

## **FAQ for Green Mark GFA (GM GFA) Incentive Scheme**

### **Q1. Who are eligible for the Green Mark GFA (GM GFA) Incentive Scheme?**

A1.

- The incentive scheme is applicable to developers and building owners of new private developments, redevelopments and those undergoing major A&A and retrofitting works on existing buildings which achieve BCA Green Mark Platinum or Gold<sup>Plus</sup> rating.

### **Q2. Why doesn't BCA also include GFA incentive for Green Mark Gold projects?**

A2.

- For new developments, we want to entice developers to target higher GM ratings where the energy gains are more significant.

### **Q3. Is the Scheme applicable to Government Land Sale (GLS) sites?**

A3.

- The GM GFA Incentive Scheme will also apply to Government Land Sale (GLS) sites, except for sites (i.e. Marina Bay and Downtown Core, Jurong Gateway in Jurong Lake District, Kallang Riverside and Paya Lebar Central) in which the GM Platinum or Gold<sup>Plus</sup> standards are mandated as part of the sales condition.
- For sites in which the Gold<sup>Plus</sup> standard is mandated, the developer can still qualify for an incremental GFA incentive if the developer chooses to attain the higher GM Platinum standard.

### **Q4. Are projects undertaken by government's corporatised entities such as restructured hospitals eligible for the Green Mark GFA Incentive Scheme?**

A4.

- No, the scheme is not applicable to public developers as such projects are being substantially funded by the government. Instead, such projects will be required to follow the Government's policy on environmental sustainability.

### **Q5. Are Public Private Partnership (PPP) projects eligible for the Green Mark GFA Incentive Scheme?**

A5.

- Yes, construction of PPP projects is eligible since it is funded by the private sector, although the facility will be eventually handed over to the government.

**Q6. Is reconstruction of existing developments eligible for the GFA scheme?**

A6.

- Yes, reconstruction of existing developments that involve major additions and alterations or major retrofitting to existing buildings will be eligible for bonus GFA.

**Q7. Will the incentive be granted to developments which have obtained Written Permission (WP)?**

A7.

- Developments which have obtained WP but have not commenced construction of the superstructure works on site may be considered.
- For such cases, the applicant must submit its application to BCA for endorsement of design concept and make a fresh planning submission to URA to include the bonus GFA.

**Q8. After obtaining GM GFA incentive, is the developer still eligible for GMIS incentive?**

A8.

- Developers who take up the GM GFA Incentive Scheme will not be eligible for the Green Mark Incentive Scheme (GMIS).
- But project consultants (i.e. Architects and M&E Engineers) whose developments meet the GMIS criteria would still be eligible for GMIS till the expiry of this scheme.

**Q9. What forms of security deposit are acceptable?**

A9.

- Security deposit in the form of banker's guarantee, performance bond or cash is acceptable.

**Q10. What is the prescribed Green Premium?**

A10.

- Green premium is defined as the additional cost for the development to achieve the higher GM standard. The Prescribed Green Premium rate is determined based on past Green Mark developments within the respective higher-tier classification of the Green Mark Award and adjusted accordingly to market price changes.
- The rate of Prescribed Green Premium will be revised every 6 months and published by BCA its website: [www.bca.gov.sg/sustain/sustain.html](http://www.bca.gov.sg/sustain/sustain.html).