Green Mark Incentive Schemes
For
New construction

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Green Mark incentive schemes
Enhanced GMIS (Effective May 2008)

Table 1 – Enhanced Green Mark Incentive

Green Mark Rating (1)	Green Mark Incentive (for developers/building owners)		Green Mark Incentive (for architects and M&E engineers)		Minimum Energy Savings (4)
	Rate (per 1,000 m^2)	Cap	Rate (per 1,000 m^2)	Cap	
Gold	$3,000 for new GFA (2) & $1,200 for existing GFA (3)	$300,000 or 0.2% of construction/ retrofitting cost, whichever is lower	$500 (each)	$50,000 (each)	-
Gold PLUS	$5,000 for new GFA (2) & $2,000 for existing GFA (3)	$2,500,000 or 0.33% of construction/ retrofitting cost, whichever is lower	$800 (each)	$80,000 (each)	25%
Platinum	$6,000 for new GFA (2) & $2,400 for existing GFA (3)	$3,000,000 or 0.4% of construction/ retrofitting cost, whichever is lower	$1,000 (each)	$100,000 (each)	30%

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Green Mark incentive schemes
GFA bonus (Effective 29Apr2009)

Green Mark Rating	GM GFA Incentive Scheme
Platinum	Up to 2% additional GFA beyond Master Plan GPR (subject to cap of 5,000sqm)
Goldplus	Up to 1% additional GFA beyond Master Plan GPR (subject to cap of 2,500sqm)

Residential	Non-landed, Mixed commercial & residential development and others (approved case-by-case)
Non-Residential	Commercial, office, retail, business parks, industrial, institutional, community building, hotel, hospital, white site development and others (approved case-by-case)

The GM GFA Incentive Scheme will apply to all new private[1] developments, redevelopments and reconstruction developments[2] submitted on or after the effective date. Developments which have obtained planning approval but have not commenced construction of the superstructure works on site may also be considered for the GM GFA Incentive Scheme. For such cases, the applicant should obtain BCA's endorsement for the GM proposal before making an amendment or fresh submission to URA to include the additional GFA.

Applicants who take up the GM GFA Incentive Scheme **will not** be eligible for the Green Mark Incentive Scheme (GMIS)[6].

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GFA Incentive
Verification of GM rating

Payable Amount For Not Attaining The Stipulated Higher GM Rating Before TOP (Deductible From The Security Deposit)

Should the developer fail to achieve the targeted GM rating before TOP, the developer shall pay a said amount of the Equivalent Market Value (EMV) of the additional GM GFA granted according to table below. The amount will be deducted from the security deposit. In any event that the amount to be deducted exceeds the amount of the security deposit or the available balance, the applicant shall pay to BCA the shortfall thereof on demand.

Targeted / Attained	Platinum	Goldplus
Goldplus	50% of EMV	-
Gold or below	100% of EMV	100% of EMV

Equivalent market value (EMV) of additional GFA is calculated as:

EMV of additional GFA = Land Value ($/sqm) x Full quantum of allowable GM GFA (sqm)

where
Land Value [V] = Development Charge (DC) or Differential Premium (DP) Rate* / 0.7

Security Deposit to be raised is **50%** of EMV

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Green Mark Incentive Schemes For Existing Building

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GMIS for existing building

Table 1: Green Mark Incentive for Existing Buildings

Qualifying Criteria [1]	Green Mark Incentive (for Developers/Building Owners)	
	Rate [2]	Cap
GM Certified with 20% Energy Savings[3] Or GM Gold (with 15% Energy Savings)	20% Co funding	$150,000
GM Gold with 32.5% energy savings Or GM Gold^{PLUS} (with 30% Energy Savings)	30% Co funding	$500,000
GM Gold^{PLUS} with 37.5% Energy Savings Or GM Platinum (with 35% energy savings)	35% Co funding	$1,500,000

It is an existing non-residential development with gross floor area of 2,000 square metres and above that is centrally air-conditioned. The GMIS-EB is targeted mainly at energy intensive buildings such as shopping malls, hotels, office buildings, hospitals, and other centrally air-conditioned buildings.

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