

NEW LICENSING REGIMES FOR LARGE BUILDING PROJECTS IN 2027 & 2028



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1. It is a common sight in Singapore to find towering construction cranes nestled among our skyscrapers of glass and steel. Our skylines are constantly evolving, with new construction projects planned every quarter.
2. In line with the Government's intention to ensure that Singapore's ever-growing infrastructure also grows in quality and safety, the Minister of National Development, Mr Chee Hong Tat, announced at the International Built Environment Week that the Building and Construction Authority ("BCA") will implement new regimes starting from 2027 for large scale building projects.¹
3. For developers engaged in such large and complex building projects in Singapore, it is vital to be cognisant of the new regimes to be set in place. For building projects valued above \$75 million, the BCA will require the appointment of BCA-licensed firms to supervise certain building works that span a broad range of competencies.
4. While this new framework does not preclude individual professionals from continuing to provide services independently, projects that fall under the ambit of the BCA's new regime shall be required to abide by the new firm-based system, which aligns with international standards of safety and expertise.
5. For such firms to be licensed by the BCA, it must be accredited by the Singapore Accreditation Council. This requirement ensures that the firms are well equipped technically and professionally to conduct inspections to an internationally recognised standard.
6. Starting from 2027, the BCA requires lifts and escalator systems to be certified by BCA-licensed firms, recognising the complex electromechanical equipment that is featured in modern lifts and escalators.

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¹ Building and Construction Authority. (3 September, 2025). *BCA Launches New Licensing Regime to Enhance Quality and Safety Standards for Building Works and Lift and Escalator Systems*. Retrieved from Building and Construction Authority: <https://www1.bca.gov.sg/about-us/news-and-publications/media-releases/2025/09/03/bca-launches-new-licensing-regime-to-enhance-quality-and-safety-standards-for-building-works-and-lift-and-escalator-systems>

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7. From 2028, developers would also have to engage BCA-licensed firms to supervise more specialist structural and geotechnical works, including but not limited to complex facades and long-span composite structures, especially with many large-scale building projects being built higher up, or deeper underground.
8. These BCA-licensed firms are intended to ensure higher safety and quality standards, by implementing proper governance and procedures in the building projects they are engaged in. In addition, such firms would also be able to provide structured training and specialised resources to support the developers in the execution of their duties.
9. To account for the transition to this new regime, the mandatory accreditation and licensing of such firms is targeted to take place in 2027 and 2028, with the lifts and escalators supervision to be implemented first, and the structural works supervision after.
10. As part of the transition, the current regulatory approval for building works shall be revamped as CORENET X, centralising all the presently separate agency submissions (spanning URA, BCA, NParks, LTA, SCDF, PUB and NEA) into a single customer-centric platform. This allows the different agencies to collaborate and jointly review any submissions, thereby bringing time and cost-savings with the one-stop platform, and enable greater confidence and clarity in the approval process.
11. Some features to be built into CORENET X include:-
 - (a) Streamlining manual project information collection on applications,
 - (b) Providing visibility on agency clearance statuses through the implementation of project dashboards,
 - (c) Allowing concurrent submissions to both the Design Gateway and Piling Gateway; and
 - (d) Allowing concurrent demolition and new erection applications.
12. Starting from 1 October 2025, all new projects with a gross floor area ("GFA") of at least 30,000 m² will have to be submitted on CORENET X. Thereafter, by 1 October 2026, CORENET X submission will be mandatory for all new projects, regardless of GFA.
13. To allow for developers to adapt to these new processes, and to encourage the use of this new platform, qualifying projects that are submitted through CORENET X shall be eligible for a six-month extension to the Additional Buyer's Stamp Duty ("ABSD") (Housing Developers) remission. This means housing developers shall have 5.5 years from the date of acquisition of the site to finish selling all the development's units before the clawback of ABSD.
14. Originally, for housing developers to enjoy the six-month extension of ABSD remission, they have to submit their projects to CORENET X before 31 December 2025 for larger projects (\geq 30,000 m² GFA), and 31 December 2026 for smaller projects ($<$ 30,000 m² GFA).

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15. However, it is the Minister's intention for as many companies to enjoy the benefits of CORENET X as possible. Thus, the qualifying period for the ABSD remission extension was lengthened by a further nine months, in order to give the industry more time and incentive to onboard with CORENET X. This means for larger projects, they shall be able to obtain the six-month ABSD remission extension if they submit their projects to CORENET X by 30 September 2026, while smaller projects have until 30 September 2027.
16. With major construction projects on the horizon for Singapore, such as the new Changi Terminal 5, new MRT lines, and HDB developments, it becomes more essential that the professional competencies of the industry grow together with the growing landscape of our city.

Contact Us

17. For further information on your real estate & property matters, please contact our [Ms Sharon Tay](#). Sharon is a senior partner and deputy head in the Real Estate & Property Department of Lee & Lee. She handles a wide range of real estate and conveyancing work and her practice covers virtually the entire spectrum of real estate and financing transactions, including the sale, leasing and purchasing of residential, commercial and industrial properties. She represents clients which have diverse interests including individuals, publicly listed companies, private corporations, banks, societies, charities, high net-worth individuals, management corporations, government authorities and associations.



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