### Private Roof Terraces (PRT)

Private roof terraces (PRT) approved on or after 12th January 2013 are included as GFA.

<https://www.ura.gov.sg/-/media/Corporate/Guidelines/Development-control/GFA/GFA-01C-GFA-Treatment-for-PRT_final2.jpg?h=801&w=1000>

*Private Roof Terraces*

Balcony Incentive Scheme – Bonus GFA

Under the Balcony Incentive Scheme (BIS), PRT1 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) |

1 Including private staircases leading directly to the PRT

*Last updated on 26 Jul 2023*