

MEDIA RELEASE

New BCA incentive to drive green building retrofits and practices under 3rd Green Building Masterplan

- *New **\$50 million Green Mark incentive scheme** for Existing Buildings and Premises (GMIS-EBP) will help building owners and tenants to undertake energy efficiency improvements*
- *New **Green Mark Pearl Award** to recognise buildings that have done well in terms of owner-tenant collaboration to achieve better total building performance*
- *Release of the inaugural **BCA Green Building Energy Benchmarking Report** to share top performers and their green building best practices and encourage greater energy efficiency adoption*

Singapore, 1 September 2014 – The Building and Construction Authority (BCA) today unveiled its 3rd Green Building Masterplan to accelerate Singapore’s drive to become a global leader in green buildings with special expertise in the tropics and sub-tropics. Announced at the opening ceremony of the Singapore Green Building Week 2014 at the Marina Bay Sands Expo & Convention Centre, the 3rd Green Building Masterplan will place greater emphasis on the behaviour and practices of tenants and occupants. New initiatives and a \$50 million Green Mark incentive scheme for Existing Buildings and Premises (GMIS-EBP) will be introduced to encourage and enable greater adoption by smaller players and individuals.

2. “The 3rd Green Building Masterplan maps out a holistic strategy for the next five to 10 years to accelerate the ‘greening’ of existing buildings and bring us closer to achieving our target of 80 percent green buildings by 2030. Beyond focusing on the building infrastructure, we also want to get building owners, facility managers, tenants and occupants to play a bigger role in the green building movement. Achieving a green, sustainable built environment is a collaborative effort that requires commitment across the value chain, from policy makers, to developers, right down to the end-users. As such, there will be a greater emphasis on engaging and enabling stakeholder communities so that we can champion change together,” said Dr John Keung, Chief Executive Officer, BCA.

3. Over the past nine years, BCA has steadily introduced a comprehensive suite of policy levers and initiatives to promote building energy efficiency and encourage the adoption of green building practices. Through the efforts of its first two Green Building Masterplans, BCA has successfully grown the number of green buildings in Singapore from just 17 in 2005 to more than 2,100 today. This is the equivalent of about 62 million square metres or more than 25 percent of Singapore's total gross floor area (GFA).

The 3rd Green Masterplan: Towards More Occupant-Centric Engagement

4. Under the first two Green Building Masterplans, initiatives such as the Green Mark scheme and legislation for minimum environmental sustainability standards for buildings were largely focused on the hardware of the built environment. However, besides improving the energy efficiency of buildings, it is important to address how building occupants carry out their daily activities and operations within the buildings' premises as well.

5. Developed based on inputs from an international panel and built environment experts on sustainability, the 3rd Green Building Masterplan will address this crucial aspect on occupants' behaviour. It identifies three strategic areas of focus: Continued Leadership, Wider Collaboration and Engagement and Proven Sustainability Performance, to further advance Singapore's journey towards becoming a global leader in green buildings. A suite of recommendations have been tabled under these three pillars, with several initiatives being launched today as part of the International Green Building Conference (IGBC) 2014.

LEAD: Public Sector taking Stronger Lead

6. The Government has been leading the Green Mark movement by driving and strengthening sustainability efforts within public sector buildings. A "Public Sector taking the Lead in Environmental Sustainability" framework (PSTLES) guides the adoption of resource efficiency measures, covering energy efficiency, water efficiency and recycling, within the public sector. Under the 3rd Green Building Masterplan, new initiatives for the public sector will be rolled out to:

- i) Require existing public sector buildings with more than 5,000m² gross floor area to achieve Green Mark certification
- ii) Require office spaces to be leased from a building of high Green Mark rating upon lease renewal

- iii) Certify public sector offices under the Green Mark for Office Interior scheme at the next lease or retrofit
- iv) Adopt green procurement approach by holding government events and functions in Green Mark certified venues
- v) Promote the adoption of green leases

ENGAGE: More Incentives for Existing Buildings and Premises

7. To promote continuous improvement in building energy efficiency and encourage occupants and tenants to adopt more energy efficiency measures within their premises, a \$50 million Green Mark Incentive Scheme for Existing Buildings and Premises (GMIS-EBP) was launched today.

8. Targeted at building owners and tenants that are small and medium enterprises, the scheme aims to incentivise these stakeholders with lesser resources to commence energy efficiency improvements to their buildings and premises. The scheme will co-fund up to 50% of the retrofitting cost for energy improvements, or up to S\$3 million for building owners and up to \$20,000 for occupants and tenants.

ENGAGE: Encouraging Occupants and Tenants to Go Green

9. Buildings are complex ecosystems and both building owners and tenants need to work together in order to reap the full benefits of green buildings. Following extensive engagement with various groups and communities, BCA will be introducing a series of occupant-centric programmes to engage tenants and occupants, and kick-start change in their energy consumption habits and attitudes.

10. One of the first initiatives is the Green Mark Pearl and Pearl Prestige Awards. This new award recognises buildings that have done well in terms of total building performance such as adopting green leases, achieving certification for at least 50 percent of tenant spaces under Green Mark occupant-centric schemes for higher Green Mark rated Gold^{PLUS} or Platinum base buildings. With the introduction of this award, BCA expects to increase the GFA of green tenanted spaces and encourage the greater adoption of green leases by

landlords and tenants in setting joint sustainability targets. The inaugural award will be conferred at the BCA Awards 2015.

11. Plans are also underway to enhance the BCA Green Mark assessment criteria to include more focus on areas such as better indoor environment quality for occupant health and well-being. This will further establish the BCA Green Mark as the green building rating tool of choice in the tropics and sub-tropics.

SUSTAIN: Industry Benchmarking to Spur Action

12. Building on the 2012 landmark legislation requiring existing buildings to submit building and energy related information, the 3rd Green Building Masterplan continues to address the need to monitor and sustain energy efficient building performance. As part of the phased approach to make building energy performance and energy consumption information more readily available to a wider audience, BCA has released the inaugural BCA Building Energy Benchmarking Report (BEBR) today.

13. The report provides key findings and statistics for building owners to benchmark their building performance with the aim to spur them into improving their own building performance if it is worse off than the average of other similar building types. It includes a list of the top 10 performers of each building category that have shown outstanding results. The results in the report were drawn from data gathered from the mandatory submission of energy consumption for commercial buildings (offices, hotels, retail and mixed developments) implemented in 2013. Notably, the report showed that tenant and occupant activities within a building take up as much as 50 percent of the total electricity consumption of the buildings.

14. “As the population in Singapore increases, more focused policies and measures are needed to foster greater awareness amongst tenants and occupants. By proactively changing their energy consumption behaviour and practices, tenants and occupants can be part of the solution rather than the problem. Through the initiatives launched today under the 3rd Green Building Masterplan, we hope that more owners of existing buildings and tenants will recognise the important role they play in helping to shape a more sustainable and future-ready built environment for Singapore,” said Dr Keung.

Issued by the Building and Construction Authority on 1 September 2014.

About Building and Construction Authority (BCA) Singapore

The Building and Construction Authority (BCA) of Singapore champions the development of an excellent built environment for Singapore. BCA's mission is to shape a safe, high quality, sustainable and friendly built environment, as these are four key elements where BCA has a significant influence. In doing so, it aims to differentiate Singapore's built environment from those of other cities and contribute to a better quality of life for everyone in Singapore. Hence, its vision is to have "a future-ready built environment for Singapore". Together with its education arm, the BCA Academy of the Built Environment, BCA works closely with its industry partners to develop skills and expertise that help shape a future-ready built environment for Singapore. For more information, visit www.bca.gov.sg.

\$50mil Green Mark Incentive Scheme for Existing Buildings and Premises (GMIS-EBP)

Background

Following the fully committed \$100 million Green Mark Incentive for Existing Buildings (GMIS-EB), the Government is providing a further \$50 million fund to incentivise existing building owners and tenants over a period of 5 years, from FY14 to FY18.

This new incentive is for small & medium enterprise (SME) tenants and building owners, or building owners with at least 30% of its tenants who are SMEs.

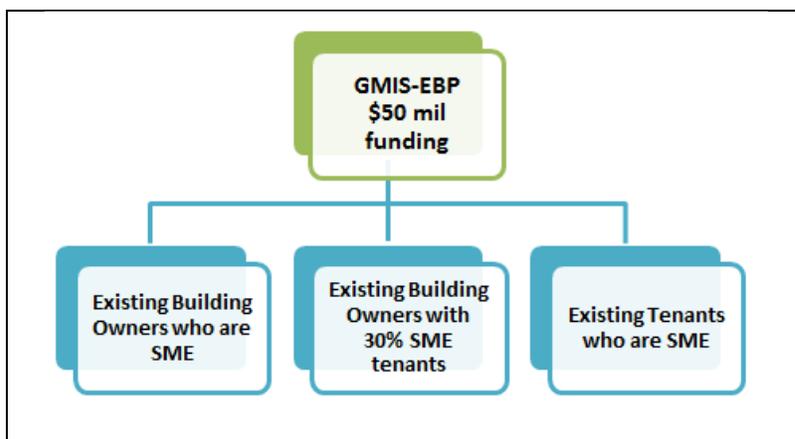
This is Government's first targeted initiative in engaging the SME building owners and tenants, to embark on environmental sustainability and improving energy efficiency standards of their buildings and premises. This incentive is also a key initiative under the 3rd Green Building Masterplan, aimed at accelerating the "greening" of existing buildings and enabling tenants and occupants to play a bigger role in Singapore's green building movement.

Objective

To encourage building owners, occupants and tenants to undertake and adopt energy efficiency improvements and measures within their buildings and premises.

Criteria for GMIS-EBP

The incentive applies to small & medium enterprise (SME) tenants and building owners, or building owners with at least 30% of its tenants who are SMEs. For the latter, building owners will be required to engage their SME tenants in an active manner to reduce energy consumption of tenanted premises and or obtain Green Mark certification for the tenanted premises.



The scheme will co-fund up to 50% of the retrofitting cost for energy improvements, or up to S\$3 million for building owners and up to \$20,000 for occupants and tenants.

Building Owners

Primary Criteria	Qualifying Criteria	Co-funding rate/Amount
Large-sized Buildings	<ul style="list-style-type: none"> Minimum Green Mark Gold Rating Air-con system efficiency: 0.7 kW/RT or better 	Co-fund up to 50%, or up to S\$3 million
Medium-sized Buildings	<ul style="list-style-type: none"> Minimum Green Mark Gold Rating Air-con system efficiency: 0.9 kW/RT or better GFA not more than 8,000 sqm Minimum 10% energy savings for Total Building Energy Consumption 	Co-fund up to 50%, or up to S\$700,000

Tenants

Types of Tenants	Qualifying Criteria	Co-funding rate/Amount
Office Interior	<ul style="list-style-type: none"> Minimum Green Mark Certified Rating Lighting power budget: 10W/m² or better 	Co-fund up to 50%, or up to \$20,000
Other types of tenants (Retail, Restaurant & Supermarket)	<ul style="list-style-type: none"> Minimum Green Mark Certified Rating Compulsory items to be installed: <ol style="list-style-type: none"> Energy-efficient light fittings Sub-metering 	Co-fund up to 50%, or up to \$15,000

About the \$100 million Green Mark Incentive Scheme for Existing Buildings (GMIS-EB)

The \$100 million Green Mark Incentive Scheme for Existing Buildings (GMIS-EB) scheme was first launched on 29 April 2009 to encourage developers and/or building owners to adopt energy efficient retrofitting design, technologies and practices in their existing building to achieve a significant improvement in the building energy efficiency.

To date, we have received a total of 85 upgrading & retrofitting applications and 51 health check applications (100% of the upgrading and retrofitting component fully committed and about 30% of the Health Check component committed) as of Aug 2014.

BCA Green Mark Pearl Award 2015

The Award

The **BCA Green Mark Pearl Award** is launched in September 2014. The new prestigious Award recognises the strong commitment of developers, building owners, landlords and tenants of the same project/building working in tandem to achieve greater environmental sustainability for their project/building. The Award is given to developers, building owners and landlords who have a substantial number of tenants who are Green Mark certified under the Green Mark occupant-centric schemes within a base building which is Green Mark Gold^{Plus} or higher.

The Award aims to:

- a) Emphasise the importance of total building performance of the building/ project
- b) Accord recognition to developers, building owners and landlords who have made an effort and taken active steps to work with their tenants to shape their behaviour and operational practices
- c) Encourage developers and building owners to ensure that their green building is operating and performing as designed, both from the outside (i.e. common areas and building services within the developer/ building owner/ landlord's control) and inside (i.e. tenanted spaces)
- d) Recognise developers, building owners and landlords who demonstrate thought leadership

Category of Awards

There will be two tiers of the Award – **Green Mark Pearl Award** and **Green Mark Pearl Prestige Award**.

The Awards will be given out for the following three building types:

- i) Commercial offices
- ii) Retail malls
- iii) Business park developments

For mixed developments, applicants can choose to split up the application for the award based on each component as long as they meet the eligibility criteria. The award category of the projects shall be based on the predominant use of the building.

Eligibility Criteria

To be considered for the Award, nominated projects/buildings must meet the following eligibility criteria:

- i) Local projects/buildings must have been completed and have obtained the Certificate of Statutory Completion (CSC) or a Temporary Occupation Permit (TOP) before 31 Dec 2014
- ii) **Base building** project has been awarded the **Green Mark Gold^{Plus} or Platinum** rating and the GM certificate is still valid as at the point of application

- iii) **Minimum Gross Floor Area (GFA)** for the project/ building to be **10,000 m²**
- iv) **Minimum percentage of tenanted spaces** based on Net Lettable Area (NLA) within the project/building have been **certified** under any of the five **Green Mark occupant-centric schemes** below. These tenanted spaces must have received the Letter of Award under any of the five Green Mark Occupant-Centric scheme by **28 Feb 2015**.
- Green Mark for Office Interior
 - Green Mark for Supermarkets
 - Green Mark for Retail
 - Green Mark for Restaurants
 - Green Mark for Data Centres
- v) The Awards tiers shall be presented based on **Tables 1 & 2**.

Table 1: BCA Green Mark Pearl Award criteria	
<u>Pre-requisite</u> : Minimum 3 tenants certified under GM Occupant-Centric Schemes	
Minimum percentage of tenanted floor space certified under Green Mark Occupant-Centric Schemes (%)	Details
50% NLA	Minimum 50% NLA of any Green Mark rating

Table 2: BCA Green Mark Pearl Prestige Award criteria	
<u>Pre-requisite</u> : Minimum 5 tenants certified under Green Mark Occupant-Centric Schemes	
Minimum percentage of tenanted floor space certified under Green Mark Occupant-Centric Schemes (%)	Details
70% NLA	Minimum 20% NLA awarded Green Mark Gold ^{Plus} or Platinum rating

***Note:** Areas occupied by developer/building owner/landlord's offices can be counted as part of the NLA if they have achieved GM certification, up to a cap of 20% NLA.*

- vi) Minimum of 5 tenants (excluding the developer/ building owner/ landlord's office) within the project/ building, with at least 3 of the tenants Green Mark certified under the Green Mark Occupant-Centric schemes.
- vii) Developer/building owner/landlord to incorporate Green Lease as part of the tenancy agreements

Assessment Criteria

Projects/buildings submitted for nomination will be assessed by an Assessment Panel appointed by BCA.

The projects will be assessed based on the following criteria:

- a) Satisfies all the eligibility criteria for the Award
- b) Past and on-going efforts taken by the developers/building owners/landlords to shape tenants' behaviour and operational practices e.g. green procurement, dissemination of tenant fit-out guides, sustainable management and operation, etc.
- c) Extent of incorporation of Green Lease in tenancy agreements
- d) Commitment by tenants to incorporate green practices as part of their internal fit-out and operations