### Private Enclosed Spaces (PES)

Private enclosed spaces (PES) approved on or after 12th January 2013 are included as GFA.

<https://www.ura.gov.sg/-/media/Corporate/Guidelines/Development-control/GFA/GFA-PES-Private-enclose-space_final.jpg?h=690&w=1000>

*Private Enclosed Spaces*

Balcony Incentive Scheme – Bonus GFA

Under the Balcony Incentive Scheme (BIS), PES for non-landed residential developments 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 Condominium)](https://www.ura.gov.sg/Corporate/Guidelines/Development-Control/Residential/Flats-Condominiums/Balconies-PES-PRT) |

*Last updated on 26 Jul 2023*