Building and Construction Authority

MEDIA FACTSHEET

ENHANCEMENTS TO THE GREEN MARK INCENTIVE SCHEME – EXISTING BUILDING 2.0 (GMIS-EB 2.0)

About the scheme

1 The Green Mark Incentive Scheme for Existing Buildings 2.0 (GMIS-EB 2.0) was launched on 30 June 2022 as a key initiative under the Singapore Green Building Masterplan to accelerate the decarbonisation of existing buildings. The scheme supports building owners by defraying the upfront capital costs of energy efficiency (EE) retrofits and improving the financial returns from their investments.

2 The current grant support is tied to the carbon abatement achieved through Energy Improvement Works and the BCA Green Mark certification level attained. Energy Improvement Works include upgrades to building systems and equipment that reduce energy consumption, such as chiller plant upgrades and improvements to lighting systems.

Why enhance the scheme

3 BCA's review and industry feedback of the scheme showed that building owners' retrofit plans are mainly driven by cost, asset enhancement cycles and operational needs. GMIS-EB 2.0 will therefore be enhanced to: (1) broaden access to funding for targeted EE upgrades, while maintaining the same high energy efficiency standards; (2) provide greater funding support; and (3) extend the application period.

Enhancement 1: Broader access for building owners to undertake targeted EE upgrades

4 BCA will introduce a new pathway for targeted system upgrades, alongside the existing whole-building pathway. Both pathways will maintain high energy-efficiency standards:

- **Pathway A[1] (new) – Targeted system upgrades:** Building owners can apply for funding to upgrade specific building systems, such as air-handling and fan coil units, lighting, lifts or ventilation. These upgrades are assessed on the system alone, so the building does not need a BCA Green Mark certification. This enables participation from buildings with higher carbon abatement potential. The upgraded systems must meet a minimum energy efficient standard of EE_{55}.
- **Pathway B – Building-level improvements:** This retains the current scheme's approach. The whole building's energy performance is assessed, and the building must have either a BCA Green Mark certification or Energy Rating. Funding support is available for building owners who carry out the energy efficiency retrofits and achieve certification.

Enhancement 2: Enhanced Funding Support for Building Decarbonisation

5 Funding support for EE retrofits will be increased, with higher funding factors provided for projects that attain higher levels of energy performance (Table 1).

Table 1: Revised Funding Factors and Corresponding Funding Caps

	Eligibility / Certification Level[2]	**Funding Factor ($/tCO$_2$e)**	**Funding Cap** Up to 50% of qualifying cost
Pathway A[3]	EE_{55} for proposed systems	$80	$800,000
Pathway B	Certified EE_{55}	$90	$900,000
	Certified SLE_{60}	$130	$1,300,000
	Certified ZE	$150	$1,500,000

[1] A minimum qualifying cost of $30,000 for Pathway A to ensure that targeted system upgrades are of sufficient scale to deliver meaningful carbon reduction.

[2] "Certified" refers to BCA Green Mark certification or the BCA Energy Rating

[3] Funding under Pathway A is based on the energy efficiency of the upgraded systems, while Pathway B recognises whole-building performance and certification.

6 The scope of GMIS-EB 2.0 will also be expanded to provide additional support for selected decarbonisation measures (Table 2).

Table 2: Additional Funding for Selected Decarbonisation Measures

Selected Decarbonisation Measures	**Additional Funding Provision**
Structural roof strengthening works necessary for solar PV deployment	50% of qualifying cost, capped at $200,000.
Alternative Cooling Technologies	50% of qualifying cost, capped at $200,000.
Tenant Energy Management Partnership Programme	10% of the approved grant for EE retrofit works, for implementing one or more of the following measures: (i) Green lease agreements with energy-performance provisions (ii) Energy monitoring and benchmarking for tenant spaces (iii) Tenant energy-savings rebate programmes 10% of tenant entities must be covered, with a minimum of 5 and a maximum of 20 participating tenants.

<u>Enhancement 3: Extended scheme validity</u>

7 The application period for GMIS-EB 2.0 will be extended by three years, from 31 March 2027 to 31 March 2030 (or until funding is fully committed, whichever is earlier), with disbursements to be completed by 31 March 2031. This encourages broader participation and gives building owners more time to align their energy efficiency retrofits with their asset enhancement cycles.

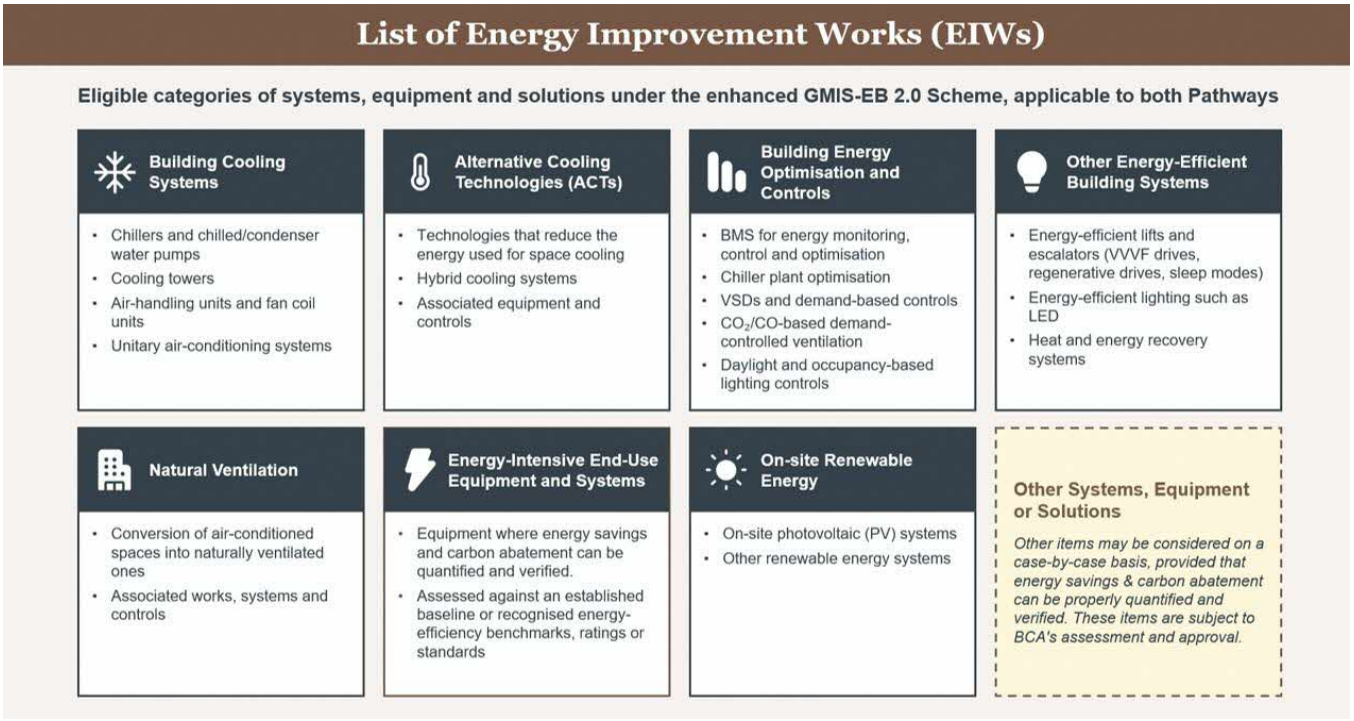
Who can apply

8 GMIS-EB 2.0 is open to owners of privately-owned existing buildings in Singapore with a Gross Floor Area (GFA) of **at least 5,000 m²**. Eligible building types include commercial and institutional developments (such as hotels, offices, retail

buildings, healthcare facilities and community institutions), specified light industrial buildings[4] and residential buildings[5].

9 Privately-owned buildings that are fully or partially funded by the Government are not eligible for the scheme.

10 The following types of Energy Improvement Works are eligible:



How to apply

11 Interested building owners may visit the GMIS-EB 2.0 website for more information on the enhanced GMIS-EB 2.0, including the eligibility criteria, funding support and application requirements.

[4] 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. Energy savings from manufacturing, industrial and commercial processes shall be excluded from the energy savings calculation.

[5] Only energy savings from common areas and services are eligible.

12 Eligible building owners may submit their applications online, together with the required supporting documents. Applicants are encouraged to review the scheme guidelines and eligibility requirements before submitting their application.