### Bonus GFA Incentive Schemes

The Bonus GFA schemes applicable to flats and condominiums are:

Balcony Incentive Scheme

Refer to section on [Balconies, Private Enclosed Spaces, Private Roof Terraces, & Indoor Recreation Spaces](https://www.ura.gov.sg/Corporate/Guidelines/Development-Control/Residential/Flats-Condominiums/Balconies-PES-PRT).

Conserved Bungalows Scheme

The GFA of conserved bungalows may be computed as additional GFA over and above the GPR stipulated in the prevailing Master Plan.

#### Eligibility

The incentive is applicable to all bungalows meeting the following criteria:

* Volunteered for conservation or designated for conservation by URA; and
* Located on a site with GPR control.

#### Submission

Submissions of Development Applications involving conserved bungalows shall be made only by a Qualified Person (QP), who is registered as an Architect under the Architects Act and who has in force a practising certificate issued under the Act.

The QP shall demarcate the area of the conserved bungalow in the submission and declare the additional GFA from the conserved bungalow in the application form.

Indoor Recreation Spaces Scheme

Refer to section on [Balconies, Private Enclosed Spaces, Private Roof Terraces, & Indoor Recreation Spaces](https://www.ura.gov.sg/Corporate/Guidelines/Development-Control/Residential/Flats-Condominiums/Balconies-PES-PRT).

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:

|  |  |
| --- | --- |
| 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](https://www.ura.gov.sg/-/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](https://www.ura.gov.sg/-/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](https://www.ura.gov.sg/-/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.

The Bonus GFA is allowed over and above the MP GPR 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 shall not be carried over. In other words, the GPR for the site shall revert to the GPR specified in the prevailing MP.

Although a site may make use of multiple bonus GFA incentive schemes, the total bonus GFA shall not exceed the overall cap of 10% above the MP GPR.

*Last updated on 21 November 2022*