



Green Mark Version 7: Which Singapore Building Projects Must Switch

Description

Green Mark Version 7 is not a single switch date. A Singapore project team has to reconcile at least three dates: the October 2026 launch, the last day for a new Green Mark 2021 application, and the deadline for an existing GM:2021 project to finish certification. The practical answer depends on the project programme, not on whether a consultant has already started a scorecard.

The [Building and Construction Authority’s Version 7 page](#) says no new GM:2021 applications will be accepted from 1 April 2027. Projects already proceeding under GM:2021 have until the end of 2027 to complete. That makes a March submission with a long unresolved design programme a different risk from a March submission that is genuinely certification-ready.

The three-date transition map

Date	What changes	Project-team response
October 2026	GM v7.0 launches	Compare pathways and rating targets against the current brief.
1 April 2027	New GM:2021 applications close	Do not assume work in progress is an accepted application.
31 December 2027	Ongoing GM:2021 projects must complete	Allow for evidence closure, review comments and certification, not merely design completion.

This map creates a simple red-flag test. Count backwards from the end-2027 completion point. Insert time for modelling updates, documentary evidence, assessor comments and internal approvals. If that realistic completion sequence crosses the deadline, planning around GM:2021 is fragile even if an application could be lodged before April.

Do not confuse a submission with an approved transition position

A project register should name the precise application, its intended submission date, the party responsible for completeness and the evidence that it was accepted. A consultant appointment, a preliminary score or an email stating an intention to submit is not the same event. Record BCA correspondence against the project, especially where redevelopment phases or multiple buildings may not share one application status.

For a portfolio, use four columns: project, intended scheme, application acceptance evidence and completion confidence. Mark confidence as green only where the certification close-out fits comfortably inside 2027. An amber project needs a GM v7.0 contingency; a red project should be redesigned around the new scheme rather than rely on an optimistic programme.

What the energy-only pathway changes

BCA's [built-environment announcement](#) describes a standalone energy-rating pathway alongside the holistic certification route. The useful question is not whether energy is now optional. It is whether a project needs a focused, comparable operational-energy signal, or a broader assessment of sustainability outcomes.

Rating marker	Published performance threshold	Briefing implication
EE45	45 per cent improvement	Set the first quantified efficiency target.
EE50	50 per cent improvement	Test the cost of the next five points.
EE55	55 per cent improvement	Require model evidence for the higher tier.
SLE60	60 per cent improvement	Coordinate envelope, systems and loads early.
SLE70	70 per cent improvement	Check whether the design and operating assumptions can sustain the result.
Zero Energy	100 per cent energy offset	Document the eligible generation and offset basis.
Positive Energy	At least 115 per cent on-site generation	Treat generation area and export assumptions as core design constraints.

The percentage labels are performance thresholds, not a promise that every building type can reach each tier with the same package of measures. Baseline, calculation method, scope and operating assumptions still matter. Teams should retain the model version, inputs and sensitivity tests that support the selected level.

A transition meeting that resolves the decision

1. Freeze the current project programme and identify the application event that matters.
2. Build a conservative completion schedule through certification, including review iterations.
3. Compare GM:2021 close-out risk with the design impact of GM v7.0.
4. Choose holistic certification or the energy-rating pathway based on the building's actual objective.
5. Record who owns modelling, documentary evidence and regulator correspondence.

Teams following BCA's wider productivity changes may also use our explanation of [built-environment productivity measures](#). Once a building is operating, a different compliance clock applies; the [periodic facade inspection cycle](#) shows why design certification and later statutory maintenance should stay in separate registers.

The defensible answer

Stay on GM:2021 only when the application and completion evidence fit the published transition. Move to Version 7 when they do not, or when the new pathway better expresses the project's energy objective. The strongest decision file is short: the three dates, the chosen route, the performance target, the programme evidence and the named owner. That is more useful than a long scorecard with no transition conclusion.

Stress-test the completion date

A calendar should show more than a target certification month. Add the last date for each energy-model revision, design freeze, test result, commissioning record, assessor response and management approval. Then add one realistic comment cycle. If the final step reaches December 2027 with no contingency, the project does not have a high-confidence GM:2021 completion path.

For phased works, ask whether the same application and completion date truly covers every building or phase. Record the answer from the responsible authority or assessor. Do not copy the earliest phase's status across a later block without evidence.

Questions for the design team

- Which model version supports the chosen energy threshold?
- Which loads are included, excluded or estimated?
- Which measures are fixed in contracts and which remain aspirations?
- Who owns evidence after practical completion?
- What is the fallback if the GM:2021 close-out slips?

These questions turn the transition into a controlled design decision. They also prevent a late discovery that the rating target depends on operating assumptions no contractor or facilities team has accepted.

Keep claims narrower than evidence

A project may target a level before it earns it. External communications should say "targeting" until certification is complete, name the scheme version and avoid presenting a modelled percentage as measured operational performance. After occupation, compare predicted and actual energy use under a separate monitoring plan.

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