### Balconies

Balconies are included as GFA.

<https://www.ura.gov.sg/-/media/Corporate/Guidelines/Development-control/GFA/GFA-01A-GFA-Treatment-for-Balconies_final.jpg?h=690&w=1000>

*Balconies*

Balcony Incentive Scheme - Bonus GFA

Under the Balcony Incentive Scheme (BIS), balconies may be included as bonus GFA if they adhere to the BIS guidelines and submission requirements stated in the Development Control Handbooks. Refer to the links below for more information on the specific guidelines.

|  |  |
| --- | --- |
| **Residential Handbook** | [Balcony Incentive Scheme (Flats and Condominiums)](https://www.ura.gov.sg/Corporate/Guidelines/Development-Control/Residential/Flats-Condominiums/Bonus-GFA/Balcony-Incentive-Scheme) |
| **Non-Residential Handbook** | [Balcony Incentive Scheme (Hotel)](https://www.ura.gov.sg/Corporate/Guidelines/Development-Control/Non-Residential/Hotel/GFA-Incentive-Schemes) |

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