

BIM Execution Plan Template

A working template for Singapore projects, structured to ISO 19650 and mapped to the CORENET X Gateway Processes. Fill it in section by section – the guidance beside each field tells you what a reviewer is looking for, and what usually goes wrong.

ALIGNED TO
ISO 19650-2 · Singapore BIM Guide

REGULATORY BASIS
URA DC26-08, 23 July 2026

VERSION
1.0 · September 2026

How to use this template

This is not a document to file and forget. A BEP earns its keep when it settles arguments before they happen – who models what, to what level, in which coordinate system, and who can reject a model that fails.

1. **Answer section 1 first.** The GFA figure determines whether CORENET X Gateway Processes apply at all, and every downstream decision depends on that answer.
2. **Fill in what you know; mark the rest "TBC by [date, owner]".** A BEP with honest gaps is more useful than one with invented certainty.
3. **Circulate before the Design Gateway, not after.** Sections 6, 7 and 10 – coordinates, naming, validation – are the ones that cost real money if agreed late.
4. **Re-issue when the delivery team changes.** A new consultant joining on an unversioned BEP is the most common cause of federation failure.

ON THE REGULATORY CONTENT IN THIS TEMPLATE

The thresholds and gateway structure here reflect **URA circular DC26-08 / BCA APPBCA-2026-12, dated 23 July 2026**, which revised the earlier implementation plan. This programme's dates have been revised more than once. **Verify against the current circular before relying on this for a live submission** – section 2 tells you where to check.

01 Project information and team directory

Project name

Site address

Project / submission reference

Gross Floor Area (m²)

Project stage at BEP issue

Appointing party (client)

Lead appointed party

Delivery team directory

ORGANISATION	DISCIPLINE	NAMED CONTACT	ROLE IN BIM DELIVERY

WHAT A REVIEWER LOOKS FOR

Named individuals, not company names alone. When a model fails validation at 6pm before a gateway deadline, "the structural consultant" is not someone you can call.

02 Does CORENET X apply to this project?

CONDITION	REQUIREMENT
New project, GFA 30,000 m² and above	CORENET X Gateway Processes mandatory since 1 October 2025
New project, GFA 5,000 m² and above	CORENET X Gateway Processes mandatory from 1 October 2026
New project, GFA below 5,000 m²	Not required to onboard. Submissions may continue through CORENET 2.0 for now
Ongoing project, GFA ≥ 5,000 m², submissions commenced by 30 September 2026	May continue in CORENET 2.0
This project's determination	
Verified against circular dated	
Verified by / date	

VERIFY THIS YOURSELF

Check ura.gov.sg/guidelines/circulars and info.corenet.gov.sg for the current position before submission. The threshold has already moved once – from 30,000 m² down to 5,000 m² – so plan on the assumption it can move again. Record the circular date you relied on in the field above; it is the difference between a defensible decision and a guess.

BELOW THE THRESHOLD? READ THIS BEFORE OPTING OUT

Projects under 5,000 m² are not *required* to onboard, but teams that will eventually cross the threshold on a later project often onboard early on a small one deliberately – the first CORENET X submission is where the process learning happens, and it is cheaper to learn it on a project where the gateway is optional.

03 BIM goals and BIM uses

Rank these. A BEP that lists every possible BIM use commits the team to none of them.

PRIORITY	BIM USE	WHO IT SERVES	HOW SUCCESS IS MEASURED
1			
2			
3			
4			

COMMON USES, FOR REFERENCE

Regulatory submission · design coordination and clash avoidance · quantity take-off · 4D construction sequencing · temporary works and logistics · as-built and asset handover · facilities management data.

Three or four ranked uses beat a list of twelve. If regulatory submission is priority 1, say so – it changes the level of information need in section 6 and the validation regime in section 11.

04 Roles, responsibilities and authority

FUNCTION	ORGANISATION	NAMED INDIVIDUAL
Information management function (ISO 19650)		
BIM coordinator / manager		
Task team manager – Architecture		
Task team manager – Structure		
Task team manager – MEP		
CDE administrator		
Qualified Person(s) for submission		
Authority to reject a non-compliant model		

Escalation path when a model fails validation

First escalation (within hours)	
If unresolved after 24h	
If gateway date is at risk	

THE ROW THAT MATTERS

"Authority to reject" is the field most BEPs leave blank, and the one that decides whether validation findings get fixed or argued about. Name a person who can say no to a consultant's model and make it stick.

05 Information delivery milestones

Tie these to the regulatory gateways, not to internal design milestones. The gateway date is the one that cannot move.

GATEWAY / MILESTONE	DATE	MODELS REQUIRED	RESPONSIBLE	FORMAT
Pre-Submission Consultation (<i>optional</i>)				
Design Gateway				
Piling Gateway (<i>optional</i>)				
Construction Gateway				
Completion Gateway (TOP/CSC)				
Independent submissions (<i>parallel</i>)				

WORKING BACKWARDS

Set the validation pass (section 11) at least two weeks before each gateway date, and the model freeze before that. Validation failures arrive in volume rather than one at a time; a model exported on the deadline leaves no room to clear them.

06 Level of information need

ELEMENT GROUP	DESIGN GW	CONSTRUCTION GW	COMPLETION GW	INFORMATION REQUIRED
Structural frame				
External envelope				
Internal walls / partitions				
MEP distribution				
MEP terminals / equipment				
Vertical transportation				
Site / external works				

STATE IT AS A DECISION, NOT A NUMBER

Write what the receiving party needs in order to make a decision, rather than a blanket "LOD 350 at Construction Gateway". A blanket level forces over-modelling on elements nobody reviews and under-modelling on the few that matter.

07 Model structure, origin and coordinates

Model subdivision (by discipline / zone / level)	
Project base point	
Survey point / shared coordinates	
Coordinate system / datum	
Units	
Level naming and datum reference	
Who issues the shared coordinate file	

AGREE THIS IN WEEK ONE

Two teams setting origin differently in month one produces models that will not federate in month nine, and the fix is re-work rather than a setting change. This is the cheapest section in the document to get right and among the most expensive to get wrong.

08 Naming conventions and the common data environment

CDE platform	
File / container naming convention	
Worked example	
Model naming convention	
Worked example	

CDE state transitions

STATE	WHAT IT MEANS HERE	WHO AUTHORISES ENTRY
Work in Progress		
Shared		
Published		
Archive		

WRITE IT OUT

"Naming per ISO 19650" is not a convention, it is a reference to one. Give the field order, the permitted codes and at least one worked example per type. If a new starter cannot name a file correctly from this page alone, the section is not finished.

09 Software, versions and exchange formats

DISCIPLINE	AUTHORING TOOL	EXACT VERSION	EXCHANGE FORMAT
Architecture			
Structure			
MEP			
Civil / external			
Federation / clash			
Validation / model checking			
Version change control – who approves an upgrade mid-project			

PIN THE VERSIONS

A mid-project upgrade by one consultant is a recurring cause of geometry and property loss on export, and it surfaces as a validation failure weeks later with no obvious cause. Record exact versions and name who must approve a change.

10 Coordination and clash management

TEST	DISCIPLINE A	DISCIPLINE B	TOLERANCE	PRIORITY
1				
2				
3				
4				
5				
Coordination meeting cadence				
Issue tracking platform				
Definition of "resolved"				

DEFINE "RESOLVED" EXPLICITLY

A clash marked approved without a corresponding model change is not resolved. That ambiguity does not disappear – it reappears on site as an instruction. State whether resolution requires a model revision, and who confirms it.

11 Quality assurance and IFC+SG validation

On a CORENET X project this section carries real weight, because validation happens at upload whether or not the BEP planned for it.

Checks before a model leaves a task team

CHECK	TOOL / METHOD	OWNER	FREQUENCY
IFC schema validity			
Naming / classification compliance			
Required parameters populated			
Coordinate / origin integrity			
Clash status against federated model			

IFC+SG export configuration

Who owns the parameter mapping file	
Where the mapping file is stored	
Export settings per discipline – documented at	
Validation pass scheduled (days before gateway)	
Who clears validation findings	

DEFAULT EXPORT SETTINGS DO NOT PRODUCE COMPLIANT FILES

Native authoring parameters have to be mapped to IFC+SG parameters at export, and that mapping is a deliverable with an owner – not an assumed step someone performs on the day. Treat the mapping file as a controlled document and store it in the CDE alongside the models.

12 Deliverables and handover

DELIVERABLE	FORMAT	RECIPIENT	DUE
As-built federated model			
Discipline models (native)			
IFC+SG exports			
Asset information / COBie			
Clash and issue close-out record			
Validation reports			

AGREE THE HANDOVER SCHEMA AT THE START

Converting an as-built model to an unfamiliar asset schema at project close is avoidable rework, and it always lands in the weeks when the team has already demobilised. Ask the operator what they need in month one.

Revision record

REV	DATE	ISSUED BY	REASON FOR ISSUE / WHAT CHANGED

About this template. Produced by Beyond+ Pte Ltd (UEN 202333688Z), a BIM consultancy in Singapore. It is offered free for use on any project, with no attribution required. Structure follows ISO 19650-2 and the Singapore BIM Guide; the gateway structure and thresholds follow URA circular DC26-08 / BCA APPBCA-2026-12 dated 23 July 2026.

Not a substitute for checking the source. CORENET X implementation dates have been revised more than once. Verify the current position at ura.gov.sg/guidelines/circulars and info.corenet.gov.sg before relying on this for a live submission.

If a section is giving you trouble – commonly 6, 7 or 11 – Beyond+ can review a draft BEP or set up the IFC+SG export configuration. beyondplus.sg