

BCA Green Mark Assessment Fees For Building Projects in Singapore

(All Fees are inclusive of GST unless otherwise stated)

Effective on 31st March 2022

Size	Building Category <small>(Refer to Annex A for details)</small>					(New Building) Assessment Fee for GM2021 Full Certification
	Commercial / Industrial <small>(Lettable Area: Sq ft)</small>	Residential <small>(No. of Units)</small>	Retail <small>(Lettable Area: Sq ft)</small>	Institutional & Others <small>(GFA: Sq m)</small>	Hotel <small>(No. of Star)</small>	
Small	<150,000	<100	<200,000	<50,000	3-Star & Below	\$22,800
Medium	150,000 to <350,000	100 to <250	200,000 to <450,000	50,000 to <100,000	4-Star	\$31,800
Large	350,000 to <500,000	250 to <500	450,000 to <650,000	100,000 to <150,000	5-Star	\$36,700
Extra-Large	500,000 to <1,000,000	500 to <1,000	650,000 to <1,000,000	150,000 to <300,000	--	\$47,400
Mega Project	1,000,000 & Above	1,000 & Above	1,000,000 & Above	300,000 & Above	--	\$54,600

Size	Building Category	(Existing Building) Assessment Fee for GM2021 Full Certification
	Commercial / Industrial / Retail / Hotel / Institutional & Others (Exclude Residential) <small>(GFA : Sq m)</small>	
Small	< 5,000 m ²	\$8,050
Medium and above	≥ 5,000 m ²	[\$8,900 for the first 15,000 m ² and \$0.15 for every subsequent m ² (or part thereof)] <i>(7% GST is to be added to the final fee computation)</i>
<p>Exception: Assessment fees for projects that are subject to the Building Control (Environmental Sustainability Measures for Existing Buildings) Regulations 2013 are waived. The applicant would only be required to pay for the prescribed plan fees.</p> <p>More information on the prescribed plan fees can be found in http://www.bca.gov.sg/EnvSusLegislation/Existing_Building_Legislation.html</p>		

Size	Building Category <small>(Refer to Annex A for details)</small>					Recertification Fee using GM 2021 In Operation	
	Commercial / Industrial <small>(Lettable Area: Sq ft)</small>	Residential <small>(No. of Units)</small>	Retail <small>(Lettable Area: Sq ft)</small>	Institutional & Others <small>(GFA: Sq m)</small>	Hotel <small>(No. of Star)</small>		
Small	<150,000	<100	<200,000	<50,000	3-Star & Below	\$ 7,770	\$1960 per badge
Medium	150,000 to <350,000	100 to <250	200,000 to <450,000	50,000 to <100,000	4-Star	\$ 7,830	
Large	350,000 to <500,000	250 to <500	450,000 to <650,000	100,000 to <150,000	5-Star	\$ 9,700	
Extra-Large	500,000 to <1,000,000	500 to <1,000	650,000 to <1,000,000	150,000 to <300,000	--	\$ 11,650	
Mega Project	1,000,000 & Above	1,000 & Above	1,000,000 & Above	300,000 & Above	--	\$16,500	

Existing Residential Buildings	Assessment Fee for Full Certification
Small (<50,000 m ²)	\$10,900
Medium (50,000 m ² to 100,000 m ²)	\$13,100
Large (>100,000 m ²)	\$15,100

Existing Schools	Assessment Fee for Full Certification	Recertification Fee
Small (<50,000 m ²)	\$4,630	\$3,340
Medium (50,000 m ² to 100,000 m ²)	\$5,540	
Large (>100,000 m ²)	\$6,330	

Data Centre Size Category	Assessment Fee for Full Certification	Recertification Fee
Data Centre Designed IT Load Capacity in Megawatts (MW)	New and Existing Data Centres	Recertification of Data Centres ⁵
Small (Designed IT load capacity <= 1 MW)	\$ 25,120	\$ 11,620
Medium (1 MW < Designed IT load capacity <= 5 MW)	\$ 30,930	\$ 14,540
Large (5 MW < Designed IT load capacity <= 10 MW)	\$ 40,520	\$ 18,460
Extra-Large (10 MW < Designed IT load capacity <= 25 MW)	\$ 48,840	\$ 23,300
Mega Project (Designed IT load capacity > 25 MW)	\$ 50,850	\$ 24,950

BCA Green Mark Assessment Fees for User Centric projects in Singapore

Supermarket (up to 5000 m ²) ¹	Assessment Fee ²
Single store	\$3,880
Two or more stores	\$3,880 for the first branch plus additional of \$1,940 for each additional store up to a maximum of 5 stores per bundle application
Supermarket (> 5000 m ²) ¹	Assessment Fee ²
Single unit	\$5,930
Two or more stores	\$5,930 for the first branch plus additional of \$2,960 for each additional store up to a maximum of 5 stores per bundle application

Laboratories ¹ Floor Area (including support areas and common areas included in assessment)	Assessment Fee ³	Bundled Pricing ⁴ (for group of 5 to 20 laboratories)
Small (<1,000m ²)	\$3,420	S\$2,400
Medium (1,000m ² to <5,000m ²)	\$6,270	S\$4,400
Large (5,000m ² to 15,000m ²)	S\$8,000	S\$6,400

Healthier Workplaces ¹ (Total leased area: m ²)	Assessment Fee ³
Small (<1,000 m ²)	\$3,959
Medium (1,000 m ² to <8,000 m ²)	\$5,885
Large (8,000 m ² to <20,000 m ²)	\$8,881
Mega (≥20,000 m ²)	\$14,000

Retail Tenant Size (NLA in m ²) ¹	Assessment Fee ²
Small (<200)	\$910
Median (200 to <1,000)	\$1,370
Large (1,000 and above)	\$2,280
Retail Tenant Group Size (Number of small tenants applying together)	Assessment Fee (Bundled Pricing)
5 to 10	\$570 per tenant
>10	\$340 per tenant

Restaurants ¹	Assessment Fee ²
Single unit	\$2,280
Two or more branches	\$2,280 for the first branch plus additional of \$1,420 for each additional branch

Notes:

- 1) Green Mark certification shall be valid for 5 years OR up to the next renovation cycle/ asset enhancement cycle of the premises, whichever is earlier.
- 2) Re-certification fees are pegged at 50% of the original rate that the project was charged for the last GM certification (excluding GST) provided that there was no substantial renovation works* affecting more than 30% of their total leased area after their last GM certification.
- 3) Re-certification fees are pegged at 50% of the prevailing rate (excluding GST) provided that there was no substantial renovation works* affecting more than 30% of their total floor area after their last GM certification. **(NB:** *Substantial renovation works is defined as change in installed energy and water efficient fittings (e.g. air-conditioning system, installed lightings, water fittings, sub-meters, controls), change in fit-out (e.g. carpets, system furniture) or change in internal layout which affects more than 30% of the total leased area. Please enclose the declaration letter with an accompanying plan to reflect the extent of the renovation works when doing the online application at <http://www.bca.gov.sg/GreenMarkOnline/>)
- 4) A unit of laboratory space cannot be located in separate buildings.
- 5) Substantial installation work is defined as the changes in installed cooling and IT equipment (e.g. air-conditioning system, installed lightings, design IT load, racks, transformers, UPS, server, CRAHs, CRAC, etc.) or change in internal layout which affect more than 30% of the IT or cooling infrastructure and will have energy impact on the PUE and EEI). Full assessment fee for recertification applies for DC project with substantial installation work will be used, be it New DC or Existing DC.

Building Categories for the Various Types of Building Developments

Annex A

Category	Types of Building Development	Category	Types of Building Development	Category	Types of Building Development
Commercial	Bank Conventional Hall and Facilities Dormitory Exhibition Hall Office Building Service Apartment	Industrial	Brewery Cold Storage Building Factory Godown Packaging and Processing Plant Printing Plant Sub-Station Warehouse	Institutional & Others	Campus Childcare Centre / Nursery Cinema/ Theatre Crematorium and Columbarium Educational Facilities/Hostel Embassy Fire/ Police Station Library Museum Religious Building Research Building Schools Sports/Recreational Facilities Terminal Building Camp Club House
Retail	Departmental Store Shopping Centre	Hotel	Hotel		
Residential	Apartment Condominium Flat				

Note: BCA will advise on the exact assessment fee based on the above guidelines upon receiving the Green Mark application. For mixed use developments or other building types that are not listed above, BCA will evaluate and advise on the fee chargeable on a case-to-case basis.