

FAQs for Green Mark Incentive Scheme for Existing Buildings (GMIS-EB)

Q1: Who is eligible for the Green Mark Incentive Scheme for existing building (GMIS - EB)?

A1: The incentive scheme is applicable for building owners of existing private commercial developments (non residential) whom are undergoing energy improvement retrofitting works which achieve at least BCA Green Mark Certified rating with 20% energy savings or higher. The amount of incentive is highlighted in Table 1 of the GMIS (EB) application guide. The scheme will not be applicable to the following:

- a. buildings in which energy improvement retrofitted works has been commenced before 29 April 2009;
- b. The application for the GMIS-EB scheme is lodged after the start of the energy-related upgrading/retrofitting works.
- c. Developments or buildings for which a cash incentive under this scheme has been granted.

Q2: Are overseas projects developed by local firms eligible for the Green Mark Incentive Scheme (GMIS) (EB)?

A2: No. As a key initiative under BCA's Green Building Masterplan to promote sustainability of Singapore's built environment, the GMIS (EB) is targeted at private sector projects located in Singapore.

Q3: Are projects undertaken by government's corporatised entities such as restructured hospitals, NUS, NTU, etc. eligible for the Green Mark Incentive Scheme?

A3: The scheme is not applicable to the projects that are being substantially funded (more than 50%) by the government as they are considered as public sector projects that will be required to comply with the 'Public Sector to Take the Lead on Environmental Sustainability' requirements.

Q4: When will the cash incentive be disbursed?

A4: The cash incentive would be disbursed in two stages: The first disbursement, which is 50 % of the approved grant is upon completion of the energy improvement retrofits. The final disbursement of the remaining grant is upon Green Mark certification and verification of energy savings achieved. See Annex A for cash grant disbursement process and illustrations.

Q5: How to determine the energy savings?

A5: The evidence of energy savings is based on actual energy consumption before and after the retrofitting works. The percentage of energy savings shall be determined using in the following formula:

The EEI computation for office, hotel and retail mall can be found in

<http://www.e2singapore.gov.sg/buildings/energysmart-building-label.html>.

Q6: What is the tax liability of the recipients for the Green Mark Incentive Scheme?

A6: The cash incentives to be given to the developers and building owners are meant to cover their capital expenditures in the design/construction/retrofitting of buildings. If that is the case, the cash incentives would not be taxable in the hands of the recipients and the recipients cannot claim those expenditures as a revenue deduction against their income.

Q7: In the case of a mixed use development consisting of distinct office and hotel premises served by a common "chiller plant", can the GMIS (EB) be sought based on either of the two premises or does it have to be based on both the premises?

A7: As GMIS-EB is based on Green Mark certification and performance based energy savings, both cases are possible depending on the approach adopted by the building owner in applying for the Green Mark certification. If the application for Green Mark certification is submitted as one project development, the certification and GMIS-EB will be based on the combined weighted score for various types of development. Similarly, if the application is submitted for each development type separately, the GMIS will be granted separately for each development type based on the certification of Green Mark certification and its eligibility for GMIS-EB. The energy consumption of the common chiller plant or other common facilities (eg MV fans for the carpark) will be pro-rated according to the GFA of the development served.

Q8: Does GMIS-EB co funds total implementation cost to achieve the E.E savings?

A8: GMIS (EB) co funds the equipment cost in achieving the energy savings. The lists of common E.E equipments/technologies are stipulated in the GMIS (EB) application guideline.

Q9: What is the definition of Major Retrofit? Is this scheme applicable for building undergoing major retrofitting?

A9: Major retrofitting is defined as work involving major overhauling of air conditioning system and significant modification the building façade along with other building services. With the introduction of GMIS-EB, major building retrofits which are currently being funded under the GMIS-New Building, be now funded under the GMIS-EB.

Q10: For building owners who intend to carry out major building retrofits and additions which involve increasing the gross floor area of their existing buildings, can they go for both the GMIS-EB and GM GFA incentive schemes?

A10: No. They can opt for either the GMIS-EB or the GM GFA incentive scheme. If the building owners opt for the GM GFA incentive scheme, the entire building will be assessed based on BCA Green Mark criteria for new non-residential building.

Q11: Does a building qualified for GMIS-EB during re-certification after 3 years period?

A11: If the existing building demonstrates an improvement from its baseline and meets the Green Mark rating criteria and energy savings for the next higher tier rating, than it

will qualify for the GMIS-EB incentives. For example, if the building achieved a Gold rating previously and after the recertification works, it has achieved the GoldPLUS rating then the project will be eligible for GMIS (EB) incentive for GoldPLUS.

Q12: What are the criteria to qualify for the “Health Check” scheme ?

A12: For building owners/developers whom are going for the Green Mark certification but is unsure of its Chiller System efficiency, then they will qualify for the “Heath Check”. ‘Health Check’ is meant to determine only the air-conditioning plant efficiency and performance of the building. BCA will co-fund 50% of the cost for conducting the ‘Health Check’ by appointed BCA term contractor. The remaining 50% will be borne by building owners/developer. Applicant may engage their own qualified M & E Professional Engineer or ESCO to conduct the Health Check but the co-funding of 50% will be based on the BCA term contractor’s rate.

Q13: Can I opt for the “Health Check” first without applying for a Green Mark certification for my building?

A13: No. The “Health Check” is meant for building owners who are going for Green Mark certification to determine its air-conditioning plant efficiency