

## GREEN MARK GROSS FLOOR AREA (GM GFA) INCENTIVE SCHEME

### OBJECTIVE

To encourage the private sector to develop buildings that attain higher tier Green Mark ratings (i.e. Green Mark Platinum or Green Mark Gold<sup>Plus</sup>), BCA and the Urban Redevelopment Authority (URA) has introduced a set of Gross Floor Area (GFA) incentives on 29 Apr 2009. For developments attaining Green Mark Platinum or Gold<sup>Plus</sup>, URA will grant additional floor area over and above the Master Plan Gross Plot Ratio (GPR) control. (Please see Appendix 1 – Circular No. BCA/GM GFA/2012-07-TD01 URA/PB/2012/09-DCG dated 02 July 2012 and Appendix 2 – Circular No. BCA/GM GFA/2009-04-TD01 URA/PB/2009/04-DCG dated 29 Apr 2009 for more details).

### Effective Date

The extended GM GFA Incentive Scheme is with effect from 29 Apr 2014 and shall last for a period of 5 years or such earlier date, as directed by BCA.

### ELIGIBILITY

The GM GFA Incentive Scheme will apply to all new private developments, redevelopments and reconstruction developments<sup>1</sup> submitted on or after the effective date. Developments which have obtained planning approval but have not commenced construction of the superstructure works on site may also be considered for the scheme.

<sup>1</sup> *Reconstruction developments include major additions and alterations to existing building and major retrofitting to existing buildings as deemed suitable for the GM GFA Incentive Scheme by BCA.*

Existing private developments are also eligible for GM GFA scheme if they undergo “substantial energy efficiency (EE) enhancements” to achieve high GM rating (i.e. GM Platinum and GM Gold<sup>Plus</sup>) under the ‘New Building’ category. This is applicable to existing buildings of 10 years old or older from the date of the TOP<sup>2</sup>. The building must not have enjoyed other incentives under similar incentive schemes.

<sup>2</sup> *Where the building was granted TOP in parts, the age of the building will be counted from the date of TOP issued for the final part.*

Types of development that are eligible for this scheme are:

Residential	Non-landed, Mixed commercial & residential development and others (approved case-by-case)
Non-Residential	Commercial, office, retail, business parks, industrial, institutional, community building, hotel, hospital, white site development and others (approved case-by-case)

### QUANTUM OF GM GFA

The quantum of GM GFA allowed under the Scheme is up to 1% for Green Mark Gold<sup>Plus</sup> and up to 2% for Green Mark Platinum, subject to a cap of 2,500 sqm for Gold<sup>Plus</sup> and 5,000 sqm for Platinum.

**Table 1: Quantum of GM GFA for higher BCA Green Mark ratings**

Green Mark Rating	GM GFA Incentive Scheme
Platinum	Up to 2% additional GFA beyond Master Plan GPR

Platinum	Up to 2% additional GFA beyond Master Plan GFR (subject to cap of 5,000 sqm)
GoldPLUS	Up to 1% additional GFA beyond Master Plan GFR (subject to cap of 2,500 sqm)

The method of determining the GM GFA is based on the following:

$$\text{GM GFA} = \frac{\left[ \begin{array}{c} \text{Proposed GFA (sqm)} \\ \text{(subject to MP allowable intensity)} \end{array} \right] \times \left[ \begin{array}{c} \text{Prescribed Green} \\ \text{Premium (\$/sqm)} \end{array} \right]}{\text{Land Value (\$/sqm) (determined by proxy using DC rates)}}$$

Note: The additional GFA is subject to payment of DP or DC, whichever is applicable.

#### ONLINE APPLICATION

All Green Mark Incentive Scheme (GMIS) applications are to be submitted via BCA GMIS Online.



For more information, you may like to check out the [Frequently Asked Questions](#) or contact

#### BCA

- Ms Jolene Chong at 6804 4691 / email: [jolene\\_chong@bca.gov.sg](mailto:jolene_chong@bca.gov.sg)
- Ms Giselle Seow at 6804 4674 / email: [giselle\\_seow@bca.gov.sg](mailto:giselle_seow@bca.gov.sg)

#### URA

- URAs DCD Enquiry Line at 6223 4811 / email: [ura\\_dcd@ura.gov.sg](mailto:ura_dcd@ura.gov.sg)

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