

MEDIA RELEASE

Next Phase of Research and Innovation Funding Initiatives, Refreshed Green Mark and New Accreditation Scheme Drive Singapore's Built Environment Forward

- *\$112 million committed to research and innovation for the Built Environment to improve productivity of construction, maintenance and demolition processes, expand capabilities in modelling building lifespan and improving maintenance reliability, and strengthen push towards embodied carbon reduction and energy efficiency*
- *Refreshed BCA Green Mark Version 7 makes green building certification more performance based and strengthens alignment with international standards, while accelerating Singapore's built environment decarbonisation goals*
- *Site Supervision Firm Accreditation Scheme introduced to support consistent and quality technology-enabled site supervision*

Singapore, 2 September 2026 – At the International Built Environment Week (IBEW) 2026 opening ceremony, Minister for National Development Mr Chee Hong Tat announced the next phase of research and innovation funding to accelerate the built environment sector's transformation. He also introduced strengthened industry standards to raise the bar for sustainability and quality.

Next Phase of Funding Initiatives under Research, Innovation & Enterprise (RIE) 2030

2 Keeping Singapore liveable and resilient over the long term requires sustained investment in research and innovation (R&I) that will shape how Singapore builds, maintains and renews its built environment. As such, the Cities of Tomorrow (CoT) R&D Programme¹ and Built Environment

¹ The Cities of Tomorrow (CoT) R&D programme is a multi-agency effort led by MND that seeks to sustain Singapore's success in the decades ahead by leveraging on Research and Innovation (R&I). It is supported under the NRF's Research, Innovation & Enterprise (RIE) efforts.

Technology Alliance (BETA) Catalyst Programme² have secured an additional \$112 million in Funding Initiatives (FIs) for the next five years to drive the next bound of R&I in four key areas to align with Singapore's latest priorities.

- i. Advancing productive and safe demolition techniques to support urban rejuvenation needs while improving productivity and minimising disamenities in built-up areas
- ii. Expanding capabilities in modelling building lifespan, improving building maintenance reliability and timeliness of repairs
- iii. Strengthening focus on embodied carbon reduction and energy efficiency towards achieving net zero carbon emissions in the built environment by 2050
- iv. Catalysing the translation of R&I outcomes into industry adoption through the Built Environment Technology Alliance (BETA) Catalyst Programme

3 This investment is in tandem with growing industry momentum and confidence. More private sector players are investing in R&I across successive RIE tranches, such as by co-developing innovations, participating in pilot trials, or adopting promising solutions in their projects. The four FIs aim to deepen this collaboration further by bringing together BE firms, researchers and Institutes of Higher Learning (IHLs) to translate promising research into practical solutions that address real-world challenges which can be adopted by industry.

4 The first grant call for the CoT R&D Programme is expected to be launched in October 2026, with topics aligned with the R&I priorities announced. More details will be shared closer to the launch.

A Refreshed BCA Green Mark Version 7 to Accelerate Decarbonisation and Foster a Greener Built Environment

² The Built Environment Technology Alliance (BETA) Catalyst Programme is an ongoing initiative to transform Singapore's built environment sector, and builds industry capabilities by encouraging stakeholders to share strengths and resources.

5 The BCA Green Mark Version 7 (GM v7) is the latest refresh of Singapore's green building certification scheme. The refresh will accelerate decarbonisation of the built environment in support of Singapore's broader climate commitments under the Singapore Green Plan 2030.

6 The GM v7 refresh is anchored on three key objectives:

- i. Advance the greening of Singapore's building stock
- ii. Mainstream Super Low Energy buildings
- iii. Respond to industry feedback to make sustainability more practical and achievable

7 To meet these objectives, GM v7 will introduce the following enhancements:

A New Energy Rating to Advance the Greening of Singapore's Building Stock

8 The new Energy Rating is part of the GM v7 certification scheme and focuses solely on a building's energy performance. It provides an alternative certification pathway for building owners to invest in energy efficiency improvements with a clear return on investment, an approach that has been successfully adopted in other international green building frameworks. The Energy Rating will enable more buildings to enter the green building ecosystem and further drive decarbonisation.

9 Under the Energy Rating, BCA will introduce the SLE70 – a new Super Low Energy tier that is achieved by delivering over 70% energy savings against its building typology's 2005 baseline. This challenges Singapore's most progressive developers to demonstrate leadership and strive towards the national target of 80% energy efficiency improvement.

10 Alternative Cooling Technologies (ACTs) including hybrid cooling, active chilled beams, and passive displacement cooling can achieve up to 50% energy savings compared to conventional air-conditioning systems. To further support the industry to mainstream such technologies, ACTs will now be recognised under GM v7.

11 Together, the new Energy Rating and inclusion of ACTs can spur industry-wide adoption of such green technologies, accelerating the mainstreaming of the Super Low Energy standard across the industry and directly supporting Singapore's decarbonisation efforts.

Collaborative Development with Industry Consultation

12 GM v7 was developed in close collaboration with industry stakeholders. It incorporates feedback from consultation sessions with over 150 organisations and 280 professionals across the built environment value chain. The result is a certification that balances sustainability ambition with practical, cost-effective implementation.

13 Additional enhancements in GM v7 include:

- More efficient recertification processes – Building owners with large portfolios of similar properties can recertify multiple buildings concurrently, reducing time and administrative effort. Buildings that demonstrate sustained energy performance will also benefit from an extended certification validity of up to five years, up from the current three.
- Increased competitiveness and access to green financing – GM v7 is further aligned with globally recognised Environmental, Social and Governance (ESG) reporting frameworks and international sustainability standards, reflecting the core themes that investors and sustainability reporting requirements increasingly use to evaluate real estate assets. Building owners can therefore demonstrate their sustainability performance in terms that resonate directly with the market, unlocking green financing opportunities and strengthening their competitiveness in a sustainability-conscious global economy.

New Accreditation Scheme for Site Supervision Firms

14 As Singapore's built environment advances with increasingly complex projects, built environment firms must build up a broad range of technical competencies to meet supervision

demands. To address this, from 2028, large-scale structural works projects valued above \$75 million will be required to appoint BCA-licensed firms to carry out site supervision services.

15 Additionally, there is increasing adoption of remote site supervision (RSS) across the sector. This enables firms to supervise multiple project sites virtually by leveraging digital tools and technologies such as data platforms, smart glasses and live streaming devices, while maintaining rigorous governance and standardised operating procedures. Engaging BCA-licensed firms for supervision will ensure that projects benefit from the necessary firm-level resources, expertise, and the latest technological developments to meet evolving demands and deliver safer, higher-quality infrastructure for Singaporeans.

16 To give developers and builders greater confidence in the firms they appoint, the Singapore Accreditation Council (SAC) has launched the Site Supervision Firm (SSF) Accreditation Scheme. Firms must first be accredited under this scheme before they can be licensed by BCA to provide the mandatory site supervision services for large-scale structural works projects.

17 To be accredited, firms must meet stringent requirements for competence, impartiality and consistent operations for inspection bodies in accordance with ISO/IEC 17020. They must also demonstrate the necessary technical expertise, staffing and professional experience, and have structured training programmes in place³.

18 The SSF Accreditation Scheme will strengthen safety and quality, while building industry capacity and knowledge retention. It will also give developers and builders better confidence of the service they are buying. Developers and builders are encouraged to engage accredited site supervision firms before the new requirements take effect in 2028.

³ Please refer to Annex C for more details on accreditation requirements

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Factsheets

ANNEX A – NEXT PHASE OF FUNDING INITIATIVES UNDER RESEARCH, INNOVATION & ENTERPRISE (RIE) 2030

ANNEX B – A REFRESHED BCA GREEN MARK VERSION 7 TO ACCELERATE DECARBONISATION AND FOSTER A GREENER BUILT ENVIRONMENT

ANNEX C – NEW ACCREDITATION SCHEME FOR SITE SUPERVISION FIRMS

About Building and Construction Authority (BCA)

The Building and Construction Authority (BCA) champions a safe, sustainable, and liveable built environment for Singapore. As a leader in the sector, BCA is dedicated to driving industry transformation and setting rigorous standards in building safety, quality, and environmental sustainability. By advancing innovation, digitalisation, and the development of a skilled workforce, BCA fosters a dynamic industry that is ready to meet the evolving needs of the nation and build a resilient and progressive built environment for all. For more information, visit www.bca.gov.sg

About Singapore Accreditation Council

The Singapore Accreditation Council (SAC) is Singapore's national accreditation body. Managed by Enterprise Singapore, SAC maintains the integrity and impartiality of conformity assessment practices. The Council builds global trust in Singapore's products and services by strengthening our country's technical infrastructure for conformity assessments, as well as forging Mutual Recognition Arrangements (MRAs) with our economic partners. SAC is represented by various interested parties from the industry, government, academia and Conformity Assessment Bodies (CABs).

Visit www.sac-accreditation.gov.sg for more information.

