



8 October 2025

JOINT CIRCULAR ON PAYMENT SCHEDULES FOR CONSULTANCY AGREEMENT FOR PRIVATE SECTOR CONSTRUCTION PROJECTS UNDER CORENET X

The introduction of CORENET X brings about fundamental changes to the regulatory approval process for building works. From 1 October 2025, submission via CORENET X has been mandatory for all new projects with GFA of 30,000m² and above. Other categories (e.g. smaller projects and projects that are already ongoing) will be progressively onboarded under the following phased implementation plan.

Date	Implementation
1 October 2025.	Mandatory CORENET X submission for all new projects with GFA $\geq 30,000\text{m}^2$
1 October 2026	Mandatory CORENET X submission for all new projects, regardless of GFA.
1 October 2027	Mandatory onboarding to CORENET X for all ongoing projects.

All building works that require CORENET X submissions will go through a new process involving key sequential submission gateways (i.e. Design, Construction and Completion Gateways).

To support the new sequential gateways which requires more upfront coordination and design, Real Estate Developers' Association of Singapore (REDAS), Singapore Institute of Architects (SIA) and Association of Consulting Engineers Singapore (ACES) have adjusted payment milestones for private sector construction projects under CORENET X. The respective payment schedules are available on the websites of REDAS (<https://redas.com/>), ACES (<https://aces.org.sg/>) and SIA (<https://sia.org.sg/>). This joint-TAC initiative is also available on the BCA-CX Website ([link](#)) under "Review and Adjustment of the Payment Milestones with Respect to the New Regulatory Process".

REDAS, SIA and ACES recognise as well that scope of construction projects to be submitted under CORENET X varies. Hence, project parties may take the new Payment Schedules (CORENET X) as reference when deciding on the payment milestones for consultancy agreements.

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PAYMENT SCHEDULE – THE STANDARD CONSULTANCY AGREEMENT FOR PRIVATE SECTOR CONSTRUCTION PROJECTS UNDER CORENET X

	BCA Third Edition Mode [public sector construction projects using CORENET X]	Corenet X Mode by REDAS [private sector construction projects using CORENET X]
Upon completion of design stage	50%	50%
Main Tender stage	65%	65%
Construction stage	95%	90%
Upon obtain Temporary Occupation Permit (TOP)	98%	97.5%
Upon obtain Certificate of Statutory Completion (CSC)	100%	100%
Upon Setup of Management Corporation (MC) and Settlement of Final Accounts (FA)	100%	100%