

Circular No : URA/PB/2018/08-DCG  
Our Ref : DC/ADMIN/CIRCULAR/PB\_18  
Date : 17 October 2018

## **CIRCULAR TO PROFESSIONAL INSTITUTES**

### **Who should know**

Developers, architects, engineers and homeowners

### **Effective Date**

With immediate effect

## **BONUS GROSS FLOOR AREA (GFA) SCHEME FOR INDOOR RECREATION SPACES IN PRIVATE NON-LANDED RESIDENTIAL DEVELOPMENTS**

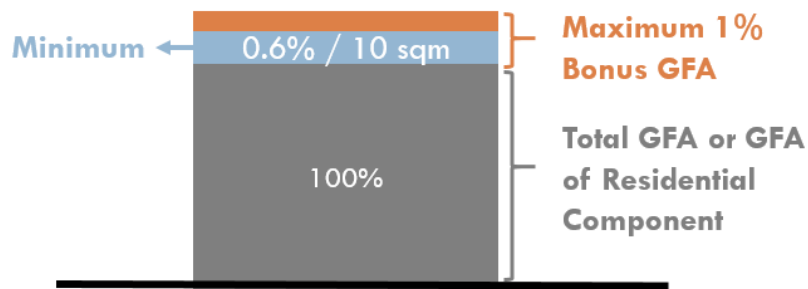
- 1 URA is introducing a new Bonus GFA scheme to encourage the greater provision of indoor recreation spaces in private non-landed residential developments.
- 2 The new scheme provides bonus GFA capped at 1% of total GFA (or the GFA of the residential component for mixed-use developments). It seeks to promote more activities and bonding among residents through the provision of covered communal spaces.

### **Indoor Recreation Space Bonus GFA Scheme**

- 3 Currently, there are no specific requirements for the provision of indoor recreation spaces in non-landed residential developments and the provision is left to the market. Such spaces are weather-proof and offer opportunities for greater communal interaction among residents. While some developments do provide indoor recreation spaces today, there is scope to encourage more of such spaces to promote community bonding.
- 4 Private non-landed residential developments and the residential component of mixed-use developments can apply for the communal indoor recreation spaces to be counted as bonus GFA, provided such spaces exceed 0.6% of the total GFA of the development or 10 sqm (whichever is higher)<sup>1</sup>. The bonus GFA is capped at 1% of total GFA (or the GFA of the residential component for mixed-use developments). See **Figure 1** below.

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<sup>1</sup> If the proposed communal indoor recreation spaces do not exceed 0.6% of the total GFA of the development or 10 sqm (whichever is higher), these spaces will be counted under the main building GFA instead of bonus GFA.



**Figure 1:** Bonus GFA scheme for indoor recreation spaces

- 5 Examples of communal indoor recreation spaces that can qualify for this scheme include gyms, function rooms, libraries, game rooms and reading rooms. Developers may propose other appropriate communal indoor recreation spaces for URA's evaluation. These spaces are to be retained as common property of the development and kept accessible to residents of the development. They are only to be used for non-commercial purposes.

### **Implementation**

- 6 The indoor recreation space bonus GFA scheme will apply with immediate effect to all development applications for new erection, amendments to approved developments or additions and alterations (A&A) of existing private non-landed residential developments or mixed-use developments with a residential component.
- 7 The scheme, together with all existing and future schemes, will form a menu of bonus GFA schemes and provide more choices for the industry. The overall cap of 10% for additional GFA allowed beyond the Master Plan allowable Gross Plot Ratio (GPR) for each development site continues to apply.<sup>2</sup> As per current practice, all additional GFA granted under the bonus GFA incentive schemes will not form the future development potential of the site.
- 8 I would appreciate it if you could convey the contents of this circular to your members. We have updated the same in the [Development Control Handbooks](#). You are advised to refer to these Handbooks for the most updated guidelines and procedures instead of referring to past circulars. For other information on the master plan, urban design guidelines, private property use and approval, car park locations and availability, private residential property transactions, and conservation areas and buildings, use [URA SPACE](#) (Service Portal and Community e-Services). This is an online portal packed with useful data and visualisation to help building professionals, business operators and the general public in their decision-making. It consolidates detailed information on land use and private property into a one-stop platform presented on geospatial maps. For feedback or enquiries, please [email](#) us.
- 9 Thank you.

<sup>2</sup> This circular should be read together with Circular No: [URA/PB/2009/03-DCG](#) dated 29 April 2009 on "Framework for Managing Bonus Gross Floor Area Incentives", specifically on the overall 10% bonus GFA budget.

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