### Outdoor Refreshment Areas

Outdoor refreshment areas (ORAs) are included as GFA.

Landscaping for Urban Spaces and High-Rises Scheme – Bonus GFA

Under the Landscaping for Urban Spaces and High-Rises (LUSH) scheme, rooftop ORAs may be included as bonus GFA if they adhere to the LUSH guidelines and submission requirements stated in the Development Control Handbooks. Refer to the links below for more information on the specific guidelines.

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| **Non-Residential Handbooks** | [LUSH Scheme (Commercial)](https://www.ura.gov.sg/Corporate/Guidelines/Development-Control/Non-Residential/Commercial/Greenery) |
| [LUSH Scheme (Hotel)](https://www.ura.gov.sg/Corporate/Guidelines/Development-Control/Non-Residential/Hotel/Greenery) |

Orchard Planning Area – Bonus GFA

Under prevailing guidelines for Orchard Planning Area, ORAs located next to the Orchard Pedestrian Mall belt may be included as bonus GFA if they adhere to the guidelines and submission requirements stated in the Orchard Planning Area Urban Design Guidelines and Plan. Refer to the link below for more information on the guidelines.

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| **Urban Design Guidelines** | [Outdoor Refreshment Area within Orchard](https://www.ura.gov.sg/-/media/Corporate/Guidelines/Development-control/Circulars/2019/Nov/dc19-18/OR/Annex-A.pdf) |

Singapore River Promenade

ORA located along Singapore River Promenade is computed as GFA. This ORA shall be confined to the boundary of the subject development and defined by markers, e.g. planters or flower pots. Only retractable awnings mounted on the development facades are allowed for the ORA to add more interest and diversity to the streetscape.

The full frontage of the development along the promenade and pedestrian mall can be considered for ORA uses, subject to detailed evaluation on the maximum allowable extent based on the existing site conditions and compliance with technical requirements. As the proposals sit on state land, applicants will have to obtain the Temporary Occupational License (TOL) from SLA or its appointed agent.

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| **Urban Design Guidelines** | [Outdoor Refreshment Area along Singapore River Promenade](https://www.ura.gov.sg/Corporate/Guidelines/Urban-Design/Singapore-River) |

Within Privately-Owned Public Spaces (POPS) – Bonus GFA

ORAs within POPs are computed as commercial GFA.

ORAs within POPS may be included as bonus GFA if they adhere to the POPS guidelines and submission requirements. Refer to the link below for more information on the guidelines.

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| **POPS Guidelines** | [Outdoor Refreshment Area within POPS](https://www.ura.gov.sg/Corporate/Guidelines/Development-Control/gross-floor-area/GFA/Privately-OwnedPublicSpacesPOPS) |

*Last updated on 7 July 2022*