

# GREEN MARK GFA INCENTIVE SCHEME

## GM GFA COMPUTATION FORM

1. Applicant should read the guideline “Guide on Computation of GM GFA Computation” available at [www.bca.gov.sg/GreenMark/gmgfa.html](http://www.bca.gov.sg/GreenMark/gmgfa.html) before filling in this form.
2. Applicant shall submit a copy of the GM GFA Computation Form together with the development application incorporating the additional GFA to URA for planning approval.
3. The GM GFA Computation Form must also be copied to BCA at the following address:

**Green Mark Incentive Committee**

Building and Construction Authority  
52 Jurong Gateway Road  
#11-01  
Singapore 608550

Attn: Group Director  
Environmental Sustainability Group

# GREEN MARK GFA INCENTIVE SCHEME

## GM GFA COMPUTATION FORM

### PARTICULARS OF PROJECT

<b>Development Name:</b>			
<b>GM GFA Project Ref:</b>			
<b>Name of Company:</b>			
<b>Address:</b>			
<b>Contact Person:</b>			
<b>Tel No:</b>		<b>Email:</b>	

### DECLARATION BY APPLICANT

The applicant declares that the information and documents provided to BCA and its employees are true in every particular. BCA and its employees reserve the right to contact references and other sources to verify the information and documents submitted by each applicant. The applicant understands that the information and contents in documents submitted may be disclosed to third parties in the course of verification checks conducted by BCA and its employees.

BCA may, in addition to reporting the applicant to the relevant authorities for legal action, take the following courses of action if any information and/or documents submitted are false, forged, fraudulent, misleading or reasonably suspected by BCA to be false, forged, fraudulent or misleading:

- (a) Forfeit the entire Security Deposit amount and claim 50% of the Equivalent Market Value from the applicant as a debt if the GM GFA has already been utilised for the building/project; or
- (b) Withdraw the GM GFA incentive that has been allocated but remains unutilised for the building/project provided that BCA also does not forfeit the Security Deposit amount; or
- (c) Claim 100% of the Equivalent Market Value from the applicant as a debt should the security deposit already have been released to the applicant.

GM GFA utilised	Security Deposit collected	Course of Action to be taken by BCA
Yes	Yes	Forfeit SD (50% of EMV) and claim remaining 50% of EMV from Applicant
No	Yes or No	Withdraw Incentive
Yes	Collected and returned to Applicant	Claim 100% of EMV from Applicant

The Equivalent Market Value shall be calculated in accordance to Appendix 4 of Circular No. BCA/GM GFA/2009-04-TD01 URA/PB/2009/04-DCG dated 29 April 2009 available at [www.bca.gov.sg/GreenMark/gmgfa.html](http://www.bca.gov.sg/GreenMark/gmgfa.html).

\_\_\_\_\_  
Name & Signature of applicant or person signing on behalf of the applicant\*

\_\_\_\_\_  
Date

\_\_\_\_\_  
Designation of person signing of behalf of applicant

\_\_\_\_\_  
Company's Stamp

*\* Only the officers of the sole proprietorship, partnership or company (as verified from the business profile) can sign this form on behalf of the applicant if the applicant is a sole proprietorship, partnership or company. Applicant can sign personally only if he is applying in his personal capacity and not on behalf of a sole proprietorship, partnership or company.*

<b>COMPUTATION OF GM GFA</b>	
Proposed development GFA (subject to MP allowable GPR) [ G ]	<b>sqm</b>
Prescribed Green Premium* [ P ] * unit rate of prescribed Green Premium is pegged to the date of planning submission to URA where the GM GFA is proposed and leading to a conveyance where the GM GFA is first endorsed. The rate is available at BCA website: <a href="http://www.bca.gov.sg/greenmark/gmgfa.html">http://www.bca.gov.sg/greenmark/gmgfa.html</a>	<b>\$ /sqm</b>
Development Charge (DC) or Differential Premium (DP) Sector and Rate* * DP/DC rate is pegged to the date of planning submission to URA where the GM GFA is proposed and leading to a conveyance where the GM GFA is first endorsed.	<b>Sector:</b>  <b>\$ /sqm</b>
Land Value [ V ] = Development Charge (DC) or Differential Premium (DP) Rate / 0.7* * formulae is based on DC / DP rates at 70% of the enhancement in land value	<b>\$ /sqm</b>
<b>EQUIVALENT BONUS GFA [ (G x P) ÷ V ]</b>	<b>sqm</b>
<b>% of Bonus GFA = ( Equivalent Bonus GFA / G ) x 100%</b>	<b>%</b>
<b>% CAP ON BONUS GFA</b>	
Is the % of Bonus GFA more than cap of 2% of MP allowable GFA for GM Platinum or 1% of MP allowable GFA for GM Gold <sup>PLUS</sup> ?	
If no, Bonus GFA = Equivalent Bonus GFA calculated	<b>sqm</b>
If yes, Bonus GFA = 2% of MP allowable GFA for GM Platinum or 1% of MP allowable GFA for GM Gold <sup>PLUS</sup>	<b>sqm</b>
<b>ABSOLUTE CAP ON BONUS GFA</b>	
Is the Equivalent Bonus GFA more than absolute cap of 5,000 sqm for GM Platinum or absolute cap of 2,500 sqm for GM Gold <sup>PLUS</sup> ?	
If no, Bonus GFA = Equivalent Bonus GFA calculated	<b>sqm</b>
If yes, Bonus GFA = 5,000 sqm for GM Platinum or 2,500 sqm for GM Gold <sup>PLUS</sup>	<b>sqm</b>
Full quantum of allowable GM GFA (smallest of the above % and absolute caps)	<b>sqm</b>

**Note:**

GLS site incorporating mandatory minimum GM standard of Gold<sup>PLUS</sup> and targeting to receive Platinum can still qualify for an incremental GFA incentive if accepted into the GM GFA Incentive scheme.

GLS site incorporating mandatory minimum GM standard of Platinum will not be eligible to participate in the GM GFA Incentive scheme.