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| **BUILT ENVIRONMENT TRANSFORMATION GROSS FLOOR AREA INCENTIVE SCHEME**  **Computation Form for BE Transformation GFA Quantum and Security Deposit** | | |
| **PROPOSED BE TRANSFORMATION GFA QUANTUM AND USES** | | |
| Proposed development GFA, excluding all bonus GFA (subject to maximum allowable intensity for the site) **[1]** | **Sqm** | |
| Proposed uses and use quantum for BE Transformation GFA  *\* proposed uses and use quantum shall comply with Master Plan zoning, and any additional requirements imposed as part of the endorsement for BE Transformation GFA* | **Total BE Transformation GFA[2]:**  **Sqm** | |
| **Use Quantum for Bonus GFA** | |
| **GFA** | **Use Type** |
| **(e.g. 100sqm)** | **(e.g. Commercial)** |
| **(e.g. 100sqm)** | **(e.g. residential)** |
|  |  |
| Bonus GFA as % of Total Proposed GFA **[(2) / (1) \* 100]**  *\*to be truncated to 2 decimal places* | **%** | |
| **COMPUTATION OF EQUIVALENT MARKET VALUE (EMV)** | | |
| Development Charge (DC) Sector and Rate\*  \* *DC rate is pegged to the date of planning submission to URA where the Bonus GFA is proposed and leading to a conveyance where the bonus GFA and usage of the GFA is first endorsed.*  *The DC sector and rate can be assessed on URA SPACE at* [*www.ura.gov.sg/maps*](http://www.ura.gov.sg/maps) | **Sector:** | |
| **DC Rate** | **Use Type** |
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|  |  |
| Land Value **[3]** = Development Charge (DC) Rate / 0.7\*  \* *formula is based on DC rates at 70% of the enhancement in land value* | **Land Value** | **Use Type** |
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| **EQUIVALENT MARKET VALUE** [(**2)** X **(3)]**  *\* If the bonus GFA under this Scheme is used for multiple uses, to compute performance bonds based on the respective land value of the said use.* | **$** | |
| **SECURITY DEPOSIT [50%** X **EMV]**  *\* in the form of a performance bond or banker’s guarantee (Truncate to 2 decimal place)* | **$** | |

**Annex 2**