

# **Green Mark Incentive Scheme for Existing Buildings 2.0 (GMIS-EB 2.0)**

## **Factsheet**

1 To raise the energy performance standards of existing buildings and step up the pace to green 80% of our buildings by 2030, BCA has launch a \$63 million GMIS-EB 2.0 on 30 Jun 2022.

2 The scheme is outcome-based where Owners can receive funding support based on the Green Mark certification rating and Actual Carbon Abated achieved through Energy Improvement Works (EIWs), subject to a funding cap as illustrated in [Table 1](#).

Table 1: Funding Factor and Grant Cap

<b>Qualifying Criteria</b>	<b>Funding Factor</b>	<b>Funding Cap</b>
Green Mark Platinum	\$25/tCO <sub>2</sub> e	\$600,000 or up to 50% of qualifying cost, whichever is lower
Green Mark Super Low Energy (SLE)	\$35/tCO <sub>2</sub> e	\$900,000 or up to 50% of qualifying cost, whichever is lower
Green Mark Zero Energy (ZE)	\$45/tCO <sub>2</sub> e	\$1,200,000 or up to 50% of qualifying cost, whichever is lower

3 Owners will have the flexibility to design and deploy a combination of the best energy efficient designs and technologies in their projects to meet the required energy efficiency standards under the BCA Green Mark Platinum/SLE/ZE certifications<sup>1</sup> and maximise energy savings and corresponding carbon abatement by carrying out the EIWs. A non-exhaustive list of Eligible Equipment funded under the scheme can be found in [Appendix 1](#). As part of the Scheme requirement, permanent Measurement & Verification (M&V) instrumentations must be installed for EIWs involving chilled water air-conditioning system, variable refrigerant flow system or air distribution system for purposes of verifying and determining the Actual Carbon Abated. For other EIWs, the use of permanent M&V instruments or engagement of third-party services to provide the measured data are acceptable.

4 GMIS-EB 2.0 is applicable to the following types of privately-owned existing buildings with a GFA of at least 5,000m<sup>2</sup>:

- a. Commercial and institutional developments (e.g. hotels, office buildings, retail buildings, healthcare facilities, community institutions);
- b. Light industrial buildings<sup>2 3</sup>; and
- c. Residential buildings<sup>4</sup>.

<sup>1</sup> Under the new reinvented GM 2021, GM Platinum and GM SLE (including ZE) buildings need to achieve a minimum of 55% and 60% energy efficiency improvement over the 2005 levels respectively.

<sup>2</sup> Only applicable to light industrial buildings where the company's business activity is classified under building sector Singapore Standard Industrial Classification (SSIC) codes, beginning with 41-43, 46-47, 55-56, 59-62, 64-66, 68-75, 77-82, 84-88, 90-97 and 99.

<sup>3</sup> Energy savings from manufacturing, industrial and commercial processes shall be excluded from the energy savings calculation.

<sup>4</sup> Only energy savings from common areas/services shall be included in the energy savings calculation.

## Grant Process (Appendix 2)

### *GMIS-EB 2.0 Scheme Application*

- 5 Owners who are interested to participate in the Scheme can apply via the [Application Form](#) and BCA will evaluate the Owner's application after it has been submitted. A complete application shall consist or contain the following documents/written information:
  - a. GMIS-EB 2.0 Scheme Application Form;
  - b. Building Title Deed;
  - c. ACRA Bizfile;
  - d. a retrofit proposal endorsed by a third-party Qualified Professional<sup>5</sup>;
  - e. logged energy consumption data of all proposed EIWs performed for a minimal period of 2 weeks prior to the commencement of such EIWs; and
  - f. relevant sections of the contract document detailing the works and costs involved for the EIWs.
- 6 The maximum amount of grant that an Owner can receive under the Scheme shall be determined by the estimated carbon abated attributable to the EIWs, 50% of the estimated cost to be incurred by the Owner in relation to the purchase and installation of the EIWs and procurement of professional services for the project or the applicable Funding Cap for the project, whichever is lowest ("Maximum Grant Amount"). Please refer to Annex 3 of the attached T&Cs for an illustration on how the Maximum Grant Amount is to be calculated.
- 7 The carrying out of the EIWs, including but not limited to the demolition and installation works related to the EIWs that are proposed to be co-funded under the Scheme, shall only commence after the Owner's application has been approved by BCA. Professional Services rendered prior to the scheme application shall be considered as part of the Qualifying Costs under the scheme subject to the following conditions:
  - i. the Professional Services are carried out after a legally-binding contract between the Owner and the consultancy firm has been established; and
  - ii. the Professional Services are carried out within one year from the date of submission of the scheme application.

### *Issuance of Letter of Acceptance*

- 8 Applicants will be informed of the results of their application within 3 weeks from BCA's receipt of a complete application. If the application is approved, BCA will issue a letter of acceptance ("LOA") to the Owner, and such LOA will indicate the Maximum Grant Amount that the Owner is able to receive under the Scheme. A valid and binding agreement between the Owner and BCA based on the T&Cs (as set out in [Appendix 2](#) herein) will be concluded in respect of the Owner's development's participation in the Scheme upon the Owner's acknowledgement of such LOA.

### *Disbursement Applications*

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<sup>5</sup> A third-party Qualified Professional refers to Professional Engineer in the branches of mechanical or electrical engineering, Registered Energy Auditor with BCA or Green Mark Advanced Accredited Professional or Green Mark Advanced Accredited Professional (Facilities Management).

9 The grant will be disbursed in two tranches:

First Tranche Application

- (i) Owners can submit the application for disbursement under the first tranche of the Scheme (“First Tranche Application”) upon receiving the LOA from BCA and after the commencement of the EIWs. The quantum of the first tranche shall be determined based on the costs incurred by the Owner in relation to the purchase and installation of the EIWs, carrying out of building works relating to the conversion of air-conditioned spaces to naturally ventilated or mixed mode ventilation spaces and procurement of professional services for the project (“Actual Qualifying Costs”) as at the date of the First Tranche Application and shall be subject to a maximum cap of 30% of the Maximum Grant Amount as indicated in the LOA. Supporting documents including but not limited to certified true copy invoices and signed payment receipts issued by the vendor/supplier must be provided for consideration.

Second Tranche Application

- (ii) Owners can submit the application for disbursement under the second tranche of the Scheme (“Second Tranche Application”) after the completion of the EIWs and in any case no later than 36 months from the date of the LOA. At the point of application, the Owner must procure that its development has achieved the Green Mark certification and completed the Green Mark verification. The quantum of the Second tranche shall be calculated based on the (i) Actual Carbon Abated; (ii) 50% of the Actual Qualifying Costs incurred by the Owner for the project; or (iii) the applicable Funding Cap in Table 1, whichever is lowest, and shall not exceed an amount equal to the Maximum Grant Amount less the quantum of the first tranche. Supporting documents including but not limited to a retrofit report endorsed by a third-party Qualified Professional setting out updates on the technical details of the project and the Actual Carbon Abated attributable to the EIWs, certified true copy invoices and signed payment receipts issued by the vendor/supplier for costs incurred by the Owner for the period between the First Tranche Application and the Second Tranche Application must be provided for consideration.

10 More information can be found on the BCA website for [GMIS-EB 2.0](#).

## Eligible Equipment

S/N	Examples
1	Energy Efficient Lighting (e.g. LED)
2	High Energy Efficient Chillers
3	Chilled Water Pumps
4	Condenser Water Pumps
5	Cooling Towers
6	Chiller Plant Energy Optimization System
7	Chiller Auto Condenser Tube Cleaning System
8	Building Automation System (BAS)
9	Variable Speed Drives (VSD)
10	Air-conditioning Systems using Alternative Cooling Technologies (e.g. evaporative cooling)
11	Unitary Air-Conditioning System (e.g. 5-ticks VRV/VRF)
12	Efficient Air Handling Units (AHU) and Fan Coil Units (FCU)
13	CO2 Sensors for AHU System
1414	CO Sensors for Carpark Ventilation Control System
15	Photo Sensors
16	Motion Sensors
17	Heat Pipe & Energy Recovery Wheel
18	Energy Efficient Lifts and Escalators
19	Regenerative Drives for Lifts
20	On-site Photovoltaics (PV) or other renewable energy sources

*Note: Equipment not in the above list will be subject to review and approval from BCA.*

**Grant Process for GMIS-EB 2.0**

SCHEME APPLICATION Establishing expected carbon abatement		FIRST TRANCHE APPLICATION Mitigating upfront costs			SECOND TRANCHE APPLICATION Establishing realized carbon abatement		
Submit Application Form to BCA	BCA issues Letter of Acceptance (LOA)	Commencement of EIWs	Submit First Tranche Application Form to BCA	BCA approves First Tranche disbursement	Completion of EIWs	Submit Second Tranche Application Form to BCA	BCA approves Second Tranche disbursement
<p>Applicants can apply for the scheme via FormSG.</p> <p>Proposed EIWs can only commence physical onsite works after the grant Letter of Acceptance (LOA) is issued by BCA. Applicants are advised not to issue Purchase Orders before receiving the LOA from BCA.</p> <p>However, costs incurred in relation to the procurement of Professional Services prior to the submission of the Application by the Owner to BCA will be considered as Actual Qualifying Costs subject to the following conditions:</p> <ol style="list-style-type: none"> <li>i. the Professional Services are carried out following a legally-binding contract between the Owner and the consultancy firm engaged to carry out such Professional Services;</li> <li>ii. the Professional Services are carried out within 1 year from the scheme application</li> </ol>		<p>First Tranche Application can be made after having received the grant LOA and upon commencement of EIWs.</p>			<p>Second Tranche Application can be made post-retrofit, after achieving Green Mark certification and completing verification, where applicable. Applicants are to submit the Second Tranche Application within 36 months from the date of the LOA. For the avoidance of doubt, Second Tranche Applications submitted after 36 months from the date of the LOA will not be considered by BCA.</p>		
<p>BCA will commence evaluation once Application is complete with the necessary documents, including but not limited to:</p> <ul style="list-style-type: none"> <li>▪ <b>Application Form</b> includes basic project details, to be submitted by the Owner</li> <li>▪ <b>Retrofit Proposal</b> endorsed by a third-party Qualified Professional which includes technical details and Estimated Qualifying Costs of the EIWs, M&amp;V methodology used to determine the Baseline Energy Consumption, proposed M&amp;V methodology to determine the Actual Energy Consumption, and the Estimated Carbon Abatement from the EIWs, and the corresponding Maximum Grant Amount.</li> <li>▪ <b>2 weeks of logged records containing the proposed EIWs' energy consumption pre-retrofit</b></li> </ul>		<p>BCA will commence evaluation once First Tranche Application is complete with the necessary documents, including but not limited to:</p> <ul style="list-style-type: none"> <li>▪ <b>First Tranche Application Form</b> includes basic project details, to be submitted by the Applicant</li> <li>▪ <b>Evidence of amount paid out</b> (e.g. invoices and payment receipts)</li> <li>▪ <b>Evidence of BCA Green Mark application</b> (e.g. Green Mark application form and acknowledge receipt of Green Mark application)</li> </ul>			<p>BCA will commence evaluation once Second Tranche Application is complete with the necessary documents, including but not limited to:</p> <ul style="list-style-type: none"> <li>▪ <b>Second Tranche Application Form</b> includes basic project details, to be submitted by the Applicant</li> <li>▪ <b>Evidence of amount paid out</b> (e.g. invoices and payment receipts)</li> <li>▪ <b>BCA Green Mark Letter of Award and Letter of Clearance</b></li> <li>▪ <b>Retrofit Report</b> endorsed by a third-party Qualified Professional which includes updates to the information provided in the Retrofit Proposal, if any, photographic evidence of permanent M&amp;V instrumentations installed for the relevant EIWs, Actual Energy Savings from the EIWs to establish the Actual Carbon Abated and the corresponding Actual Grant Amount.</li> <li>▪ <b>2 weeks of logged records containing the EIWs' energy consumption post-retrofit, after operations have stabilised</b></li> </ul>		
<p>If the Application is approved, BCA shall issue the LOA (which shall indicate the Maximum Grant Amount) to the Owner within 3 weeks from BCA's receipt of the complete application from the Owner.</p>		<p>If the First Tranche Application is approved, BCA shall issue its approval to the Owner within 3 weeks from BCA's receipt of the complete First Tranche Application from the Owner.</p> <p>Applicants can expect to receive the disbursement amount credited into the bank account registered with Vendors@Gov within 3 months from the approval date.</p>			<p>If the Second Tranche Application is approved, BCA shall issue its approval to the Owner within 3 weeks from BCA's receipt of the complete Second Tranche Application from the Owner.</p> <p>Applicants can expect to receive the final disbursement amount credited into the bank account registered with Vendors@Gov within 3 months from the approval date.</p>		