

FEEDBACK SOUGHT ON PROPOSED LEGISLATIVE AMENDMENTS FOR CORENET X

Reference: NEA/EP/PDD/05-00075
Date: 1 March 2023

CIRCULAR TO PROFESSIONAL INSTITUTIONS

Who should know

Developers, Architects, Engineers, Contractors, and Builders

Dear Sir/Madam

The National Environment Agency (NEA) is inviting feedback from the industry on proposed amendments to the Environmental Public Health Act 1987 (EPHA) and Environmental Protection and Management Act 1999 (EPMA) to support the new CORENET X regulatory approval for building works (RABW).

Background

2 Under the current process for building plan submissions, Qualified Persons (QPs) submit 2D building plans to NEA at the Development Control (DC), Building Plan (BP), Temporary Occupation Permit (TOP) and Certificate of Statutory Completion (CSC) stages. The RABW streamlines the approval processes across agencies and accepts 3D BIM (Building Information Modelling) / 2D plans for building plan submissions, at the three (3) key gateways, namely Design Gateway, Construction Gateway, and Occupancy Permit / Statutory Completion Gateway.

3 NEA is amending the EPHA and EPMA to support the new CORENET X RABW. The key legislative amendments will cover the following aspects:

- a) Alignment of NEA's existing building plan process with the three (3) key gateways under CORENET X
- b) Receipt and issuance of documents by NEA under CORENET X via electronic transmission
- c) Regularisation of the existing Lodgement Scheme¹ under NEA
- d) Regularisation of administrative issues such as to (i) impose submission fees; (ii) grant or withhold clearance at the key approval gateways; (iii) issue written

¹ The Lodgement Scheme by NEA was introduced in 2017 to reduce clearance time and improve productivity. The scheme was expanded three times to cover more building types over the years.

directions for QPs to rectify any non-compliances and to complete the building plan submission process within a specified timeline; (iv) grant waivers; and (v) set validity periods for written directions and clearances

- e) Prescribe offences and penalties for non-compliance with NEA's requirements, including provision of false or misleading information

Consultation Details

4 NEA is inviting feedback on the proposed amendments to the EPHA and EPMA to support the new CORENET X RABW. Feedback from the consultation will be taken into consideration when drafting the amendments to the EPHA and EPMA.


5 Please note that the proposed amendments to the EPHA and EPMA mentioned in this circular are indicative and intended for the purpose of this consultation. The proposals should not be used or relied on by industry stakeholders, adjudicators or authorised nominating bodies, as they do not represent the final legislative changes.

6 The consultation period for the proposed amendments to the EPHA and EPMA for CORENET X will start on **1 Mar 2023 and end on 15 Mar 2023**.

7 You may submit your feedback via FormSG which may be accessed by scanning the QR code or at the URL link in **Annex A**. For any enquiries, please contact NEA officers, Ms. Soh Liyi (soh_liyi@nea.gov.sg) or Ms. Venme Teo (venme_teo@nea.gov.sg). We would appreciate your assistance to disseminate the contents of this circular to your members.

Thank you.

Yours faithfully



Koh Joon Hong
Director
Development Control and Licensing Division

ANNEX A

**FEEDBACK CHANNEL FOR PROPOSED AMENDMENTS TO THE EPHA AND EPMA FOR
CORENET X VIA FORMSG**

FormSG QR Code



FormSG URL Link

<https://go.gov.sg/neacxlegis>

Cc: The President
Singapore Institute of Architects (SIA)

The President
Association of Consulting Engineers Singapore (ACES)

The President
The Institute of Engineers Singapore (IES)

The President
Real Estate Developers' Association of Singapore (REDAS)

The President
Singapore Contractors Association Limited (SCAL)