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Environmental Sustainability Group

26 November 2026

See Distribution List

Dear Sir/Madam

ENHANCEMENTS TO THE GREEN MARK INCENTIVE SCHEME FOR EXISTING BUILDINGS 2.0 (GMIS-EB 2.0)

Objective

This circular informs the industry of the enhancements to the Green Mark Incentive Scheme for Existing Buildings 2.0 ("GMIS-EB 2.0" or the "Scheme"), which take effect from 26 November 2026. It should be read together with the earlier circular on GMIS-EB 2.0 (Circular No. BCA/GMIS-EB 2.0/2022-06-ES).

Background

2. The $63-million Scheme was launched on 30 June 2022 as part of the Singapore Green Building Masterplan (SGBMP). The Scheme supports building owners in undertaking energy efficiency (EE) retrofits and improving the energy performance of existing buildings and helps set the pace in greening 80% of our buildings (by gross floor area) by 2030. Grant support is outcome-based and is determined by the Green Mark (GM) certification level and the carbon abatement achieved through Energy Improvement Works (EIWs).

3. Industry feedback and a review of the Scheme showed that building owners' retrofit plans are driven mainly by cost, asset enhancement cycles and operational needs. To better support building owners in their decarbonisation journey, the Scheme has therefore been enhanced in three key areas, as described below.

Details of the Enhancements

Enhancement 1 – Two pathways to participate

4. BCA has introduced a new pathway ("Pathway A") alongside the existing pathway ("Pathway B") to better accommodate building owners with varying levels of readiness to undertake EE retrofits. The two pathways are as follows:

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a. **Pathway A – targeted system upgrades.** The Scheme will support building owners who undertake targeted system upgrades that meet the EE_{55} standard[1] for the specific system proposed, without needing to attain GM certification.

b. **Pathway B – building-level improvement.** The Scheme continues its holistic approach, where building energy performance is assessed across major building systems[2]. Building owners may attain either GM certification or the BCA Energy Rating[3], both of which are based on the same EE standard. The BCA Energy Rating focuses on energy performance, without requiring compliance with the broader sustainability requirements of full GM certification.

5. Examples of eligible works that can be supported under both pathways are provided in Annex A at Table 1.

<u>Enhancement 2 – Enhanced Funding Support</u>

6. Grant support for EE retrofits has been increased, with funding factors ranging from $80 to $150 per tonne of carbon dioxide equivalent (tCO_2e) abated, depending on the pathway and GM certification level. The grant quantum continues to be based on the actual carbon abatement achieved through the EIWs carried out and the applicable funding factor, subject to the funding cap or 50% of the actual qualifying cost, whichever is lower. The funding factors and caps are set out in Annex A at Table 2.

7. The Scheme has also been expanded to cover broader decarbonisation efforts. Additional funding, on top of the grant support for EE retrofits, will be provided to encourage the adoption of the following decarbonisation measures: (a) Structural Roof Strengthening Works for Solar PV deployment; (b) Alternative Cooling Technologies; and (c) Tenant Energy Management Programme. The additional funding requirements and details are set out in Annex A at Table 3.

[1] For the purposes of Pathway A, the "EE_{55} standard" for the specific system proposed means the EE_{55} standard prescribed under the BCA Energy Rating, applied solely to that specific system.

[2] Under Pathway B, building owners are not required to retrofit systems that already meet the EE standard stipulated under the GM certification or BCA Energy Rating requirements. However, the grant support will only be provided based on the carbon abatement from the EIWs carried out and the funding factor applicable to the respective certification level.

[3] The BCA Energy Rating is a new energy-performance certification introduced under BCA Green Mark Version 7 (GM v7.0), which was launched on 2 September 2026.

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Enhancement 3 – Extended Scheme Validity Period

8. The application period for the Scheme has been extended from 31 March 2027 to 31 March 2030, or until the grant has been fully committed, whichever is earlier. This gives building owners more time to align their retrofits with their asset enhancement cycles. The disbursement period will end by 31 March 2031.

Effective Date and Applicability

9. The enhancements take effect from 26 November 2026 (the "effective date"). They apply to applications submitted on or after the effective date, under the Terms and Conditions (Version 4). Applications submitted before the effective date, and projects already approved, will continue to be governed by the Terms and Conditions issued to them, including the timelines that apply.

Who can apply

10. The Scheme remains open to owners of privately-owned existing buildings with a Gross Floor Area (GFA) of at least 5,000 m^2. The eligible building types are:

a. Commercial and institutional developments (e.g. office buildings, hotels, retail buildings, healthcare facilities, community institutions);
b. Light industrial buildings[4]; and
c. Residential buildings[5]

11. The Scheme does not apply to EIWs that have commenced before the owner receives the Letter of Acceptance from BCA.

How to apply

12. Owners interested in participating in the Scheme may apply using the online Application Form, together with the required supporting documents and information. To ensure that the application is complete for evaluation, please refer to the GMIS-EB 2.0 webpage for details of the application documents, including the Terms and Conditions (Version 4) and the Retrofit Proposal Template.

[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.
[5] For residential buildings, only energy savings from Energy Improvement Works in relation to the common areas and common services of the Development shall be included in the energy savings calculation.

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Industry briefing

13. An industry briefing will be conducted on Friday, 22 January 2027 to share more details on the enhancements and the application process for the Scheme. Interested parties are invited to register via the registration form. Further details on the briefing will be shared with registered participants.

For Clarification

14. We would appreciate it if you could share this circular with members of your organisation. Should there be any clarification, you may submit your enquiries via our online feedback form at https://go.gov.sg/bca-feedback-form or email us at BCA_GMISEB_Admin@bca.gov.sg.

Thank you.

Yours faithfully

ANG KIAN SENG (MR)
GROUP DIRECTOR
ENVIRONMENTAL SUSTAINABILITY GROUP
BUILDING AND CONSTRUCTION AUTHORITY

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Annex A

Table 1 – Examples of Energy Improvement Works (EIWs)

Examples of Energy Improvement Works (EIWs)

Eligible categories of systems, equipment and solutions applicable to both Pathways

Building Cooling Systems
- Chillers and chilled/condenser water pumps
- Cooling towers
- Air-handling units and fan coil units
- Unitary air-conditioning systems

Alternative Cooling Technologies (ACTs)
- Technologies that reduce the energy used for space cooling
- Hybrid cooling systems
- Associated equipment and controls

Building Energy Optimisation and Controls
- BMS for energy monitoring, control and optimisation
- Chiller plant optimisation
- VSDs and demand-based controls
- CO_2/CO-based demand-controlled ventilation
- Daylight and occupancy-based lighting controls

Other Energy-Efficient Building Systems
- Energy-efficient lifts and escalators (VVVF drives, regenerative drives, sleep modes)
- Energy-efficient lighting such as LED
- Heat and energy recovery systems

Natural Ventilation
- Conversion of air-conditioned spaces into naturally ventilated ones
- Associated works, systems and controls

Energy-Intensive End-Use Equipment and Systems
- Equipment where energy savings and carbon abatement can be quantified and verified.
- Assessed against an established baseline or recognised energy-efficiency benchmarks, ratings or standards

On-site Renewable Energy
- On-site photovoltaic (PV) systems
- Other renewable energy systems

Other Systems, Equipment or Solutions

Other items may be considered on a case-by-case basis, provided that energy savings & carbon abatement can be properly quantified and verified. These items are subject to BCA's assessment and approval.

Table 2: Funding for Energy Efficiency (EE) Retrofits

Funding for Energy Efficiency (EE) Retrofits

Funding factors, qualifying criteria and grant caps for Energy Efficiency (EE) Retrofits

	Eligibility	(a) Qualifying Criterion	(b) Funding Factor	(c) Funding Cap
Pathway A	Green Mark Rating or BCA Energy Rating is not required.	EE_{55} standard for specific system proposed	**$80/tCO$_2$e**	$800,000 or up to 50% of Actual Qualifying Costs, whichever is lower
Pathway B	Green Mark Rating or BCA Energy Rating is required. The Development has attained, has applied for, or will apply for, a Green Mark Rating or BCA Energy Rating, and must obtain the said rating before the Actual Grant Amount is disbursed.	Certified EE_{55} standard	**$90/tCO$_2$e**	$900,000 or up to 50% of Actual Qualifying Costs, whichever is lower
		Certified SLE_{60} or above	**$130/tCO$_2$e**	$1,300,000 or up to 50% of Actual Qualifying Costs, whichever is lower
		Certified ZE	**$150/tCO$_2$e**	$1,500,000 or up to 50% of Actual Qualifying Costs, whichever is lower

Note: For the purposes of Pathway A, the "EE_{55} standard" for the specific system proposed means the EE_{55} standard prescribed under the BCA Energy Rating, applied solely to that specific system and not to the Development as a whole. Where no such standard has been prescribed for the specific system proposed, the applicable standard shall be such equivalent standard as BCA may determine in its sole discretion.

Grant Support = Actual carbon abated × Funding factor x Useful lifespan (15 years), capped at 50% of qualifying costs and the grant cap.

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Table 3: Additional Funding and Requirements for Decarbonisation Measures

Additional Funding and Requirements for Decarbonisation Measures

Decarbonisation measure	ADDITIONAL FUNDING	REQUIREMENTS
Roof strengthening for PV installation	**50%** of Qualifying Costs of structural roof strengthening works necessary for PV installation **Funding cap:** $200,000	(a) Certified by a Professional Engineer as necessary for the PV installation (b) PV system is part of the Approved EIWs (c) Evidence of Qualifying Costs incurred is submitted
Alternative cooling technologies (ACTs)	**50%** of Qualifying Costs for the implementation of ACTs **Funding cap:** $200,000	(a) ACTs can be part of the Approved EIWs in the Retrofit Proposal (b) Evidence of Qualifying Costs incurred is submitted
Tenant energy management programme	**+10%** of Grant Amount for EE Retrofit when one or more key measures are implemented: • Green lease agreements with energy performance clauses • Real-time energy monitoring for tenant spaces • Tenant energy savings rebate programmes **Funding cap:** No separate cap; subject to the EE Retrofit funding cap	(a) Owner implements at least one key measure for at least 10% of tenant entities (min. 5, max. 20) (b) Evidence of implementation is submitted with the Grant Amount Application

Note 1: ACTs are funded by carbon abated under Part A (EE Retrofit funding), and by Qualifying Costs for the additional funding requirement.
Note 2: For the tenant energy management programme, if there are fewer than 5 tenant entities in the Development, the requirement applies to all tenant entities.

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