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	**Total BE Transformation GFA [2]:**
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	**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*	**Sector:**	
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.	**DC Rate**	**Use Type**
The DC sector and rate can be assessed on URA SPACE at www.ura.gov.sg/maps		

Land Value **[3]** = Development Charge (DC) Rate / 0.7*	**Land Value**	**Use Type**
* *formula is based on DC rates at 70% of the enhancement in land value*		

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)	**$**