



# **GREEN MARK INCENTIVE SCHEME**

**(Version 2.3)**

## **APPLICATION GUIDELINES**

# **GUIDELINES FOR APPLICATION OF GREEN MARK INCENTIVE SCHEME (GMIS)**

## **1.0 OBJECTIVE**

- 1.1 The Green Mark Incentive Scheme (“GMIS”)(the “Scheme”) aims to encourage developers, building owners and project consultants (i.e. architects and mechanical & electrical engineers) to adopt environmentally-friendly design, technologies and practices in their building projects to achieve a more sustainable built environment.
- 1.2 Through this Scheme, developers / building owners and consultants will be able to enjoy cash incentives for new projects which meet at least a BCA’s Green Mark Gold rating or higher. These cash incentives will be paid out from a fund, the description and details of which are found on the webpage at [www.bca.gov.sg/GreenMark/GMIS.html](http://www.bca.gov.sg/GreenMark/GMIS.html).

## **2.0 ELIGIBILITY CRITERIA**

- 2.1 Private developers, building owners, project architect and M&E engineers will be eligible for the enhanced incentives if the project development meets the following criteria:
  - a. The development is a new private development with a Gross Floor Area<sup>1</sup> of at least 2,000 square metres. The incentives also apply to architect and M&E engineers who are involved in public developments with GFA of at least 2,000 square metres; and
  - b. The development must achieve BCA’s Green Mark certification Gold rating or higher from 23 May 2008 onwards.
- 2.2 The Scheme is not applicable to
  - a. Private developments where the temporary occupation permit (TOP) have been granted before 15 Dec 2006 by the Commissioner of Building Control;

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<sup>1</sup> Gross Floor Area (GFA) means the Gross Floor Area which has been permitted Section 14 of the Planning Act (Cap 232) to be developed.

- b. Developments or buildings for which a cash incentive under this scheme has been granted.

2.3 The Scheme shall lapse / cease to operate when the fund is fully committed.

**3.0 DETAILS AND CONDITIONS OF INCENTIVE SCHEME**

3.1 The amount of cash incentive for projects which achieve the BCA Green Mark Gold rating or higher is shown in Table 1.

Table 1 – Enhanced Green Mark Incentive

Green Mark Rating <sup>(1)</sup>	Green Mark Incentive (for developers/building owners)		Green Mark Incentive (for architects and M&E engineers)		Minimum Energy Savings <sup>(4)</sup>
	Rate (per 1,000 m <sup>2</sup> )	Cap	Rate (per 1,000 m <sup>2</sup> )	Cap	
Gold	\$3,000 for new GFA <sup>(2)</sup>	\$300,000	\$500 (each)	\$50,000 (each)	-
Gold <sup>PLUS</sup>	\$5,000 for new GFA <sup>(2)</sup>	\$2,500,000	\$800 (each)	\$80,000 (each)	25%
Platinum	\$6,000 for new GFA <sup>(2)</sup>	\$3,000,000	\$1,000 (each)	\$100,000 (each)	30%

Note :

- (1) The prevailing version of the **BCA Green Mark Criteria for New Buildings** will apply. Please see BCA website for details.
- (2) These rates apply to new buildings.
- (3) The minimum energy saving requirement is only applicable for air-conditioned buildings (exclude residential buildings). The energy saving must be demonstrated by energy modeling and validated on completion.

3.2. For air-conditioned building (exclude residential buildings) meeting Green Mark Gold<sup>PLUS</sup> or Platinum, energy modeling shall be conducted to demonstrate that the project is able to meet the stipulated energy savings over its reference model. The applicant shall engage an experienced energy consultant or M & E engineer to perform the energy modeling at his own costs.

- 3.3. All projects must also submit an Energy Efficiency Index (EEI) computation for the first 2 years after TOP or project completion.
- 3.4 If the private developer of the project is receiving a grant / grants pursuant to EDB's Solar Capability Scheme ("SCS") in relation to installation of solar technologies, the GMIS amount will be computed based on the GM rating for the project less the GM scores from the solar technologies.

#### **4.0 SUBMISSION PROCEDURES**

- 4.1 All applications should be made in the prescribed format found in Annex A and sent to :

Deputy Director  
Technology and Innovation Development Department  
Green Mark Incentive Scheme  
Building and Construction Authority  
5 Maxwell Road  
#17-00 Tower Block MND Complex  
Singapore 069110

- 4.2 Submission of applications should be accompanied by the following documents:
  - a. Document from URA indicating the total Gross Floor Area (i.e. Grant of Written Permission);
  - b. Document(s) from EDB indicating the grant under Solar Capability Scheme, if applicable;
  - c. All necessary evidence documenting the actual construction cost, such as Letters of Award to main contractors, detailed breakdown of green feature costs, potential savings etc. For developments in respect of which Letters of Award have not been issued, the estimated construction cost is to be verified by the Quantity Surveyor.

#### **5.0 DISBURSEMENT OF INCENTIVE**

5.1 The cash disbursement schedule will be consistent with the BCA Green Mark certification process as illustrated in flowchart Figure A-1. The contents of flowchart Figure A-1 are for illustration / explanation purposes only. The cash incentive for approved projects would be disbursed in two stages:

- a. 50% upon certification to the Green Mark rating achieved,
- b. the remaining 50% after validation, to be undertaken one year after TOP.

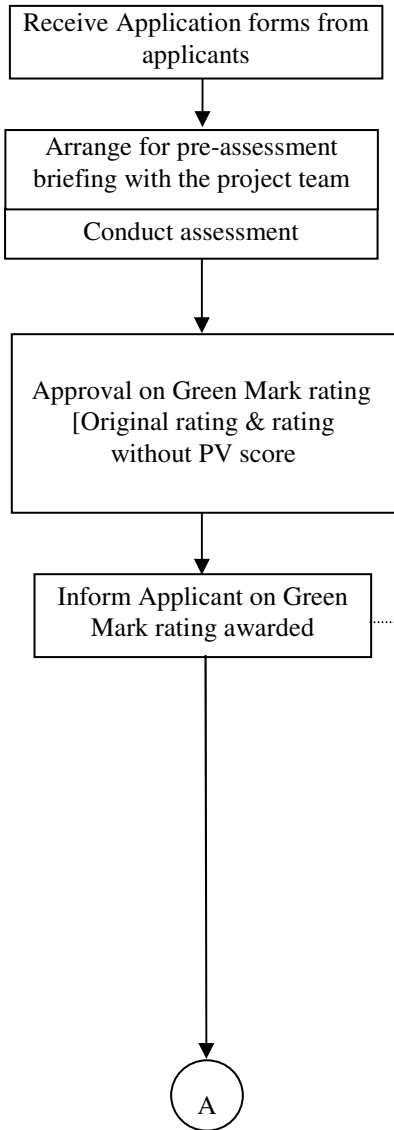
For projects with Green Mark Gold<sup>PLUS</sup> or Platinum which are not able to meet the minimum energy savings one year after TOP, the developer or building owner would be given one more year to improve on the building design or system to achieve the required energy savings. The remaining 50% of the cash grant will not be disbursed if the required energy savings are not achieved within the extended period.

## 6.0 INTERPRETATION

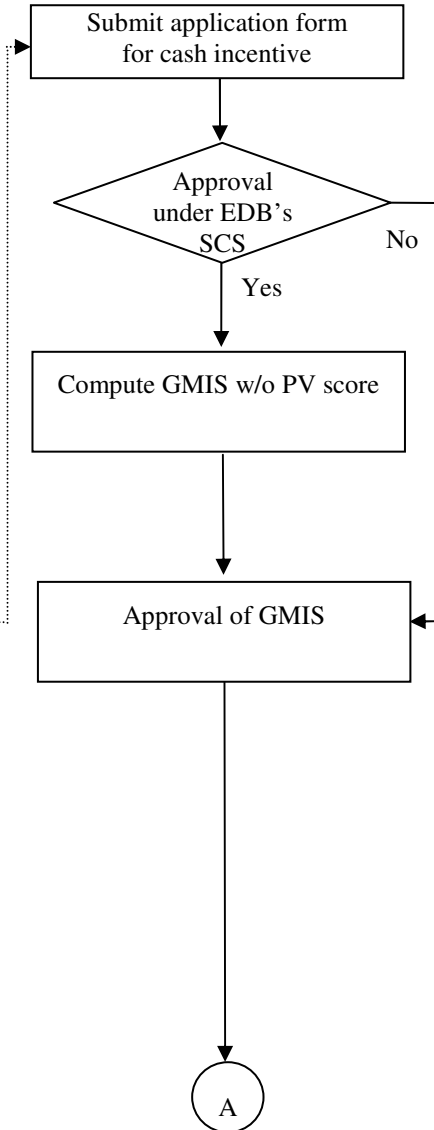
6.1 The effect and meaning of the technical contents in or technical terms of this document shall be determined solely by BCA.

**Figure A-1 Flow chart of Green Mark Certification and Cash Incentive Approval & Disbursement Process**

**Green Mark Certification Process**



**GMIS Approval/Disbursement Process**



**Illustration**

Development obtained GM Gold<sup>PLUS</sup> for its project (GFA is 65,000 m<sup>2</sup>, construction cost is \$120m)

GMIS criteria are:

- 1) New development
- 2) GFA>2,000 m<sup>2</sup>
- 3) Obtain GM Gold & above

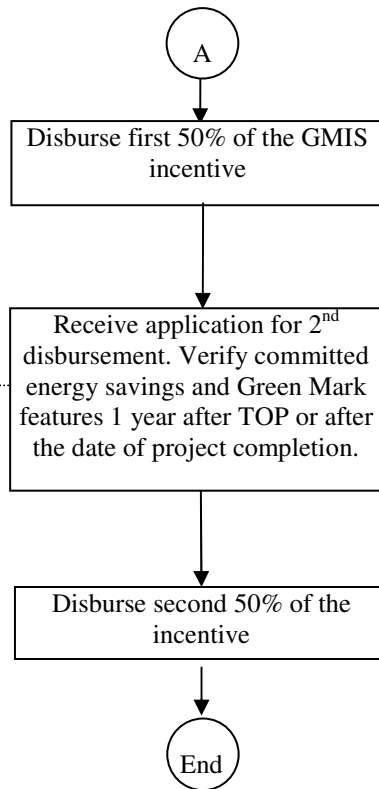
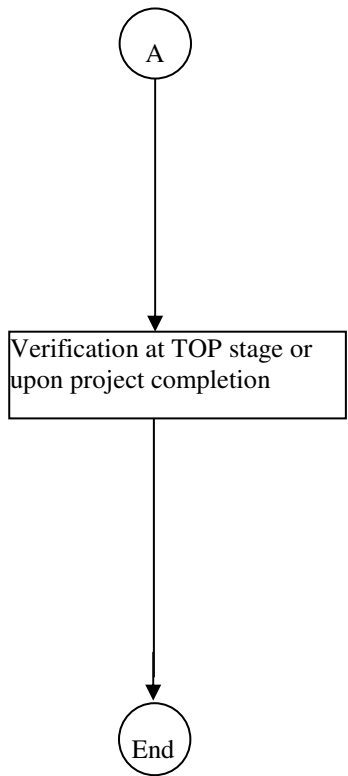
If developer has applied or is applying for SCS fund, he has to indicate the approved or conditional approved amt in the application form. SCS criteria are available at EDB's website.

Work out the GM rating; the PV score must be excluded to derive the reduced GMIS amount. SCS amt is based on EDB's input.

If the reduced GM rating is Gold (after excluding / omitting the PV score) the reduced GMIS will be \$195,000 (65 x 3000). Assuming the SCS amount is \$350,000 (based on 35% of SCS grant on \$1m PV system), the combined funding is \$545,000.

Based on original GM rating of Gold<sup>PLUS</sup> the incentive will be \$325,000 (65 x 5000).

As the combined amt of reduced GMIS plus SCS is higher than original GMIS incentive, the incentives to be received by the developer will be calculated based on the higher amount i.e. \$545,000.



Developer will be given the first 50% of the GMIS cash incentive. (\$97,500 for the reduced GMIS amt or \$162,500 for the original GMIS amount, whichever applicable)

Applicants will submit the 2<sup>nd</sup> application form. The remaining 50% of GMIS sum will be disbursed one year after TOP, after verifying the committed energy savings and Green Mark features by GM assessors.

Likewise, the incentives to be received by the project architect & M&E engineer will be calculated based on \$800 for every 1,000m<sup>2</sup> under original GM rating i.e. Gold<sup>PLUS</sup>. The cash incentives will be \$52,000 (800 x 65) for architect & \$52,000 for M&E engineers. The first \$26,000 will be disbursed upon Green Mark award. The remaining \$26,000 will be disbursed one year after TOP.