

BCA Green Mark Assessment Fees For Building Projects in Singapore

(All Fees are inclusive of GST unless otherwise stated)

Effective on 1st Jan 2024 (updated on 1st Apr 2026)

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)] <i>(9% GST is to be added to the final fee computation)</i>

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 ¹
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

Note:

1) 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.

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	Healthcare Facilities 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.