COP (Edition 3.1), which was released in December 2025 and is made available at <https://go.gov.sg/cxcop>.

Annex B

Support and Guidance for first time users

1 To further support first-time users, we offer assisted onboarding to project teams to guide them through the new process during this transitory phase. Project teams are required to register their projects at <https://go.gov.sg/cx-onboarding> before creating them in CORENET X.

CORENET X COP Edition 3.1

2 The CORENET X COP documents the submission requirements across various agencies and is intended to guide industry practitioners in their preparation of regulatory submissions at the respective milestones.

3 The latest edition of the COP (Edition 3.1) was released in December 2025, to provide greater clarity on agencies' requirements and process changes made in response to industry feedback. Please visit <https://go.gov.sg/cxcop> or scan the QR code in **Annex C** to access the COP.

4 The next edition of the COP will be released before October 2026. Please subscribe to the CORENET X mailing list to be notified when the next edition is released: <https://info.corenet.gov.sg/resources/subscription>.

CORENET X Good Practices Guidebook

5 To support the industry through the transition, we have consolidated key learning points from CORENET X projects in a guidebook which was released in December 2025. The guidebook provides comprehensive guidance on the preparation and submission processes, highlights critical checkpoints, and outlines common mistakes to avoid. Please visit <https://go.gov.sg/cxgoodpracticesguide> or scan the QR code in **Annex C** for access.

CORENET X Submission Portal User Manual

6 To guide project teams in making submissions via CORENET X, a user manual for the submission portal was developed and released in January 2026. The user manual

provides step-by-step guidance on key submission workflows, including creation of projects, adding and appointment of project members, initiation of submissions, and response to agency comments. Please visit <https://go.gov.sg/cx-sp-user-manual> or scan the QR code in **Annex C** to access the manual.

IFC+SG Knowledge Hub

7 The knowledge hub provides project teams with guides and reference materials for IFC+SG submissions. It includes the IFC+SG Starter Toolkit, best practices, troubleshooting guides, common issues and resolutions, workarounds, video tutorials, infographics, FAQs, and other reference materials to help users understand IFC+SG requirements and prepare BIM models for submission. Please visit <https://info.corenet.gov.sg/ifc-sg/start-here/WhatIsIFCSG> to access the IFC+SG Knowledge Hub and related materials.

CORENET X Training Environment

8 To allow the industry to familiarise themselves with the CORENET X Submission Portal workflows prior to their first submission, we have made available the CORENET X Training Environment which has a user interface that mirrors the actual Submission Portal. It allows industry practitioners to try out the new features and processes of the CORENET X system without an actual project. Please access the training environment at <https://training.corenet.gov.sg/>. The user guide to the training environment is available [here](#).

Industry Training

9 Industry practitioners are encouraged to attend training courses on the new RABW and IFC+SG format conducted by various training providers. 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

10 Firms can apply for BCA's Productivity Solutions Grant (PSG) for the purchase of BIM software. This grant provides one-time support for Small and Medium-sized Enterprises (SMEs), to facilitate their transition to adopt BIM and reap the benefits of BIM under CORENET X. Please visit <https://go.gov.sg/psgbca> or scan the QR code in **Annex C** for more information.

CORENET X Frequently Asked Questions (FAQ) page

11 The CORENET X Frequently Asked Questions (FAQ) page has been refreshed to consolidate common queries received through industry. The page has been reorganised to follow the user journey, so that project teams can easily find answers to queries at each stage of the submission process, from project set-up and Gateway submissions to agency responses and project completion. The FAQ page will be updated periodically to reflect the latest processes and requirements, and to address new queries as they arise. Please visit <https://go.gov.sg/corenetx-faq> or scan the QR code in **Annex C** for more information.

Annex C

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
CORENET X Good Practices Guidebook	 https://go.gov.sg/cxgoodpracticesguide	https://go.gov.sg/cxgoodpracticesguide
CORENET X Submission Portal User Manual	 https://go.gov.sg/cx-sp-user-manual	https://go.gov.sg/cx-sp-user-manual

AVAILABLE RESOURCES		
Title	QR Code	URL
Industry Training	 https://go.gov.sg/cxtraining	https://go.gov.sg/cxtraining
Productivity Solutions Grant (PSG)	 https://go.gov.sg/psgbca	https://go.gov.sg/psgbca
CORENET X FAQ Page	 https://go.gov.sg/corenetx-faq	https://go.gov.sg/corenetx-faq
CORENET X Helpdesk	 https://go.gov.sg/cxenquiry	https://go.gov.sg/cxenquiry