### Bonus GFA Incentive Schemes

Commercial developments are eligible for the following bonus GFA incentive schemes if they comply with the relevant guidelines:

Commercial developments may make use of any combination of the bonus GFA incentive schemes (ie CSFS and Rooftop Greenery ORA), as long as the cumulative bonus GFA does not exceed the overall cap of 10% above the MP GPR.

Community and Sports Facilities Scheme

The Community and Sports Facilities Scheme (CSFS) facilitates the co-location of compatible community and sports uses with highly accessible commercial developments. Under the CSFS, bonus GFA for the community and sports uses is subject to an overall cap of 10% of the maximum permissible GFA for the site allowed under the prevailing Master Plan or 2,000sqm (whichever is lower).

#### Eligible Commercial Developments

The co-location of community or sports uses under the CSFS is intended primarily for commercial retail developments which are highly accessible. The commercial development that may be considered for the community and/or sports uses under the CSFS shall be in close proximity to transport nodes or town centres/neighbourhood centres, and the additional CSFS space may be supported from the land use and transport planning points of view.

Community and sports uses under the CSFS would not be supported in hotel developments as the resultant synergies are limited.

Community and sports uses under the CSFS in office developments shall only be considered if it is clear that the use has clear synergies with the office development and caters to the needs of the office workers.

#### Allowable Community and Sports Uses

The proposed community and sports uses shall primarily be intended for public or community use and not profit-driven, with the exception of commercial child care centres endorsed by the Early Development Childhood Agency (ECDA). Refer to table below for a list of allowable uses.

**Allowable Uses for CSFS Scheme**

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| **Community Uses** | **Child Care Services**   * CSFS is applicable to child care services provided by   1. non-profit or anchor operator child care centres endorsed by ECDA; and   2. commercial child care centres endorsed by ECDA under their Support Scheme. * Qualified commercial child care centres shall be approved on Temporary Permission (TP). URA’s approval is required for a renewal of the TP. As part of the renewal, the operator shall fulfil ECDA’s qualifying criteria under the Support Schemes and obtain ECDA’s re-endorsement for the CSFS.   **Disability Services**   * Disability services, under the purview of the Ministry of Social and Family Development (MSF), refer to services and programmes in place for people with disabilities to help them integrate into society. Such services include day activity centres that provide training in daily living skills, social skills development, and vocational abilities development. * The disability services operator shall be endorsed by MSF/National Council of Social Service (NCSS) to qualify for the CSFS.   **Family Services**   * Family services, under the purview of the Ministry of Social and Family Development (MSF), refer to services to the public on family matters. Such services include individual and family counselling, family life education, parenting advice, talks, or seminars, family finances or financial counselling, and marriage counselling (non-commercial). * The family services operator shall be endorsed by MSF/NCSS to qualify for the CSFS.   **Eldercare Services**   * Eldercare services refer to services that:   1. Facilitate the elderly to continue to live with their family in the community;   2. Enrich their lives by engaging the elderly and promote their continued participation in the community; and   3. Provide support to the elderly, their family, and their caregiver. * The services shall predominantly provide practical assistance, social engagement, and respite care, and not for primary health or medical care. * The eldercare services operator shall be endorsed by MSF/NCSS to qualify for CSFS.   **Volunteerism and Volunteer-based Programmes**   * These programmes refer to those which:   1. Reach out, recruit, train, and/or deploy volunteers to serve the social sector (ie volunteers in arts and sports, for example, shall not qualify); and   2. Provide services that are long-term and/or on-going basis and not on a project basis. * The need for the space for volunteer-based programmes shall be clearly justified. The programmes shall be endorsed by MSF/NCSS to qualify for CSFS.   **Community Libraries**   * Community libraries, under the purview of the National Library Board (NLB), provide to the public easy access to information.   **Community Clubs**   * Community clubs, under the purview of People’s Association (PA), provide a venue where citizens can connect for community bonding, carry out volunteer work, and promote active citizenry and multiracial harmony.   **Other Uses**   * Other proposals may be considered by URA. These proposals shall be endorsed by a suitable championing government agency acceptable to URA before an application is submitted to URA. |
| **Sports Uses** | * Applicable to selected sports facilities that are not provided for by the public or private sector (eg competition ice rink). * Other types of sports facilities that are currently provided for (eg bowling alleys) shall not qualify. |
| **Uses that are not supported** | Pure office, religious uses, recreational clubs |

For the purpose of computing Land Betterment Charge, SLA may assess such additional CSFS space for community uses based on Group E Civic & Community Institution rate,  and assess such additional CSFS space for sports uses based on Group A Sports/Recreational rate.

#### Ancillary Uses

Ancillary uses (eg supporting offices) shall be kept to a maximum of 40% of total GFA of the CSFS space. Any commercial uses within the CSFS space (eg cafés or gift shops), if permitted by URA, shall be computed as part of the overall commercial quantum of the development.

#### Ownership

**Ownership of CSFS Space**

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| --- | --- |
| **Community Uses** | Developers have the option of offering a government agency or the community user endorsed by the relevant championing agency either the strata-title of the CSFS spaces or a long lease with a minimum tenure of 10 years of the CSFS space with option of renewal.  Direct transfer of ownership or leases to the community user using the CSFS space is allowed, subject to support from the relevant championing government agency. |
| **Sports Uses** | Developers shall offer the Singapore Sports Council (SSC) the option to either take up ownership of the strata-title of the CSFS space or lease of the CSFS space, with a minimum tenure of 10 years with option of renewal by SSC.  SSC shall take the lead in the operation and management of the sports facility and may appoint a suitable managing agent to operate the facility. |

The party that holds the strata-title/lease of the approved CSFS space shall ensure that the use of the CSFS space complies with the terms and conditions of the CSFS guidelines.

In the event that there is a change in ownership arrangement of the CSFS space, the seller or owner of the CSFS space shall inform the new buyer or lessee on the obligation to ensure that the CSFS space shall at all times be used for the approved purposes. The seller or owner of the CSFS space shall also keep the championing agencies informed of any such changes.

#### Submission

The following documents shall be submitted as part of a development application to URA for evaluation.

1. A letter of undertaking (LOU) from:  
     
   * The community service provider for community uses;
   * The SSC for sports use;
   * The child care centre operator endorsed by ECDA.
2. An endorsement letter from the relevant championing government agency for the proposed use and/or ownership arrangement of CSFS space.

Rooftop ORA on Landscaped Roofs

Refer to the section on [Greenery](/Corporate/Guidelines/Development-Control/Non-Residential/Commercial/Greenery).

Built Environment Transformation Scheme

The Built Environment (BE) Transformation GFA scheme aims to encourage adoption of higher tier Construction Industry Transformation Map (ITM) outcomes in areas of digitisation, productivity and sustainability. The incentive scheme is jointly administered by BCA and URA. Applicants may qualify for the scheme by adopting stipulated ITM outcomes as part of the development proposal.

#### Eligibility

The incentive is applicable for new erection or major Addition & Alterations to private sites of at least 5000sqm GFA1. Sites launched under the Government Land Sales (GLS) programme prior to 31 March 2022 may also be eligible for the incentive scheme.

The types of developments eligible for the incentive scheme are as follows:

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| --- | --- |
| Residential[2](file:///C:/Users/urawongyq/Documents/My%20documents/Updates/Flats%20and%20Condominiums%20-%20draft%20edit.docx#_ftn1) | Condominium and Flats development |
| Non- Residential | Commercial, Industrial and Institutional developments, such as office, retail, business parks, community building, hotel, hospital or white site developments |
| Mixed use | Combination of the above |

1Smaller developments of less than 5,000 sqm GFA may be considered on a case-by-case basis if agencies determine that sizeable productivity and sustainability outcomes relative to the development proposal can be achieved based on BE ITM measures proposed by the developers.

2The maximum allowable number of dwelling units for residential developments located outside of Central Area is derived from the Master Plan permissible intensity, which excludes any bonus GFA the site is eligible for.

#### Quantum of bonus GFA allowed

Private sites may be granted up to 3% bonus GFA under the scheme3. The scheme is applicable for new proposals till 23 November 2026.

GLS sites are eligible up to 2% bonus GFA. The scheme is applicable for new GLS launched prior to 31 March 2022.

The cumulative bonus GFA shall be kept within the overall budget of 10% above the Master Plan Gross Plot Ratio (GPR), or the maximum allowable GFA of the development. It shall not form the future development potential of the site upon redevelopment.

The quantum of allowable bonus GFA under the BE Transformation Scheme is based on the proposed uses, use quantum that complies with the Master Plan zoning, and any additional requirements imposed as part of the endorsement for the bonus GFA.

Should development proposals fall within areas with specific planning considerations (e.g. storey height controls) or are unable to fully accommodate the additional intensity due to on-site conditions (e.g. areas with traffic concerns), the bonus GFA under the BE Transformation Scheme that can be approved may be lower than the endorsed quantum, and/or the bonus GFA may be limited to a particular use or uses.

3Applications submitted under the Strategic Development Incentive (SDI) and Central Business District (CBD) incentive schemes will have to comply with stipulated outcomes in the areas of digitalisation, productivity and sustainability. The required ITM outcomes will be separately assessed in relation to the context of the proposal, upon submission of the outline application for the SDI/CBDI development proposal. ITM outcomes will be imposed as conditions for planning approval for redevelopment proposals via the SDI/CBD Incentive scheme. SDI/CBDI proposals will not qualify for the additional GFA under the BE Transformation Gross Floor Area Incentive Scheme.

#### Submission

Applicants are to submit an application to BCA with supporting documents on the proposed ITM outcome concept plan and detail the proposed ITM outcome to be adopted for the development proposal. The submission can be made at this [link](https://form.gov.sg/610112199bdc0c00123abb25).

Following BCA’s grant of letter of acceptance, applicants shall submit the development proposal with the proposed quantum and use group of the proposed bonus BE Transformation GFA to URA, for detailed assessment. The development application shall be submitted within 6 months from BCA’s grant of Letter of Acceptance, and shall include a copy of the Letter of Acceptance, and the [BE Transformation GFA computation form](/-/media/Corporate/Guidelines/Development-control/Flats-Condominiums/BE-Transformation-GFA-computation-form.pdf). The submission process and verification of ITM outcomes is summarised at this [link](/-/media/Corporate/Guidelines/Development-control/Flats-Condominiums/BE-Transformation-Submission-process.pdf).

#### Requirements on ITM Outcomes for Bonus BE Transformation GFA

Applicants are to comply with BE ITM outcomes for the bonus scheme based on the [building type](/-/media/Corporate/Guidelines/Development-control/Flats-Condominiums/BE-Transformation-building-type.pdf). The specific requirements for the development proposal will be shared in detail as part of the application process to BCA for the Letter of Acceptance.

ORA within Privately-Owned Public Spaces (POPS)

Refer to section on [POPS](/Corporate/Guidelines/Development-Control/gross-floor-area/GFA/Privately-OwnedPublicSpacesPOPS).

The bonus GFA allowed under the bonus incentive schemes is over and above the MP GPR and is subject to a maximum of 10% of the MP GPR. When the site is redeveloped in future, the additional GFA already used under the bonus GFA incentive schemes cannot be carried over. In other words, the GPR for the site shall revert to the GPR specified in the prevailing MP.

**Other Incentive Schemes**

The CBD Incentive Scheme and the Strategic Development Incentive (SDI) Scheme aim to encourage the rejuvenation of the CBD and other strategic areas in Singapore. Sites that fall within the designated areas for the CBD Incentive Scheme shall be guided by the CBD Incentive Scheme and shall not be considered under the SDI Scheme.

Details of the two schemes are as follows: