

BCA Green Mark Base Assessment Fees for Overseas Building Projects

(The fees shown are without taxes or duties. Goods and Services Tax is not applicable for overseas Green Mark charges below. Such fees shown below exclude any travel expenses by the assessors if there is any need to travel, which is to be decided at the sole discretion of BCA International Pte Ltd when issuing the Letter of Offer. Fees are indicated in Singapore dollars. Refer to FAQ for more details.)

A. Assessment Fee – Green Mark (GM) International (New Building)

Size	Building Category (Refer to Annex A for details)				(New Building) Assessment Fee for GM International Full Certification
	Offices / Hotel / Industrial (GFA in m ²)	Institutional & Others (GFA in m ²)	Retail Malls (GFA in m ²)	Residential (No. of units)	
New Building (New application)					
Small	< 17,500	<50,000	26,500	<100	\$ 23,009
Medium	17,500 < 40,000	50,000 <100,000	26,500 < 60,000	100 to <250	\$ 32,092
Large	40,000 < 60,000	100,000 <150,000	60,000 < 85,000	250 to <500	\$ 37,037
Extra Large	60,000 < 115,000	150,000 <300,000	85,000 < 130,000	500 to <1,000	\$ 47,835
Mega Project	115,000 & above	300,000 & Above	130,000 & above	1,000 & Above	\$ 55,101

B. Assessment Fee – GM International (Existing Building)

Size	Building Category	(Existing Building) Assessment Fee For GM International Full Certification
	Commercial / Industrial / Retail / Hotel / Institutional & Others (Exclude Residential) (GFA : Sq m)	
Small	< 5,000 m ²	\$8,073
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)]

C. Recertification Fee – GM International (In-Operation Building)

Size	Building Category				Recertification Fee Using GM International (In Operation)	
	Offices / Hotel / Industrial (GFA in m ²)	Institutional & Others (GFA in m ²)	Retail Malls (GFA in m ²)	Residential (No. of units)		
New Building (New application)						
Small	< 17,500	<50,000	26,500	<100	\$7,841	\$1,978 per badge
Medium	17,500 < 40,000	50,000 <100,000	26,500 < 60,000	100 to <250	\$7,902	
Large	40,000 < 60,000	100,000 <150,000	60,000 < 85,000	250 to <500	\$9,789	
Extra Large	60,000 < 115,000	150,000 <300,000	85,000 < 130,000	500 to <1,000	\$11,757	
Mega Project	115,000 & above	300,000 & Above	130,000 & above	1,000 & Above	\$16,651	

D. Assessment Fee – Other Green Mark Schemes (Data Centre)

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
Small (Designed IT load capacity ≤ 1 MW)	\$25,350	\$11,727
Medium (1 MW < Designed IT load capacity ≤ 5 MW)	\$31,214	\$14,673
Large (5 MW < Designed IT load capacity ≤ 10 MW)	\$40,892	\$18,629
Extra-Large (10 MW < Designed IT load capacity ≤ 25 MW)	\$49,288	\$23,514
Mega Project (Designed IT load capacity > 25 MW)	\$51,317	\$25,179

For re-certification of Data Centre (DC) - 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 EUI). Full assessment fee for recertification applies for DC project with substantial installation work will be used, be it New DC or Existing DC.

E. Assessment Fee – Other Green Mark Schemes (Healthier Workplaces, Retail, Restaurants, Supermarkets, Laboratories) aka User Centric Projects Overseas

Healthier Workplaces ^{Fn1} (Total leased area: m ²)	Assessment Fee ^{Fn3}
Small (<1,000 m ²)	\$3,632
Medium (1,000 m ² to <8,000 m ²)	\$5,399
Large (8,000 m ² to <20,000 m ²)	\$8,148
Mega (≥20,000 m ²)	\$12,844

Restaurants ^{Fn1}	Assessment Fee ^{Fn2}
Single unit	\$2,092
Two or more branches	\$2,092 for the first branch plus additional of \$1,303 for each additional branch

Laboratories ^{Fn1} Floor Area (including support areas and common areas included in assessment)	Assessment Fee ^{Fn3}	Bundled Pricing ^{Fn4} (for group of 5 to 20 laboratories)
Small (<1,000m ²)	\$3,138	\$2,202
Medium (1,000m ² to <5,000m ²)	\$5,752	\$4,037
Large (5,000m ² to 15,000m ²)	\$7,339	\$5,872

Retail Tenant Size (NLA in m ²) ^{Fn1}	Assessment Fee ^{Fn2}
Small (<200)	\$835
Median (200 to <1,000)	\$1,257
Large (1,000 and above)	\$2,092
Retail Tenant Group Size (Number of small tenants applying together)	Assessment Fee (Bundled Pricing ^{Fn5})
5 to 10	\$532 per tenant
>10	\$312 per tenant

Supermarket (up to 5000 m ²) ^{Fn1}	Assessment Fee ^{Fn2}
Single store	\$3,560
Two or more stores	\$3,560 for the first branch plus additional of \$1,780 for each additional store up to a maximum of 5 stores per bundle application
Supermarket (> 5000 m ²) ^{Fn1}	Assessment Fee ^{Fn2}
Single unit	\$5,440
Two or more stores	\$5,440 for the first branch plus additional of \$2,716 for each additional store up to a maximum of 5 stores per bundle application

Footnote:
 Fn 1: Green Mark certification shall be valid for 5 years OR up to the next renovation cycle/ asset enhancement cycle of the premises, whichever is earlier.
 Fn 2: Re-certification fees are pegged at 50% of the original rate that the project was charged for the last GM certification provided that there was no substantial renovation works i.e. affecting more than 30% of their total leased area after their last GM certification.
 Fn 3: Re-certification fees are pegged at 50% of the prevailing rate provided that there was no substantial renovation works* affecting more than 30% of their total floor area after their last GM certification. (NB: *Substantial renovation works is defined as change in installed energy and water efficient fittings (e.g. air-conditioning system, installed lightings, water fittings, sub-meters, controls), change in fit-out (e.g. carpets, system furniture) or change in internal layout which affects more than 30% of the total leased area.
 Fn 4: A unit of laboratory space cannot be located in separate buildings.
 Fn 5: Bundled pricing is only available for tenants located in the same building

F. Assessment Fee – Other Green Mark Schemes (District)

Please contact BCA International Pte Ltd for further information.



BCA International Pte Ltd

Annex A - Building Categories for the Various Types of Building Development

Category	Types of Building Development	Category	Types of Building Development	Category	Types of Building Development
Commercial	<ul style="list-style-type: none"> - Bank - Conventional Hall and Facilities - Dormitory - Exhibition Hall - Office Building - Serviced Apartment 	Industrial	<ul style="list-style-type: none"> - Brewery - Cold Storage Building Factory - Godown - Packaging and Processing Plant Printing Plant - Sub-Station Warehouse 	Institutional & Others	<ul style="list-style-type: none"> - 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	<ul style="list-style-type: none"> - Departmental Store - Shopping Centre 	Hotel	<ul style="list-style-type: none"> - Hotel 		
Residential	<ul style="list-style-type: none"> - Apartment - Condominium - Flat 				

Note: BCA International Pte Ltd will advise on the exact assessment fee based on the above guidelines upon receiving the Overseas Green Mark application. For mixed use developments or other building types that are not listed above, BCA International Pte Ltd will evaluate and advise on the fee chargeable on a case-to-case basis.