

Our Ref : BCA ID 89.10.6 Vol 1

Date : 15 Dec 2006

Technology Development Division
Tel : 6325 5921
Fax : 6325 4800
Email : tan_tian_chong@bca.gov.sg

CIRCULAR TO PROFESSIONAL INSTITUTES

GREEN MARK INCENTIVE SCHEME (GMIS)

Background

1. BCA launched the Green Mark Scheme in January 2005 to promote environmental awareness in the construction and real estate sectors. It is used as the yardstick to rate the environmental friendliness of a building ('green building'). It encourages the adoption of various Green Building Technologies (GBTs) to achieve a sustainable built environment of the building by improving :

- a. Energy efficiency
- b. Water efficiency
- c. Indoor environment quality and environmental management

Depending on the overall assessment, a building will then be awarded one of the four Green Mark ratings : Green Mark Certified, Gold, Gold^{PLUS} or Platinum.

2. To help accelerate the adoption of these environmentally-friendly building practices and technologies, we are pleased to announce the '**GREEN MARK INCENTIVE SCHEME (GMIS)**'. Government has set aside \$ 20 million over the next three years for this GMIS. This scheme will offer cash incentives to developers and building owners who make efforts to achieve at least a BCA Green Mark Gold rating or higher in the design and construction of new buildings or the retrofitting of existing buildings.

Objective of the Scheme

3. To encourage developers and building owners to adopt a wider use of green building design, technologies and practices so as to achieve a more sustainable built environment.

Effective Date

With effect from 15 Dec 2006

Who should know

Developers, Building Owners, Architects, M&E Engineers, Energy Consultants and Main Contractors

The GMIS

4. The incentive scheme is applicable for new private developments and those undergoing major retrofitting works with gross floor area (GFA) of at least 5000 square metres.

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

Table 1 – Green Mark Incentive

Green Mark Rating ⁽¹⁾	Green Mark Incentive		Minimum Energy Savings ⁽⁴⁾
	Rate	Cap	
Gold	\$3.0/m ² for new GFA ⁽²⁾ & \$1.2/m ² for existing GFA ⁽³⁾	\$300,000 or 0.2% of construction/ retrofitting cost, whichever is lower	–
Gold ^{PLUS}	\$5.0/m ² for new GFA ⁽²⁾ & \$2.0/m ² for existing GFA ⁽³⁾	\$2,500,000 or 0.33% of construction/ retrofitting cost, whichever is lower	25%
Platinum	\$6.0/m ² for new GFA ⁽²⁾ & \$2.4/m ² for existing GFA ⁽³⁾	\$3,000,000 or 0.4% of construction/ retrofitting cost, whichever is lower	30%

Note :

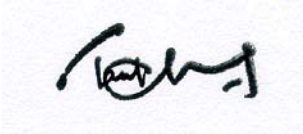
- (1) The prevailing version of the BCA Green Mark criteria for new buildings will apply. Please see BCA website for details.
- (2) These rates apply to new buildings and the new GFA added to existing buildings.
- (3) These rates apply to upgrading works for existing GFA.
- (4) Applicable only for air-conditioned buildings (exclude residential buildings). The minimum energy saving must be demonstrated by energy modeling and validated on completion.

6. The cash incentive would be disbursed in two stages: 50% upon successful certification to the required Green Mark standards during design or construction stage, and the remaining 50% after validation, to be undertaken one year after TOP.

7. The full details of the GMIS can be found in our website at www.bca.gov.sg using the following link: 'Sustainable' ⇔ 'Green Mark Incentive Scheme (GMIS)'.

8. I would appreciate it if you could convey the contents of this circular to members of your organisation. For clarification, please contact Mr Frankie Lee at 6325-5050 (email: frankie_lee@bca.gov.sg) or Ms Grace Cheok at 6325-7588 (email: grace_cheok-chan@bca.gov.sg).

Thank you.

A handwritten signature in black ink, appearing to read 'TAN TIAN CHONG', is centered on a light blue rectangular background.

TAN TIAN CHONG
DIRECTOR
TECHNOLOGY DEVELOPMENT DIVISION
for CHIEF EXECUTIVE OFFICER
BUILDING AND CONSTRUCTION AUTHORITY

DISTRIBUTION :

President
Real Estate Developers' Association of Singapore (REDAS)
190 Clemenceau Avenue
#07-01 Singapore Shopping Centre
Singapore 239924

President
Singapore Institute of Architects (SIA)
79 Neil Road
Singapore 088904

President
Institution of Engineers, Singapore (IES)
70 Bukit Tinggi Road
Singapore 289758

President
Association of Consulting Engineers, Singapore (ACES)
70 Palmer Road # 04-06
Palmer House
Singapore 079427

President
Singapore Contractors Association Limited (SCAL)
Construction House
1 Bukit Merah Lane 2
Singapore 159760

President
Society of Project Managers (SPM)
Macpherson Road P.O.Box 1083
Singapore 913412

President
Singapore Institute of Building Limited (SIBL)
70 Palmer Road
#03-09C Palmer House
Singapore 079427

President
Singapore Institute of Surveyors & Valuers (SISV)
20 Maxwell Road #10-09B
Maxwell House Singapore 069113