

BCA Green Mark Assessment Fees For Building Projects in Singapore

(All Fees are inclusive of GST unless otherwise stated)

Effective on 1st March 2019 (revised on 28 July 2020)

Size	New Building Category (Refer to Annex A for details)					Assessment Fee for Certification
	Commercial / Industrial (Lettable Area: Sq ft)	Residential (No. of Units)	Retail (Lettable Area: Sq ft)	Institutional & Others (GFA: Sq m)	Hotel (No. of Star)	
Small	<150,000	<100	<200,000	<50,000	3-Star & Below	\$20,000
Medium	150,000 to <350,000	100 to <250	200,000 to <450,000	50,000 to <100,000	4-Star	\$27,910
Large	350,000 to <500,000	250 to <500	450,000 to <650,000	100,000 to <150,000	5-Star	\$35,020
Extra-Large	500,000 to <1,000,000	500 to <1,000	650,000 to <1,000,000	150,000 to <300,000	--	\$46,510
Mega Project*	1,000,000 & Above	1,000 & Above	1,000,000 & Above	300,000 & Above	--	\$48,000

*Subject to review for complex projects beyond twice the entry size of mega projects.

Size	Existing Building Category	Assessment Fee for Certification
	Commercial / Industrial / Retail / Hotel / Institutional & Others (Exclude Residential) (GFA : Sq m)	
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)] (7% GST is to be added to the final fee computation)
<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	New and Existing Building Category (Refer to Annex A for details)					Assessment Fee for Recertification
	Commercial / Industrial (Lettable Area: Sq ft)	Residential (No. of Units)	Retail (Lettable Area: Sq ft)	Institutional & Others (GFA: Sq m)	Hotel (No. of Star)	
Small	<150,000	<100	<200,000	<50,000	3-Star & Below	\$4,780
Medium	150,000 to <350,000	100 to <250	200,000 to <450,000	50,000 to <100,000	4-Star	\$5,730
Large	350,000 to <500,000	250 to <500	450,000 to <650,000	100,000 to <150,000	5-Star	\$6,700
Extra-Large	500,000 to <1,000,000	500 to <1,000	650,000 to <1,000,000	150,000 to <300,000	--	\$9,540
Mega Project*	1,000,000 & Above	1,000 & Above	1,000,000 & Above	300,000 & Above	--	\$16,500

*Subject to review for complex projects beyond twice the entry size of mega projects.

Healthier Workplaces ¹ (Total leased area: m ²)	Assessment Fee ²
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

Laboratories ¹ Floor Area (including support areas and common areas included in assessment)	Assessment Fee ²	Bundled Pricing ³ (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

Retail Tenant Size (NLA in m ²) ¹	Assessment Fee ⁴
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
5 to 10	\$570 per tenant
>10	\$340 per tenant

Restaurants ¹	Assessment Fee ⁴
Single unit	\$2,280
Two or more branches	\$2,280 for the first branch plus additional of \$1,420 for each additional branch

Supermarket (up to 5000 m ²) ¹	Assessment Fee ⁴
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 ⁴
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

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 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/>)
- 3) A unit of laboratory space cannot be located in separate buildings.
- 4) 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.
- 5) Retail outlets are to be located in the same retail mall.

Infrastructure	Assessment Fee
Small (<\$50 mil contract sum)	\$17,380
Medium (\$50 mil to <\$100 mil contract sum)	\$22,250
Large (\$100 mil to <\$200 mil contract sum)	\$27,820

Existing Schools	Assessment Fee	Fee for Recertification
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	

Landed Houses	Assessment Fee
Single unit landed house	\$2,790
< 20 units	\$7,420
20 units to <100 units	\$14,830
100 units to <300 units	\$21,320
300 units and above	\$37,900

Existing Residential Buildings	Assessment Fee
Small (<50,000 m ²)	\$10,570
Medium (50,000 m ² to 100,000 m ²)	\$12,670
Large (>100,000 m ²)	\$14,820

Data Centre Size Category	Assessment Fee	Fee for Recertification
Data Centre Designed IT Load Capacity in Megawatts (MW)	New and Existing Data Centres	Recertification of Data Centres ⁶
Small (Designed IT load capacity <= 1 MW)	\$ 19,480	\$9,870
Medium (1 MW < Designed IT load capacity <= 5 MW)	\$ 25,320	\$12,870
Large (5 MW < Designed IT load capacity <= 10 MW)	\$ 31,150	\$15,860
Extra-Large (10 MW < Designed IT load capacity <= 25 MW)	\$ 38,940	\$19,820
Mega Project (Designed IT load capacity > 25 MW)*	\$ 50,850	\$ 24,950

*Subject to review for complex projects beyond twice the entry size of mega projects.

Healthcare Facilities	Assessment Fee
Nursing Home, Rehab centre, Polyclinic and Medical centre with GFA ≤ 50,000 m ²	\$15,150
Nursing Home, Rehab centre, Polyclinic and Medical centre with GFA > 50,000 m ²	Assessment Fee pegged to “Institutional & Others” under the New Building Category
Community Hospital	\$19,950
General Hospital ⁷	\$24,740
Combined Healthcare Facilities ⁸	\$32,770

Notes:

- 6) 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.
- 7) Hospital equipped with Hospital Protected Vital Facilities (HPVF)
- 8) Comprise General Hospital ⁷ and Community Hospital

Building Categories for the Various Types of Building Developments

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	Landed Houses	Bungalow Clustered Housing Semi-Detached House Terrace House		

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.