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CIRCULAR TO PROFESSIONAL INSTITUTES/ASSOCIATIONS

REVISION TO GREEN MARK CERTIFICATION TO REFLECT ASSESSMENT STAGES

Objective

The circular informs industry about the revision to the Green Mark certification process to reflect the respective assessment stages: (1) Provisional – assessed based on building design and/or commitment, (2) Certificate – assessed based on actual/verified building performance, (3) In-Operation – assessed based on actual/verified building performance during re-certification.

Background

2 The Green Mark Certification process places emphasis on verifying the building performance based on commitments made during the design phase. Currently, Green Mark certificates can be issued upfront based on the building design. However, there have been delays or unwillingness from project teams to verify the building performance even after reminders and after the certificate validity period.

Introduction of Green Mark Certificate (provisional)

3 To address this and provide an accurate representation of a project's Green Mark status, Green Mark certificates will be issued in accordance with the respective stages of assessment:

Stage of Assessment	Green Mark Certification	Validity
Design/Commitment	Green Mark Provisional	3 years from TOP date or retrofit completion date
Actual/Verified Performance	Green Mark Certificate	3 years from issuance date
Actual/Verified Performance During Re-Certification	Green Mark In-Operation	3 years from issuance date or previous certificate's expiry date

Implementation Timeline

4 The changes will be effective from 1 Apr 2025. Any Green Mark project assessed based on design and/or commitment with an issuing date from 1 April 2025 will receive a Green Mark Provisional Certificate. The final Certificate will be issued upon completion of verification. These changes have been made following extensive consultations with industry stakeholders. Project teams are strongly encouraged to initiate the verification process early to maintain their Green Mark certification status.

Transition Plan

5 For buildings that have been issued the Green Mark certificates before 1 Apr 2025, no new certificates will be issued. However, the Green Mark status of these buildings will be made public through the [Green Mark Directory](#).

For Clarification

6 We kindly request your assistance in disseminating the contents of this circular to the members of your organization. For any further clarification, please submit your inquiries through BCA's Online Feedback Form at <https://www.bca.gov.sg/feedbackform/> or contact us at 1800 342 5222. Alternatively, you may reach out to the following officers:

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Thank you.



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FAQs on Green Mark Certification by stages

Q1. What are the different assessment stages for Green Mark certification?

A1. There are three stages:

1. Provisional – Assessed based on building design and/or commitment.
2. Certificate – Assessed based on actual/verified building performance.
3. In-Operation – Assessed based on actual/verified building performance during re-certification.

Q2. What are the benefits of the new Green Mark certification by stages?

A2. The new process offers:

- Clearer distinction between design intent and actual performance.
- Provides a more accurate representation of a building's current Green Mark status.





Q3. Will the validity of the Green Mark certificate change with implementing Green Mark certification by stages?

A3. The validity of the certificate will be as follows:

- Provisional Certificate: Valid for three years from TOP date, estimated retrofit completion date, or issuance date, whichever is later.
- Certificate: Valid for three years from issuance date.
- In-Operation: Valid for three years from issuance date or previous certificate's expiry date, whichever is later.

Q4. What will happen to my existing Green Mark certificates after implementation of the new Green Mark certification by stages?

A4. Existing Green Mark certificates remain unchanged. There will be a new visual indicator on the [Green Mark Directory](#) to denote the status of GM certificates:

Colour	Status with accompanying Wordings
Green 	GM buildings (valid certificates)
Green Circle with Lighter Green Body 	GM buildings (provisional certificates)
Orange Circle with Lightest Green Body 	GM buildings (verified during earlier certificate validity period)
Orange/Amber 	GM buildings (expired certificates and not verified)

Q5. Can a building skip the Provisional stage and apply directly for the Certificate stage?

A5. Yes, if the building is already operational and can provide measured performance data, it can apply directly for the Certificate stage without going through the Provisional stage.

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