

FAQs for Green Mark Incentive Scheme for Existing Buildings and Premises (GMIS-EBP)

Q1: What is GMIS-EBP?

A1: The S\$50 million Green Mark Incentive Scheme for Existing Buildings and Premises or GMIS-EBP is an incentive scheme aimed to encourage building owners and tenants to undertake and adopt energy efficiency (EE) improvements within their buildings and premises.

Q2: Who can apply for the GMIS-EBP?

A2: This incentive scheme is applicable to **(a) building owners of existing private commercial development such as hotel, office building and retail building, and (b) tenants of premises such as office, retail, restaurant and supermarkets**. From these two main targeted groups, the following are eligible for the scheme:

- 1) Small and Medium Enterprise (SME) building owners
- 2) Small and Medium Enterprise (SME) tenants
- 3) Building owners with at least 30% (by numbers) of its tenants who are SME.

Q3: What is the definition of Small and Medium Enterprise (SME)?

A3: Small & Medium Enterprise or SME refers to:

- Companies with minimum 30% local shareholding; **AND**
- Company's Group annual sales turnover not more than S\$100 million; **OR**
- Company's Group employment size not more than 200 employees

Q4: Why is GMIS-EBP targeting the SMEs?

A4: Through GMIS-EBP, BCA is engaging the SME building owners and tenants, to embark on environmental sustainability and improve energy efficiency (EE) standards of their buildings and premises. This will ensure that such building owners or those whose tenants include a significant portion of SMEs will benefit from the incentive. The incentive is also a key initiative of the 3rd Green Building Masterplan in accelerating the "greening" of existing buildings and enabling tenants and occupants to play a bigger role in Singapore's green building movement.

Q5: What are professional services?

A5: Professional services are services rendered by Consultants (e.g. M&E consultants, green consultants and BCA Registered Auditor) with respect to the energy efficient equipment and retrofitting works.

Q6: Does “professional services” include structural consultancy?

A6: To encourage the replacement to more efficient water-cooled chillers, we will consider the Structural Engineer’s fees as part of the Professional Fees for the enhanced GMIS-EBP. The scope of works should be related to the EE improvement works; for e.g. the strengthening of the structural loading for the new chillers. Evidence such as calculations and endorsements shall be submitted to BCA for verification.

Q7: Can the consultancy for this submission scope be part of the professional fees like Green Mark consultancy as stated?

A7: Professional fees can include the M&E consultant, BCA Registered Energy Auditor or Green consultants who are engaged to perform the consultancy.

Q8: What qualifies as energy efficient equipment under this scheme?

A8: The approved energy efficient equipment is listed below. If the applicant has an equipment or system not in the list, he can submit his proposal and his calculation to quantify the energy savings, for BCA’s review and evaluation. BCA shall be entitled to reject any proposal at its discretion without assigning any reason.

- 1) Variable Refrigerant Flow system
- 2) Regenerative drives for lifts
- 3) Variable Speed Drives (VSD)
- 4) Chillers
- 5) Chilled Water Pumps
- 6) Condenser Water Pumps
- 7) Cooling Towers
- 8) Chiller Plant Energy Optimization System
- 9) Chiller Auto Condenser Tube Cleaning System
- 10) Building Automation System (BAS)
- 11) Energy Efficient Lighting e.g. T5
- 12) Light Emitting Diodes (LED) Lightings
- 13) Efficient Air Handling Units and Fan Coil Units
- 14) CO2 Sensors for AHU System
- 15) CO Sensors for Carpark Ventilation Control System
- 16) Photo Sensors
- 17) Motion Sensors
- 18) Heat Pipe & Energy Recovery Wheel
- 19) Energy Efficient lifts and escalators
- 20) Solar Energy or other renewable energy sources
- 21) Sub-metering to monitor electricity use of different services for lighting and receptacle loads
- 22) Permanent Measuring and Verification instrumentations i.e. flow meters, temperature sensors and power meters; for monitoring central chilled water plant system efficiency.

Q9: Why is Green Mark (GM) Certified rating not eligible for the incentive under the building owners category?

A9: The aim of this incentive scheme is to encourage building owners to retrofit their buildings to higher energy efficiency standards. Hence, it would apply to only buildings who have achieved higher GM ratings of Gold, Gold Plus, and Platinum.

Q10: Are existing residential buildings eligible for the GMIS-EBP scheme?

A10: Existing residential buildings are not eligible because they are usually not centrally air-conditioned. The energy consumed by these residential buildings is mainly attributed to household loads. GMIS-EBP scheme is targeting energy intensive buildings that have a central air-conditioning plant. Most of these existing buildings are not operating at an efficient level and there is significant potential for energy savings. With this incentive scheme, we hope to encourage owners to undergo energy efficiency retrofits early.

Q11: Can owners of industrial facilities such as wafer fabs, pharmaceutical plants and manufacturing plants apply for GMIS-EBP?

A11: GMIS-EBP targets SME building owners of existing private commercial developments (non-residential). For industrial facilities, owners can apply for the incentive grant administered by NEA. It is called the Grant for Energy Efficient Technologies or GREET where NEA co-funds the investment costs of energy efficient equipment, material, manpower and professional services.

Q12: Can SME owners of industrial manufacturing facilities apply for GMIS-EBP?

A12: GMIS-EBP targets SME building owners of existing private commercial developments (non-residential). For industrial facilities, owners can tap on the Capability Development Grant (CDG) as part of the SME Energy Efficiency Initiative by SPRING Singapore. The CDG co-funds the investment costs for energy efficiency projects involving process improvements and energy savings.

Q13: How will the cash incentive be disbursed?

A13: (a) For building owners scheme

The cash incentive would be disbursed in three stages:

- i. The first disbursement will be given for the professional fees once the contract between the owner and the consultants is formally established. This will help to relieve the building owner of the upfront cost barrier.
- ii. The second disbursement, which is 50% of the approved co-funding amount, is upon completion of the energy improvement retrofits including testing and commissioning; and Green Mark certification.
- iii. The final disbursement of the remaining approved co-funding amount will be one year after the date of completion of the retrofitting works and upon

verification of air-conditioning system efficiency and the commitment made during Green Mark assessment.

(b) For tenants scheme

The cash incentive would be disbursed upon completion of all energy-related retrofits, Green Mark certification and verification of stipulated requirements or criteria.

Q14: When do building owners / tenants apply for the GMIS-EBP?

A14: Building owners and tenants can apply if they meet the eligibility criteria and applications shall be lodged before the start of the energy related upgrading/retrofitting works.

If the building owners / tenants have not applied for the Green Mark certification, they must submit the application forms for the Green Mark certification together with the application form for the incentive.

Building owner and/or tenants whose premises have already attained the Green Mark rating, with certification still in its validity period, can submit application for the incentive to cover subsequent energy related retrofitting works.

Q15: What are the documents required to be submitted with the application form?

A15: Please refer to the Application Form for GMIS-EBP scheme for the list of supporting documents to be submitted with the Form.

Q16: My building is served by a District Cooling System provided by external party. Can I apply for the GMIS-EBP incentive?

A16: To be eligible for the incentive, the building owner is required to do upgrading or retrofitting works related to energy efficiency, which can include replacement of the chillers. If a building's air-conditioning system is served by a DCS (which is provided and maintained by a third party), the owner will not be able to replace the chillers in the DCS plant since these are not owned by him. Therefore, this building owner is not eligible for the incentive.