

**URA's Rooftop ORA Bonus GFA Incentives****Key Facts**

<b>Objective</b>	To incentivize greening of rooftop by having compatible commercial use, such as outdoor refreshment areas (ORAs), as part of the landscaping at the roof level. This URA scheme will complement NParks's pilot incentive scheme to co-fund part of the installation cost for green roofs.
<b>Incentives</b>	Bonus GFA up to 200 sqm or 50% of the roof space (which ever is lower) for ORA use will be granted beyond the Master Plan intensity, when building owner provides rooftop landscaping. Development charge or Differential premium is payable.
<b>Idea behind guidelines</b>	Small scale ORA complements the use of rooftop as a garden / green retreat. They enhance the user's experience of the space, allowing the public and occupants of the building to better enjoy the rooftop greenery.
<b>Guidelines</b>	<p>Bonus GFA for rooftop ORA are allowed :</p> <ul style="list-style-type: none"> <li>a For existing buildings where the owner converts an existing roof into a roof garden or green roof within the activity corridors of Downtown Core and Orchard Planning Area, which are also key areas that will provide a memorable image of the city for visitors.</li> <li>b Where satisfactory greenery provision is made, as assessed by URA.</li> </ul>