

GUIDE ON GM GFA COMPUTATION

The method of determining the GM GFA is based on the equivalent value of the additional cost [or green premium] incurred for attaining the higher tier of Green Mark:

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

The prescribed Green Premium and DC/DP rates used for computing the GM GFA will be pegged to the date of development application to URA where the GM GFA is proposed and leading to a conveyance where the GM GFA is first endorsed.

Example 1

Private commercial development at Marine Parade (Sector 94) with proposed GFA of 50,000 sqm, targeting for GM Platinum rating.

DC Rate (at Mar 09): \$3,360 / sqm
Land Value: \$4,800 / sqm (derived from DC rates X 10/7)
Prescribed Green Premium for Commercial GM Platinum (wef 29 Apr 09): \$182/sqm

$$\begin{aligned} \text{Equivalent Bonus GFA} &= (\text{Proposed GFA} \times \text{Prescribed Green Premium}) / \text{Land Value} \\ &= (50,000 \times 182) / 4,800 \\ &= 1,895.83 \text{ sqm or } 3.8\% \text{ bonus GFA} \end{aligned}$$

Full quantum of allowable GM GFA = **1,000 sqm (Cap at 2% bonus GFA)**

Example 2

Private residential development at Marine Parade (Sector 94) with proposed GFA of 280,000 sqm, targeting for GM Platinum rating.

DC Rate (at Mar 09): \$3,850 / sqm
Land Value: \$5,500 / sqm (derived from DC rates X 10/7)
Prescribed Green Premium for Residential GM Platinum (wef 29 Apr 09): \$123/sqm

$$\begin{aligned} \text{Equivalent Bonus GFA} &= (\text{Proposed GFA} \times \text{Prescribed Green Premium}) / \text{Land Value} \\ &= (280,000 \times 123) / 5,500 \\ &= 6,261.82 \text{ sqm or } 2.2\% \text{ bonus GFA} \end{aligned}$$

Full quantum of allowable GM GFA = **5,000 sqm (Cap at 5,000 sqm)**

Example 3

Private residential development at Jurong Gateway (Sector 112) with proposed GFA of 50,000 sqm under the GLS sites that incorporated mandatory GM Gold^{PLUS} standard as sales condition but has opted for GM Platinum rating.

DC Rate (at Mar 09): \$2,450 / sqm

Land Value: \$3,500 / sqm (derived from DC rates X 10/7)

Prescribed Green Premium for Residential GM Platinum (wef 29 Apr 09): \$123/sqm

Prescribed Green Premium for Residential GM Goldplus (wef 29 Apr 09): \$92/sqm

The Equivalent Bonus GFA for GM Platinum

$$\begin{aligned}\text{Equivalent Bonus GFA} &= (\text{Proposed GFA} \times \text{Prescribed Green Premium}) / \text{Land Value} \\ &= (50,000 \times 123) / 3,500 \\ &= 1,757.14 \text{ sqm}\end{aligned}$$

Full quantum of allowable GM GFA = **1,000 sqm (Cap at 2% bonus GFA)**

The Equivalent Bonus GFA for GM Gold^{PLUS}

$$\begin{aligned}\text{Equivalent Bonus GFA} &= (\text{Proposed GFA} \times \text{Prescribed Green Premium}) / \text{Land Value} \\ &= (50,000 \times 92) / 3,500 \\ &= 1,314.29 \text{ sqm}\end{aligned}$$

Full quantum of allowable GM GFA = **500 sqm (Cap at 1% bonus GFA)**

Incremental allowable GM GFA for GLS site that incorporated mandatory GM

Gold^{PLUS} standard as sales condition but has opted for GM Platinum rating
= Full quantum of allowable GM GFA (Platinum) - Full quantum of allowable GM GFA (Gold^{PLUS})

= 1,000 sqm - 500 sqm = **500 sqm**

GM GFA COMPUTATION FOR MIXED-USED DEVELOPMENTS

The following are single use zones where the land values are determined using 100% of the associated DC/DP rate in the DC fixed rates table:

Residential	Port/Airport
Commercial	Health & Medical Care
Business 1	Utility
Business 2	Open Space
Educational Institution	Road
Place of Worship	Beach Area
Civic & Community Institutions	Waterbody
Sports & Recreation	Cemetery
Agriculture	Special Use
Transport Facilities	

For the following zones allowing mixed uses, the land values are to be determined using the following quantum split which is consistent with the Master Plan Written Statement:

Master Plan Zoning	Quantum Split
Commercial and Residential	60% Residential 40% Commercial
Hotel	60% Hotel 40% Commercial
Business Park	85% Business park 15% Commercial
Business Park – White with notation of 2.5W[40] in the MP 2008	60% Business Park 40% Commercial
Business 1 – White or Business 2 – White	<u>3.0 [B-2.5]W</u> 83.3% Business 16.7% Commercial <u>2.5 [B-2.0]W</u> 80% Business 20% Commercial
White	100% Commercial
Residential/Institution	100% Residential
Residential with Commercial at 1 st storey	80% Residential 20% Commercial

Example 1

Mixed development comprising hotel and commercial uses at Marine Parade (Sector 94) on a site zoned White in the Master Plan 2008, with proposed GFA of 150,000 sqm (comprising 90,000sqm Hotel and 60,000sqm Commercial) targeting for GM Platinum rating.

Based on the table above, the land value for a White site is based on 100% Commercial.

DC rate for Group A (as at Mar 2012): \$5250/sqm
Land Value: \$7500/sqm (derived from DC rates x 10/7)
Prescribed Green Premium for Non-Residential GM Platinum (wef 1 Mar 2012):
\$169/sqm

Equivalent Bonus GFA = (Proposed GFA x Prescribed Green Premium) / Land Value
= (150,000 x \$169) / \$7500
= 3,380 sqm or 2.25% bonus GFA

Full quantum of allowable GM GFA = **3,000 sqm** (capped at 2% bonus GFA)

Example 2

A Business Park development at Marine Parade (Sector 94) on a site zoned Business Park in the Master Plan 2008, with proposed GFA of 10,000 sqm (comprising 9,000sqm Business Park and 1,000sqm Commercial) targeting for GM Gold^{PLUS} rating.

Based on the table, the land value for a Business Park site will have to be apportioned based on 85% Business Park and 15% commercial.

DC rate for Group D (as at Mar 2012): \$770/sqm
DC rate for Group A (as at Mar 2012): \$5250/sqm
Land value: $[(0.85 \times \$770) + (0.15 \times \$5250)] \times 10/7 =$
\$2060

Prescribed Green Premium for Non-residential GM Goldplus (wef 1 Mar 2012):
\$97/sqm

Equivalent Bonus GFA = (Proposed GFA x Prescribed Green Premium) / Land Value
= (10,000 x \$97) / \$2060
= 470.87 sqm or 4.7% bonus GFA

Full quantum of allowable GM GFA = **100 sqm** (capped at 1% bonus GFA)

Example 3

A Commercial & Residential development at Marine Parade (Sector 94) on a site zoned Commercial & Residential in the Master Plan 2008, with proposed GFA of 10,000 sqm (comprising 3,000sqm of Commercial and 7,000sqm of Residential) targeting for GM Platinum rating.

Based on the table in Appendix 1, the land value for a Commercial & Residential site will have to be apportioned based on 40% Commercial and 60% Residential.

DC rate for Group A (as at Mar 2012): \$5,250/sqm
DC rate for Group B2 (as at Mar 2012): \$6,650/sqm
Land value: $[(0.4 \times \$5250) + (0.6 \times \$6650)] \times 10/7 =$
\$8,700

Prescribed Green Premium for Non-residential GM Platinum (wef 1 Mar 2012):
\$169/sqm

Prescribed Green Premium for Residential GM Platinum (wef 1 Mar 2012):
\$120/sqm

Pro-rated Green Premium: $[(0.4 \times \$169) + (0.6 \times \$120)] = \$139.60$

Equivalent Bonus GFA = (Proposed GFA x Prescribed Green Premium) / Land Value
= (10,000 x \$139.60) / \$8,700
= 160.46 sqm or 1.6% bonus GFA

Full quantum of allowable GM GFA = **160.46 sqm (< 2% bonus GFA)**