

BCA Green Mark Assessment Fees For Building Projects in Singapore

(All Fees are inclusive of GST unless otherwise stated)

Effective on 1st Jan 2024

| 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 | \$25,080 |
| Medium | 150,000 to <350,000 | 100 to <250 | 200,000 to <450,000 | 50,000 to <100,000 | 4-Star | \$34,980 |
| Large | 350,000 to <500,000 | 250 to <500 | 450,000 to <650,000 | 100,000 to <150,000 | 5-Star | \$40,370 |
| Extra-Large | 500,000 to <1,000,000 | 500 to <1,000 | 650,000 to <1,000,000 | 150,000 to <300,000 | -- | \$52,140 |
| Mega Project | 1,000,000 & Above | 1,000 & Above | 1,000,000 & Above | 300,000 & Above | -- | \$60,060 |

| 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 | \$8,800 |
| 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)] (9% 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 | 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 | \$8,547 | \$2156 per badge |
| Medium | 150,000 to <350,000 | 100 to <250 | 200,000 to <450,000 | 50,000 to <100,000 | 4-Star | \$8,613 | |
| Large | 350,000 to <500,000 | 250 to <500 | 450,000 to <650,000 | 100,000 to <150,000 | 5-Star | \$10,670 | |
| Extra-Large | 500,000 to <1,000,000 | 500 to <1,000 | 650,000 to <1,000,000 | 150,000 to <300,000 | -- | \$12,815 | |
| Mega Project | 1,000,000 & Above | 1,000 & Above | 1,000,000 & Above | 300,000 & Above | -- | \$18,150 | |

| Existing Residential Buildings | Assessment Fee for Full Certification |
|---|---------------------------------------|
| Small (<50,000 m ²) | \$11,990 |
| Medium (50,000 m ² to 100,000 m ²) | \$14,410 |
| Large (>100,000 m ²) | \$16,610 |

| Existing Schools | Assessment Fee for Full Certification | Recertification Fee |
|---|---------------------------------------|---------------------|
| Small (<50,000 m ²) | \$4,954 | \$3,574 |
| Medium (50,000 m ² to 100,000 m ²) | \$5,928 | |
| Large (>100,000 m ²) | \$6,773 | |

| 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) | \$27,632 | \$12,782 |
| Medium (1 MW < Designed IT load capacity <= 5 MW) | \$34,023 | \$15,994 |
| Large (5 MW < Designed IT load capacity <= 10 MW) | \$44,572 | \$20,306 |
| Extra-Large (10 MW < Designed IT load capacity <= 25 MW) | \$53,724 | \$25,630 |
| Mega Project (Designed IT load capacity > 25 MW) | \$55,935 | \$27,445 |

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 ⁶) |
| 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.
- 6) Bundled pricing is only available for tenants located in the same building

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.