

GM GFA COMPUTATION FORM

COMPUTATION OF GM GFA	
Proposed development GFA (subject to MP allowable GPR) [G]	sqm
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: www.bca.gov.sg/greenmark/gmgfa.html .	\$ /sqm
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.	Sector: — \$ /sqm
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	\$ /sqm
EQUIVALENT BONUS GFA [(G x P) ÷ V]	sqm
% of Bonus GFA = (Equivalent Bonus GFA / G) x 100%	%
% CAP ON BONUS GFA	
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 Goldplus?	
If no, Bonus GFA = Equivalent Bonus GFA calculated	sqm
If yes, Bonus GFA = 2% of MP allowable GFA for GM Platinum or 1% of MP allowable GFA for GM Goldplus	sqm
ABSOLUTE CAP ON BONUS GFA	
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 Goldplus?	
If no, Bonus GFA = Equivalent Bonus GFA calculated	Sqm
If yes, Bonus GFA = 5,000 sqm for GM Platinum or 2,500 sqm for GM Goldplus	Sqm
Full quantum of allowable GM GFA (smallest of the above % and absolute caps)	Sqm

Note: GLS development that has incorporated mandatory GM Goldplus standard as sales condition but has opted for GM Platinum, will be entitled to Incremental incentive that is the difference between the GFA incentives for GM Platinum and for GM Goldplus.