OFFICIAL VERSION: Sep 2026

GREEN MARK Version 7



CERTIFICATION STANDARD

BCA GREEN MARK

Green Mark Department

Environmental Sustainability Group

Building and Construction Authority

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#12-01, Singapore 608550

(Above JEM)

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Revision Log

Table 1. Revision Log

Revision	Description	Effective Date
R1	First Release	2 September 2026

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DEFINITIONS AND ABBREVIATIONS

Table 2. Definitions and Abbreviations

Term / Abbreviation	Standard Definition
Building Occupants and Users	Occupants, residents, staff, tenants, visitors and other persons who use the development, as relevant to the criterion.
Centralised Cooling System (CCS)/ District Cooling System (DCS)/ Distributed District Cooling (DDC)	The supply of chilled water for cooling purpose from a central source to multiple buildings through a network of pipes. Individual users purchase chilled water from the district cooling system operator and do not need to install their own chiller plant, other than air distribution and secondary chilled water pumping system. This is different from buildings' in-house air-conditioning system, in part or in full, being maintained and operated by a third party.
Common Areas	Areas within a development intended for shared use by building occupants or users and not allocated exclusively to a single tenant or dwelling unit. Examples include entrance lobbies, corridors, shared circulation routes and shared facilities.
Dwelling Unit	A self-contained residential unit intended for occupancy as a home.
Energy Efficiency (EE)	Energy refers to the capacity for doing work. Energy Efficiency means using less energy to perform the same work, which is eliminating energy waste.
Energy Use Intensity (EUI)	EUI is calculated by dividing the total annual energy consumption of a building (kWh) by its total gross floor area (GFA) (m^2) and is expressed in **kWh/m^2/year**.
Functional Spaces	Spaces intended for a specific activity or function and routinely used for that activity, such as workspaces, classrooms, meeting rooms, living rooms and other activity spaces. Circulation, plant rooms, storage and other support spaces are excluded unless expressly stated.
Gross Floor Area (GFA)	The total area of the covered floor space in a building based on the definition under the Urban Redevelopment Authority (URA).
Habitable Areas	Occupied rooms or areas within a residential dwelling unit intended for activities such as living, sleeping, dining, working or study.
Mt Framework (Maintainability Framework)	The design appraisal tool used for demonstrating the design for maintainability (DfM) performance within Green Mark v7 Maintainability section.
Operational Carbon	The amount of carbon emissions associated with energy used to operate the building or in the operation of infrastructure (World Green Building Council).
Positive Energy (PE)*	A Super Low Energy (SLE) building with 115% of all energy consumption, including plug load, supplied from onsite renewable energy sources.
Renewable Energy Certificate (REC)	A Renewable Energy Certificate (REC) is market-based instrument representing the ownership of the environmental and other non-power attributes of electricity generated from a renewable energy source. One REC represents one megawatt-hour (MWh) of electricity from a renewable energy source delivered to the grid or load. To be recognised as a REC in Singapore, it must comply with SS 673: 2021 Singapore Standard Code of Practice for Renewable Energy Certificates.

Selected Users	A defined subset of building occupants or users who are intended or permitted to use the relevant space or facility.
Super Low Energy (SLE)*	Best-in-class energy performing building that achieves at least 60% energy savings based on code of 2005, or 40% energy savings based on prevailing code.
Tenanted Areas / Lettable Areas	Areas within a non-residential development intended for exclusive occupation or use by a tenant under a lease or tenancy arrangement.
Zero Energy (ZE)*	A Super Low Energy (SLE) building with all energy consumption, including plug load, supplied from renewable energy sources.

*Renewable energy generated on-site to meet Green Mark energy efficiency requirements should not be sold as Renewable Energy Certificates (RECs) to avoid double counting.

WHAT IS BCA GREEN MARK V7

The Green Mark Version 7 (GM v7) is a refresh from the earlier Green Mark 2021 version. The criteria are structured around two broad categories:

(1) Energy Efficiency (prerequisite) and
(2) Sustainability sections covering Intelligence, Health and Well-being, Whole Life Carbon, Maintainability and Resilience.

The GM v7 criteria have been aligned to meet the United Nations Sustainable Development Goals (UN SDGs), pushing the energy efficiency envelope to mainstream Super Low Energy buildings.

WHY GREEN MARK V7

Green Mark provides a robust framework to assess and verify buildings for their environmental performance, assist project teams and building owners to deliver and demonstrate high performing and sustainable buildings. Green Mark is built upon industry best practices, climate science, analysis of large building performance data sets.

Targeted Outcomes of Green Mark v7

GM v7 aims to drive energy efficiency and carbon reduction in mitigating the effects of climate change, as well as other sustainable aspects.

Key Sustainability Drivers

Globally, consensus is for Green Buildings to be defined through several key issues including:

- **climate action** (decarbonisation of the built environment)
- **health and well-being** (resilience, social equity, pollution mitigation, health, diversity)
- **resources and circularity** (regeneration of resources and natural systems)

Through co-creation with industry stakeholders, we have identified key aspects within these issues, which are relevant to our marketplace, and translated them into the delivery of the UN SDGs, in alignment with longer-term sustainable finance considerations. These have been contextualised into our criteria to define the sustainability sections.

These sections, in addition to energy, are Intelligence (smart buildings), Health and Wellbeing (the mental, physical and sociological aspects of buildings and their operation), Whole Life Carbon (which looks at the embodied carbon, construction, fit out and supports corporate plans to transition to zero carbon), Maintainability (the design for safe and effective maintenance) and Resilience (nature-based solutions and leadership).

Table 3. Green Mark Sections Mapped to UN SDGs



The United Nations Sustainable Development Goals are the blueprint to achieve a better and more sustainable future for all. They address challenges of the global community, including those related to poverty, inequality, climate, environmental degradation, prosperity, and peace and justice. The Goals are integrated and indivisible, balancing the three dimensions of sustainability.

https://www.un.org/sustainabledevelopment/sustainable-development-goals/

KEY ADVANCEMENTS IN GREEN MARK V7

Green Mark v7 is a refresh, of the earlier Green Mark 2021 scheme, that seeks to address industry feedback while continuing to support Singapore's transition towards a greener, lower-carbon built environment. The refreshed scheme provides **more pathways, more flexibility and more options** for building owners and industry to pursue and demonstrate sustainability performance.

The key changes are outlined below:

#1 New BCA Energy Rating

Green Mark v7 introduces the BCA Energy Rating, a standalone certification focused solely on a building's energy performance.

The BCA Energy Rating provides an alternative pathway for all building owners, particularly owners of existing buildings, to undertake energy-efficiency improvements and receive recognition for their energy performance without having to pursue holistic Green Mark certification.

This provides greater flexibility to allow owners of existing buildings to focus investments on energy-efficiency measures that can deliver tangible energy and cost savings.

The applicable pathways and performance requirements vary according to building typology and are set out in the relevant Green Mark v7 Technical Guides.

#2 New SLE70 Tier

Green Mark v7 introduces a new Super Low Energy 70 (SLE70) tier for projects achieving at least 70% energy savings against the stipulated baseline.

SLE70 provides an opportunity for industry frontrunners to demonstrate leadership in energy performance and encourages project teams to continue pushing the boundaries of what can be achieved through energy-efficient building design, systems and operations.

This new tier builds upon the existing SLE60 standard and provides a further performance milestone for projects that are able to achieve even higher levels of energy efficiency.

Requirements for SLE70 have been incorporated across the applicable energy-performance pathways and building typologies.

#3 Alternative Cooling Technologies

To provide industry with greater flexibility in demonstrating energy performance, Green Mark v7 recognises Alternative Cooling Technologies (ACTs) as an option to offset energy-performance shortfalls under the applicable Fixed Metrics pathway.

ACTs include :

- hybrid cooling;
- active chilled beams;
- passive displacement cooling;
- radiant cooling; and
- mixed-mode ventilation.

Other ACT solutions may also be considered where projects can provide appropriate studies or on-site evidence demonstrating their energy savings.

Where applicable, the area served by ACTs can be recognised in accordance with the methodology prescribed in the relevant Technical Guide to offset shortfalls in specified energy-performance metrics.

This approach recognises the energy-efficiency benefits that commercially viable alternative cooling solutions can deliver, while providing greater flexibility for project teams and encouraging wider adoption of advance energy-efficient cooling technologies.

#4 Streamlined Green Mark Requirements

Green Mark v7 has undergone an evidence-based review to ensure that requirements remain focused on meaningful sustainability outcomes while balancing compliance effort.

A key change is the streamlining of the Maintainability section by more than 50%. The refreshed Maintainability section places greater emphasis on environmental sustainability outcomes and measures that directly affect building performance and user experience. It adopts a more systems approach rather than breaking down compliance into individual attributes.

The other sustainability sections have similarly been refined to keep Green Mark aligned with evolving industry practices and sustainability priorities.

#5 Streamlined Certification and Recertification Processes

Green Mark v7 introduces Portfolio Certification to streamline recertification for building owners managing portfolios of similar buildings.

Under this approach, eligible buildings can be grouped under a single “Parent” portfolio application and undergo Green Mark In Operation recertification concurrently, instead of being managed through separate applications and repeated submissions for each building.

This approach is intended to reduce duplicative submissions and administrative effort for building owners with suitable portfolios, while improving the efficiency of the assessment process.

#6 Extended 5-Year Validity

Green Mark v7 introduces an extended certification validity period of five years, compared with the standard three-years cycle, for eligible Green Mark In Operation buildings that demonstrate sustained energy performance.

To qualify, buildings must meet the applicable Green Mark In Operation requirements and demonstrate that they have consistently met their prescribed energy-use targets over the required performance period.

The extended validity recognises building owners that continue to operate their buildings efficiently after certification. It also reduces the frequency of recertification for sustained performers, while maintaining Green Mark's emphasis on actual operational performance.

#7 Major Energy Upgrades without Full Green Mark recertification

Qualifying Green Mark certified buildings undergoing major energy system upgrades (e.g. chiller plant retrofits) can be recertified through the GM In Operation pathway, without a full reassessment. This reduces compliance effort while maintaining performance-based verification.

Regulatory and Government Programmes

GreenGov.SG

Formerly known as the Public Sector Taking the Lead in Environmental Sustainability (PSTLES) initiative, the GreenGov.SG initiative forms a component and enabler of the Singapore Green Plan. Under GreenGov.SG, the public sector will strive to attain ambitious sustainability targets in carbon abatement and resource efficiency, as well as being a positive influence and enabler of green efforts.

A **BCA Green Mark Platinum rating** and a **BCA Energy Rating of SLE60** are part of the GreenGov.SG requirements for all new and existing buildings undergoing major retrofit, and a key enabler in meeting the whole of government sustainability targets.

The GreenGov.SG requirements are reviewed periodically. For latest updates, please visit the following link for more information.

Mandatory Higher Green Mark Standard for GLS Sites

Building projects developed on land sold under the Government Land Sales (GLS) programme that are subject to the Building Control (Environmental Sustainability) Regulations 2008 and required to attain a higher Green Mark standard must comply with the following additional requirements:

Table 4. GLS Sites — Additional Certification Requirements

GLS Sites — Additional Certification Requirements
• Submit a Green Mark application to BCA. Evidence of the Green Mark application must be submitted together with the Building Plan application.
• At design/construction stage: Submit a joint declaration during the Green Mark submission by key project parties confirming compliance with selected Environmental Sustainability (ES) regulatory base requirements and obtain a Provisional Green Mark Certificate upon satisfactory GM assessment.
• At TOP stage: Submit the Provisional Green Mark Certificate as part of the TOP clearance documentation.
• Post-TOP: Complete as-built verification and obtain the Full Green Mark Certificate prior to the Certificate of Statutory Completion (CSC).

For the purposes of compliance with the Building Control (Environmental Sustainability) Regulations 2008, the 'BCA Green Mark Certification Standard for New Buildings' referenced in the regulations refers to the certification requirements set out in this document. For GLS regulatory compliance purposes, 'Green Mark Certificate' means either a Provisional Green Mark Certificate (together with the joint declaration and evidence of compliance with selected ES base requirements) or a Full Green Mark Certificate. For the latest GLS Green Mark requirements, refer to Mandatory Higher Green Mark Standard for Government Land Sales (GLS) | Building and Construction Authority.

What this means for your project: If your project is on a **GLS site** with a mandatory higher Green Mark standard, you must submit a GM application before or together with your Building Plan application, obtain minimally a Provisional Green Mark Certificate and submit GLS declaration letter prior to TOP, and complete full as-built verification before CSC. These are regulatory milestones — not optional steps. Build them into your project timeline from the outset.

GREEN MARK V7 ASSESSMENT FRAMEWORK

The GM v7 full certification framework covers:

(1) **New developments**, at the design and completion (as built) stage

(2) **Existing buildings in operation**, with no previous Green Mark certification

(3) **Existing buildings with major retrofit** [1]

GM v7 In Operation would apply for:

- Existing buildings in operation that have previously held Green Mark certification and have not undergone major retrofits that would subject the building to the **Regulatory Requirements for New Buildings and Existing Buildings undergoing Major Additions and Alterations (A&A)**
- Projects seeking Green Mark Re-certification

GM v7 In Operation is a simplified version of GM v7 for projects that have previously been assessed and fully certified under Green Mark that have demonstrated their holistic environmental performance. GM v7 In Operation tracks the key performance indicators, based on actual operational data to ensure the building is performing in its operation to the same GM v7 standard.

[1] Major retrofit refers to 'Existing Buildings undergoing Major Additions and Alterations (A&A)' as defined under Building Control (Environmental Sustainability) Regulations.

Guidelines for Application and Submission

This section sets out the eligibility requirements, responsible persons, and certification process applicable to GM v7 applications. Applicants are advised to read this section in conjunction with the GM v7 Technical Guide and the submission requirements published on the BCA Green Mark website.

Eligibility

GM v7 is applicable to newly designed buildings and existing buildings. GM v7 does not apply to office interiors, retail interiors, or other interior fit-out projects.

Certification Types

Two types of Green Mark certificates are issued under GM v7:

Table 5. Green Mark Certificate Types

Certificate Type	Description
Provisional GM Certificate	Issued upon satisfactory assessment at the design or construction stage, where on-site verification cannot be performed immediately. Confirms that the building, as designed, meets the required GM v7 standard. Superseded by the Full Certificate upon completion of verification.
Full GM Certificate	Issued upon satisfactory completion of both the assessment and verification processes. Confirms that the building, as constructed and in operation, meets the required GM v7 standard. This applies to projects that have passed verification, as well as projects assessed under GM In Operation. A **minimum of six months of measured data** is required for verification.

Certificate Validity

All GM v7 certificates carry a standard validity period of 3 years from the applicable start dates. The start date differs by certification type, reflecting the different stages at which certification is conferred. Please refer to **Table 6** below for the applicable start date for your specific certification type.

Upon expiry, buildings are required to apply for recertification in order to maintain their Green Mark or Energy Rating status.

For GM In Operation and Energy Rating certificates assessed under Pathway 1 — Energy Use Intensity (EUI) — an extended validity of 5 years may be granted where the building meets its EUI targets over the preceding 12, 24, and 36-month periods. This provision recognises buildings that have demonstrated sustained energy performance and allows the recertification cycle to be deferred by two years without requiring additional assessment or documentation.

Certificate Validity Period and Start Dates

The table below sets out the validity period and the start date from which validity is counted for each certification type:

Table 6. Certificate Validity Period and Start Dates

Certification Type	Validity	Validity Start Date	Note
GM Full Certification (Provisional)	3 years	Date of Temporary Occupation Permit (TOP) for new builds; or date of completion of retrofitting works for existing buildings.	Provisional certificate expires at the earlier of the validity end date, or the date of issuance of the full certificate.
GM Full Certification	3 years	Date of issuance of the GM Full Certification.	Supersedes the Provisional certificate upon issuance.
GM In Operation	**3 or 5 years**	Date of issuance of the GM In Operation certificate.	GM In Operation is only applicable to projects that have previously attained full certification under any version of Green Mark or Energy Rating. A 5-year extended validity is granted where Pathway 1 (EUI) conditions are met.
Energy Rating (Provisional)	3 years	Date of Temporary Occupation Permit (TOP) for new builds; or date of completion of retrofitting works for existing buildings.	Provisional certificate expires at the earlier of the validity end date, or the date of issuance of the full certificate.
Energy Rating	**3 or 5 years**	Date of issuance of the Energy Rating certificate.	5-year extended validity granted where Pathway 1 (EUI) conditions are met. Eligible for projects that have previously attained full certification under any version of Green Mark or Energy Rating.

Except for GM In Operation certification, it is mandatory for all building projects to comply with the Building Control (Environmental Sustainability) Regulations 2008 or Building Control (Environmental Sustainability Measures for Existing Buildings) Regulations 2013 before Green Mark certification may be conferred. Projects under the Government Land Sales (GLS) programme that are subject to higher Green Mark standards are required to fulfil all relevant base requirements under the Code for Environmental Sustainability of Buildings.

Note: For details on regulatory requirements: Legislation on Environmental Sustainability for Buildings | Building and Construction Authority

Certification Process

The GM v7 certification process comprises three sequential phases: Application, Assessment, and where applicable, Verification.

Detailed information on the certification process is available on the BCA website:

Green Mark Certification Scheme | Building and Construction Authority

GM assessment will be carried out by BCA or BCA's appointed external assessors. To be awarded with Green Mark certification, all documents submitted for the BCA GM assessment should be duly verified and signed by responsible person(s) stipulated in Table 1 and appropriate practitioners where applicable. The necessary documents are required to provide the evidence for the performance requirements being met. The project team only needs to provide the relevant information; the full project's documentation is not required for submission for Green Mark certification. The detailed documents required can be found in various technical guides of GM v7.

Table 7. Responsible Persons for Application Submission

Description	Responsible Persons for Application Submission
GM online submission	**For GM Full Certification including Energy Rating** SGBC accredited GMAP or GMAAP*, Registered Architect or Professional Engineer **For GM In Operation and Energy Rating:** Either Registered Energy Auditors or SGBC's accredited GMAP/GMAAP* ** Includes GM AP(FM) and GM AAP(FM)*
Energy Modelling	**Assessment Stage** PE (Mech), PE(Electrical) and accredited GMAAP for co-endorsement on Energy Modelling (EM) form **Verification Stage** SGBC's accredited Green Mark AAP for endorsement on EM form Revised Energy Modelling Guide available https://go.gov.sg/gmv7-em-guide
Computational Fluid Dynamics (CFD)	SGBC's accredited Green Mark AAP for endorsement on CFD report Revised CFD Guide available https://go.gov.sg/gmv7-cfd
Energy audit or OSE report	PE (Mech) Or Registered Energy Auditor https://go.gov.sg/ose-template
ES regulatory compliance declaration at Green Mark assessment stage (For GLS's project)	Joint professional declaration by key project stakeholders: Developer/Building Owner, Qualified Person (Registered Architect or Professional Engineer), and GM Responsible Person

Existing Buildings with Chiller Retrofits

Existing GM-certified buildings undergoing major energy use changes — such as chiller retrofits or significant upgrades to building energy systems — are not required to undergo a full GM reassessment. Instead, qualifying buildings may recertify under the GM In Operation pathway, reducing the compliance burden while maintaining the rigour of performance-based verification.

Conditions to qualify

All three conditions below must be met:

Table 8. Conditions for Existing Buildings with Chiller Retrofits

Condition 1 — Previously GM Certified The building must have previously attained a Full Green Mark Certificate under any version of the Green Mark scheme. A Provisional Green Mark Certificate does not satisfy this condition.
Condition 2 — Fulfilled GM In Operation Requirements Energy efficiency must be demonstrated using actual measured operational data (e.g. EUI, TSE). Design-stage commitments are not accepted.
Condition 3 — No Major A&A Works Triggered The retrofit must not involve building envelope alterations or gross floor area increases that trigger ES legislation applicable to new developments.

Where all three conditions are met, the building will be assessed and recertified under GM In Operation. The resulting certificate will state both the original full-certification version (e.g. GM: 2015) and the current In Operation version (e.g. GM v7 In Ops).

Note: Full GM recertification remains required where the works fall under the Environmental Sustainability of Buildings framework or involve building envelope alterations.

Green Mark Portfolio Application

The Green Mark Portfolio application is a pro-enterprise recertification pathway designed for building owners and managers responsible for large portfolios of similar properties. The scheme removes the need for standalone assessments for each property, and provides a streamlined, efficient alternative through a single consolidated application.

Under the Portfolio scheme, qualifying properties are bundled into a single 'Parent' portfolio application, managed by one Environmental Sustainability Decsign (ESD) representative. This consolidation reduces administrative overhead and enables speedier assessments across the portfolio, without compromising the rigour of individual building evaluations.

Eligibility and Applicable Criteria

The Green Mark Portfolio scheme is open to recertification applications only; first-time certification is not eligible. To qualify, all buildings in the portfolio must be assessed under one of the following rating systems:

- GM In Operation
- Energy Rating

Buildings previously certified under an earlier GM version may be included, provided they are assessed under the current GM v7 In Operation or Energy Rating scheme.

There is no rigid minimum number of buildings required to qualify for the Portfolio scheme. BCA recognises that no two portfolios are identical — building owners differ in their asset mix, management resources, and portfolio composition. Accordingly, BCA adopts a consultative approach to Portfolio eligibility. Building owners managing a cluster of properties are encouraged to approach BCA directly to discuss their portfolio and determine whether the scheme is suitable for their circumstances.

Application Process

Building owners who wish to apply under the Green Mark Portfolio scheme should follow the steps below:

- Step 1 — Initial consultation. Contact BCA to initiate a pre-application consultation. BCA will review the proposed portfolio composition, confirm eligibility, and agree on an assessment timeline suited to the portfolio's scope. (Please submit FormSG: https://go.gov.sg/gm-portfolio)
- Step 2 — Appoint an ESD representative. Appoint a single qualified ESD representative to manage the portfolio application on behalf of all buildings in the portfolio.
- Step 3 — Submit the Parent portfolio application. Submit the consolidated application via BCA Green Mark Online in accordance with the agreed timeline and submission requirements.
- Step 4 — Assessment. Each building in the portfolio is assessed, scored, and recorded individually in the GM Online system. The portfolio application remains open until all buildings have received final approval. Upon closure, a summary notification is issued covering all certified buildings under the portfolio.

GREEN MARK V7 RATINGS

Green Mark v7 recognises building performance that goes beyond mandatory regulatory standards. It provides two distinct forms of recognition: the BCA Energy Rating, which recognises energy performance, and the BCA Green Mark certification, which recognises holistic sustainability performance across energy and other sustainability outcomes.

Annex 1 provides a brief overview of some of the key mandatory standards that form the regulatory baseline.

BCA Energy Rating

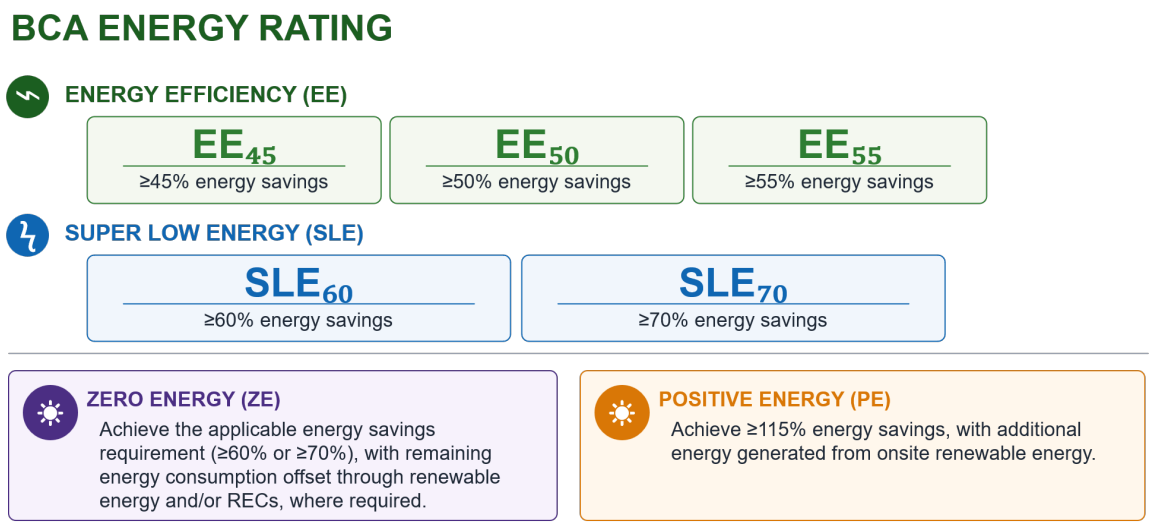
The BCA Energy Rating is a standalone certification that recognises a building based solely on its energy performance. It provides an alternative pathway for building owners to undertake energy-efficiency improvements and receive recognition for these efforts without having to pursue holistic BCA Green Mark certification.

Projects are assessed based on their demonstrated energy performance and may achieve the following Energy Rating tiers:

EE45 (Only for GM In Operation) | EE50 | EE55 | SLE60 | SLE70 | Zero Energy (ZE) | Positive Energy (PE)

The Energy Rating provides a progressive pathway for buildings at different stages of their energy-efficiency journey.

Projects pursuing only the BCA Energy Rating will receive one certificate reflecting their achieved Energy Rating tier.



Note:

Off-site REC procurement is only applicable for ZE projects, which should firstly meet energy savings of ⩾60% or ⩾70%. This is not applicable to PE projects. The source of REC must be domestic. Please refer to Definition and Abbreviations section for SLE, ZE and PE.

BCA Green Mark Certification

After achieving an Energy Rating, projects that wish to demonstrate comprehensive sustainability performance beyond energy can pursue the holistic BCA Green Mark certification.

The BCA Green Mark certification combines the building's Energy Rating with points scored across five additional sustainability sections:

1. Intelligence
2. Health & Wellbeing
3. Whole Life Carbon
4. Resilience
5. Maintainability

This provides a holistic assessment of the building's sustainability performance, recognising outcomes beyond operational energy efficiency.

Depending on the applicable requirements and points achieved, projects may attain Green Mark Gold^{PLUS} or Platinum certification.

Buildings pursuing holistic BCA Green Mark certification will receive two separate certificates: one reflecting the building's BCA Energy Rating tier, and another reflecting its holistic BCA Green Mark rating. Building owners can choose to display either certificate, or both, depending on their objectives and target audience.

BCA Green Mark v7 Full Certification

	Energy Savings			Intelligence	Health & Wellbeing	Whole Life Carbon	Maintainability	Resilience
	≥45%	≥50%	≥55%	• *Each section is scored out of 15 points.* • *Achieving 10 or more points in a section qualifies the building for a badge recognizing exemplary performance*				
Platinum			✓	40 points				
GoldPLUS		✓		30 points				

BCA Green Mark In Operation

BCA Green Mark In Operation supports buildings previously awarded with a Green Mark certification which continue to demonstrate their environmental performance during operation.

Depending on their previous certification, projects may attain Green Mark Gold, Gold^{PLUS} or Platinum certification.

It provides a streamlined recertification pathway for eligible buildings that are not undergoing major retrofits, with assessment based on actual operational performance and the applicable Green Mark In Operation requirements.

Eligible projects may maintain their existing holistic BCA Green Mark rating, while their BCA Energy Rating may reflect their demonstrated energy performance at the point of recertification.

BCA Green Mark v7 In Operation

	Energy Savings			Intelligence	Health & Wellbeing	Whole Life Carbon	Maintainability	Resilience
	≥45%	≥50%	≥55%	*Option to be assessed to qualify specific badges to demonstrate exemplary performance in operation*				
Platinum			✓	• Energy Consumption • Water consumption • Energy and Water Improvement Plan • Cooling Towers Cycles of Concentration • Indoor Environmental Quality (IAQ Audit, CO2 Controls, Luminance and Noise Level) • Occupancy Evaluation • Waste Audits • Tenants/Occupancy engagement				
GoldPLUS		✓						
Gold (only for GM In Operation)	✓							

Note: For GM v7 In Operation recertification, the holistic rating previously attained is retained. Where a project seeks to upgrade its holistic rating, a full assessment must be undertaken.

Green Mark v7 Badges

Projects pursuing holistic BCA Green Mark certification may also be recognised for exemplary performance in individual sustainability sections.

Where a project achieves at least 10 Green Mark points in an applicable sustainability section, a corresponding Green Mark badge will be awarded to recognise the achievement.

Badges are available for the five sustainability sections of Intelligence, Health & Wellbeing, Whole Life Carbon, Resilience and Maintainability.

Notes:

1. GM v7 includes other sustainable requirement regulated by other agencies including BCA's Building Control (Environmental Sustainability) Regulations 2008 and Building Control (Environmental Sustainability Measures for Existing Buildings) Regulation 2013. Refer to Annex 1.

2. Building projects that are subject to the Government Land sales, it is mandatory to meet the Building Control (Environmental Sustainability) Regulations 2008 before Green Mark certification could be conferred.

3. Gold rating is applicable to projects applying for Green Mark In Operation only.

GREEN MARK V7 CERTIFICATION CRITERIA

General Assessment Principles

Standardised Coverage Threshold: Unless otherwise specified, a standardised minimum threshold of 80% coverage shall apply across the GM v7 criteria to provide a consistent basis for assessment across all sections. Where an individual criterion specifies a different percentage threshold due to technical, applicability or other criterion-specific considerations, the requirement stated in the relevant criteria or Technical Guide shall prevail.

This standardised coverage threshold does not apply to statutory or regulatory requirements, or stipulated Energy Efficiency performance and energy-savings requirements, which shall be met in accordance with their respective requirements.

Energy Efficiency (Operational Carbon)

The Energy Efficiency section supports the applicable BCA Energy Rating tiers, including EE45, EE50, EE55, SLE60 and SLE70, as well as pathways to Zero Energy (ZE) and Positive Energy (PE), subject to the requirements set out in the relevant Green Mark v7 Technical Guides.

Energy Efficiency Pathways

Energy Efficiency is the only prerequisite in GM v7, aimed at ensuring projects reduce their operational carbon and associated operating costs from the reduction in energy consumption.

The three pathways are designed to facilitate different types of buildings in fulfilling their respective energy efficiency requirements:

The Green Mark Energy Pathways are:

- Data driven and flexible – aligned to real project performance with validated data. Flexible routes for projects to demonstrate their performance.
- Outcome based – full recognition of passive design strategies and renewable energy systems contribution to energy savings.
- Supportive of innovation, encourage the use of new technologies, approaches and solutions to energy performance.

Pathway 1 – EUI

Total Building annual energy consumption over the gross floor area of the building (kWh/m^2/yr). Based on:

- Energy modelling (Design)
- Energy Calculation and measured data (Retrofit)
- Measurement – In operation

Pathway 2 – Fixed Metrics

A prescriptive pathway where projects must demonstrate high levels of performance in each of the key building energy systems.

- Key performance metrics that make an energy efficient project. All aspects must be met individually.
- Any shortfall in performance can be made up with the use of onsite renewables, subject to the building typology multiplication factor.

Pathway 3 – Energy Savings

Demonstrated energy savings following the Green Mark Energy Modelling guideline which looks at holistic energy performance against a reference model. Refer to *Energy Modelling Guideline* for details on how to complete the energy modelling simulation.

All projects are required to comply with one of the energy efficiency pathways to demonstrate their energy efficiency levels.

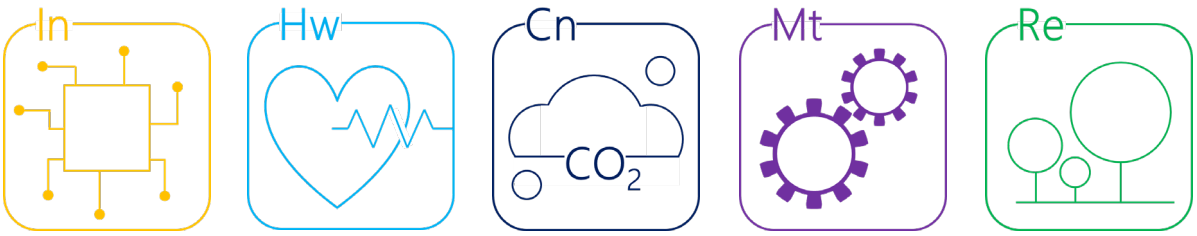
Refer to the https://go.gov.sg/gmv7-ee-techguide for details on the requirement for each pathway.

Refer to BCA's SLEB Smart Hub (www.sleb.sg) for details on innovative EE solutions and services.

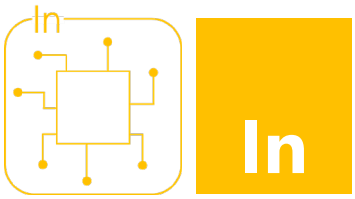
Off-site renewable energy, including those from purchased Renewable Energy Credits (REC), are applicable for projects going for Zero Energy Buildings (ZE). The RECs must be generated in Singapore through renewable energy generated within Singapore, in accordance with SS 673: 2021 Singapore Standard Code of practice for renewable energy certificates. The length of time of REC commitment is minimally three years with commitment of re-certification.

Sustainability Sections

There are five environmental sustainability sections under GM v7 Framework. These sections are developed with various industry stakeholders and fulfil the relevant UN Global Goals for SDGs. There are 15 points available in each section – a project scoring 10 points and above from each section qualifies to get a badge which represents their exceptional performance in that area.



Intelligence (In)



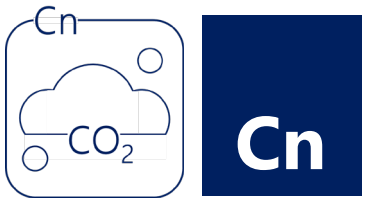
The Intelligence section will score buildings on the adoption of relevant smart technologies and systems, and data management environments within the building design, construction, retrofit and operation of the building, that enable fully integrated, automated, intelligent, and responsive buildings.

Health and Well-being (Hw)



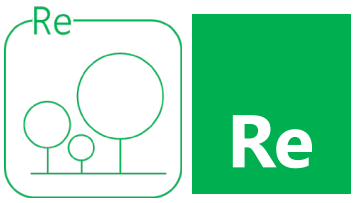
The Health and Well-being section will score buildings on how they are designed, retrofitted, constructed, and operated to facilitate the mental, physical, and social well-being of their occupants. The original section was developed jointly with the Ministry of Health Office for Healthcare Transformation (MOHT) and Centre for Liveable Cities (CLC).

Whole Life Carbon (Cn)



The Whole Life Carbon section will score buildings on their Whole Life Carbon performance based on international calculation methodologies, upfront (embodied) carbon (i.e., carbon footprint of the construction materials), use of sustainable construction methods, and the sustainable fitting-out of buildings. The section will also evaluate the plans, and delivery of those plans to transition the building towards zero carbon emissions.

Resilience (Re)



The Resilience section will evaluate buildings on their resilience and adaptation to climate change as well as the use of nature-based or natural climate solutions with actions to protect, sustainably manage, and restore natural or modified ecosystems.

Maintainability (Mt)



The Maintainability section will score buildings on their Design for Maintainability (DfM), which refers to designing buildings for their safe and effective maintenance to optimise lifecycle performance of the asset. This section uses the Maintainability Framework (the DfM evaluation tool) and translates this into Green Mark points.



BCA Green Mark Logo and Enquiries

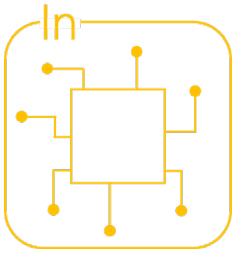
The Green Mark Logo

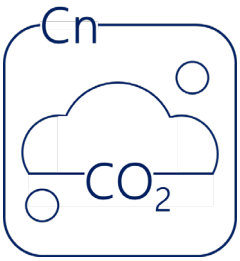
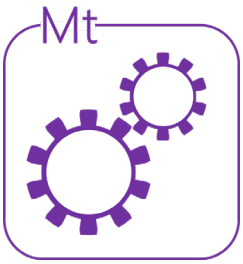
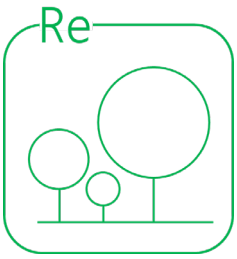
BCA GREEN MARK

For enquires on the use of the Green Mark logo, go to: https://go.gov.sg/credentials

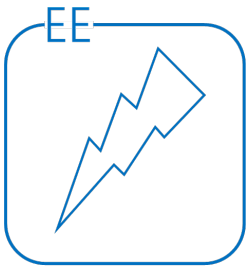
The GM v7 BADGES

Where projects achieve a badge for exceptional performance in a sustainability section or sections, the project team may use the associated logo or graphic, along with the BCA Green Mark Logo and level of award in their marketing collaterals and materials.

Section & Description of Use	Logo	Icon
Intelligence	Green Mark v7.0 In Intelligence	
Health and Wellbeing	Green Mark v7.0 Hw Health & Wellbeing	

Whole Life Carbon	Green Mark v7.0 Cn Whole Life Carbon	
Maintainability	Green Mark v7.0 Mt Maintainability	
Resilience	Green Mark v7.0 Re Resilience	

For Energy Performance Use along with the range of energy savings such as 50%, 55%, 60%, 70%, ZE, or PE.

BCA Energy Rating	Logo	Icon
Energy Efficiency	Green Mark v7.0 % EE Energy Efficiency	

Frequently Asked Questions (FAQ)

The FAQ section on the BCA website provides clear submission guidelines and additional technical assistance to project teams.

https://go.gov.sg/gmv7-faq

Green Mark Training Courses

The BCA Academy provides training courses to share the necessary knowledge required in Green Mark assessment.

SGBC-accredited Green Mark professionals such as GMAPs and GMAAPs are required to support Green Mark assessment. To be a certified GMAP/GMAAP, please refer to SGBC website https://gmap.sgbc.online/public/about

For information on Green Mark courses, visit the BCA Academy: https://www.bcaa.edu.sg/

Feedback on Green Mark Version 7

Please email tracy_liu@bca.gov.sg or gan_song_ching@bca.gov.sg, firdaus_laza@bca.gov.sg and thomas_pang@bca.gov.sg for any enquiries, comments or feedback on Green Mark v7.

Acknowledgements

The development of Green Mark v7 (GM v7) is a result of an extensive industry collaboration across the built environment value chain. The Building and Construction Authority of Singapore would like to extend our sincerest gratitude to all internal and external stakeholders for their invaluable support and contribution towards the development of GM v7 that will enable us to develop a sustainable environment for our current and future generations to come.

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Annex 1: Key Regulatory Environmental Standards

Singapore's regulatory requirements form the mandatory baseline for buildings. Green Mark v7 recognises performance beyond the applicable regulatory baseline through its Energy Rating and holistic sustainability framework. The requirements below are provided as a high-level reference only. Project teams shall refer to the prevailing legislation, codes, circulars and agency requirements applicable to their project scope and submission date.

1. Singapore Regulatory Baseline

Minimum Green Requirements Governing Buildings

Regulatory green standards from other agencies form the base for a holistic green building

All Green Mark buildings shall comply with the minimum regulatory requirements stipulated by government agencies. These requirements form the base for a holistic green building and ensure that all sustainability angles are achieved. These include energy and water conservation, climate resilience, greenery provision and tree conservation, waste management and mobility.



Agency / framework	Key area	Reference / relevance to GM v7
BCA - Environmental Sustainability Regulations and Codes	Energy and environmental sustainability for new buildings and specified major A&A	Applicable minimum environmental sustainability requirements are set under the Building Control Act, regulations and prevailing BCA codes. Refer to the latest BCA requirements for scope, applicable edition and submission stage.
BCA - Existing Buildings / Periodic Energy Audits	Existing-building energy performance	Existing buildings may be subject to minimum environmental sustainability standards for specified major energy-use changes, periodic energy audits of cooling systems, building energy benchmarking and related submission requirements.
BCA - Mandatory Energy Improvement (MEI) Regime	Energy-intensive existing buildings	The MEI regime applies to applicable energy-intensive buildings and requires energy auditing, an Energy Efficiency Improvement Plan, implementation of measures to reduce energy consumption, and performance maintenance. The current regime took effect from 30 September 2025.
BCA - Government Land Sales (GLS)	Higher Green Mark standards	Applicable GLS sites are subject to prescribed higher Green Mark standards. Current BCA guidance requires Green Mark Platinum Super Low Energy (SLE) with Maintainability Badge for applicable GLS sites, with additional badge requirements in selected strategic areas and date-based transitional requirements.
GreenGov.SG	Public-sector sustainability	Under GreenGov.SG, public-sector buildings are expected to achieve Green Mark Platinum SLE or equivalent for new buildings and buildings undergoing major retrofit, subject to the prevailing government requirements.
PUB - Water Efficiency	Water conservation and management	Applicable buildings are subject to prevailing Water Efficiency Management Practices, metering and water-efficiency management requirements. Water fittings are also subject to the prevailing Mandatory Water Efficiency Labelling Scheme (MWELS).
URA / NParks - Greenery and Tree Conservation	Greenery, landscape and tree conservation	Applicable developments are subject to prevailing URA and NParks planning and technical requirements, including LUSH, greenery provision,

		landscape replacement and tree conservation.
LTA / URA - Active Mobility	Bicycle parking and end-of-trip facilities	Applicable developments are subject to prevailing bicycle parking, end-of-trip and active mobility requirements.
NEA / Resource Sustainability Act	Waste and resource management	Applicable requirements may include waste reporting and reduction, food-waste segregation, regulated e-waste management, packaging reporting and other obligations under the Resource Sustainability Act and related regulations.

Official Singapore references (As of August 2026):

BCA environmental sustainability legislation: https://www1.bca.gov.sg/sustainability/legislation-on-environmental-sustainability-for-buildings/

BCA existing buildings, periodic energy audits and MEI: https://www1.bca.gov.sg/sustainability/legislation-on-environmental-sustainability-for-buildings/existing-buildings/

BCA higher Green Mark standard for GLS sites: https://www1.bca.gov.sg/sustainability/legislation-on-environmental-sustainability-for-buildings/new-buildings-and-existing-buildings-undergoing-major-additions-and-alterations/government-land-sales/

GreenGov.SG: https://www.mse.gov.sg/latest-news/greengov-sg-report-fy2024/

2. Overall Comparison between GM v7 and GM: 2021

The table below summarises the key changes in the rating and certification framework from Green Mark 2021 to Green Mark Version 7.

Aspect	Green Mark 2021	Green Mark Version 7
Overall rating architecture	Green Mark certification was structured around **Gold^{PLUS} / Platinum** holistic ratings, with **Super Low Energy (SLE)** as a higher energy-performance certification series.	GM v7 separates **Energy Rating** from the **holistic Green Mark rating**. Energy Rating recognises energy performance, while holistic Green Mark recognises performance across energy and the five sustainability sections.
Energy performance tiers	Energy performance was broadly expressed as **≥50%, ≥55% and ≥60% energy savings**, with **SLE** representing the ≥60% tier.	Introduces a more graduated **Energy Rating pathway**: **EE45, EE50, EE55, SLE60, SLE70, ZE and PE**. EE45 is applicable only to GM In Operation.
SLE	**Single SLE tier**, representing at least **60% energy savings** against 2005 baseline.	SLE is now extended to **SLE70** in addition to SLE60, providing a clearer progression for high-performance buildings. SLE60 represents at least 60% energy savings, while SLE70 represents at least 70% energy savings. Both SLE60 and SLE70 are counted as SLE.
Higher-performance pathway	The highest energy-performance levels were **SLE, ZE and PE**.	**SLE60, SLE70**, followed by **ZE and PE**. This creates a clearer progression from high-performance buildings towards zero- and positive-energy outcomes.
Holistic certification	Gold^{PLUS} and Platinum included sustainability-section performance. SLE could be pursued as an energy-focused certification or combined with Gold^{PLUS} / Platinum.	Holistic Green Mark certification combines the achieved **Energy Rating** with performance across five sustainability sections: Intelligence, Health & Well-being, Whole Life Carbon, Resilience and Maintainability.
Badges	A badge was awarded for achieving **at least 10 points** in an individual sustainability section.	The same high-level badge concept is retained: **10 or more points** in an applicable sustainability section qualifies for the corresponding Green Mark badge.
GLS –requirement	Following the June 2022 enhancement, applicable GLS sites were required to achieve **Green Mark Platinum SLE**, with the **Maintainability Badge as a prerequisite**. This applied to building projects on land sold on or after **30 June 2022**. (https://go.gov.sg/bc-es-GLS)	No change. However, the GM V7 certification standard will be adopted for GM assessment. Note that SLE requirement for GLS sites is the same as SLE60 under the Energy Rating. Please refer to (https://go.gov.sg/bc-es-GLS) on the prevailing GLS requirements

Aspect	Green Mark 2021	Green Mark Version 7
Role of SLE70	Not applicable — GM 2021 had only one SLE tier.	SLE70 provides a higher-performance option for frontrunner projects beyond the SLE60 requirement.
Overall direction	Raised the energy-performance standard and introduced SLE as the high-performance pathway.	Provides a **more graduated energy-performance ladder**, distinguishes energy recognition from holistic sustainability certification, and creates a clearer pathway from **EE → SLE → ZE → PE**.

3. GM v7 vs GM: 2021 GM rating mapping

GM: 2021	GM v7	
	GM Holistic	**Energy Rating**
Gold (In Operation)	**Gold (In Operation)**	**EE45 (In Operation)**
Gold^{PLUS}	**Gold^{PLUS}**	**EE50**
Gold^{PLUS} SLE		**SLE60**
Gold^{PLUS} ZE		**ZE**
Gold^{PLUS} PE		**PE**
Platinum	**Platinum**	**EE55**
Platinum SLE		**SLE60**
Platinum ZE		**ZE**
Platinum PE		**PE**

4. Rating Options under GM v7

GM v7							
GM Holistic	**Energy Rating**						
	EE45 (In Operation)	**EE50**	**EE55**	**SLE60**	**SLE70**	**ZE**	**PE**
Gold (In Operation)	☑	☑	☑	☑	☑	☑	☑
Gold^{PLUS}		☑	☑	☑	☑	☑	☑
Platinum			☑	☑	☑	☑	☑