CENTRAL BUSINESS DISTRICT (CBD) INCENTIVE SCHEME 2.0

1 URA introduced the Central Business District (CBD) Incentive Scheme in 2019 to better support the continued growth and evolution of our CBD as a dynamic global hub, and reposition our CBD as a 24/7 mixed-use district so that the CBD will not only be a place to work, but also a vibrant place to live and play in.

2 The incentives aim to encourage the conversion of existing, older, office developments into mixed-use developments that will help to rejuvenate the CBD by:

a) Providing a wider diversity of uses, including more residences, hotels, and creative lifestyle possibilities;

b) Realising better connectivity to adjacent developments and transport nodes;

c) Creating a more intimate, people-friendly environment with walkable streets and public spaces that will provide an appealing address for people to live and work in.

3 The incentives are calibrated to encourage:

a) The creation of mixed-use neighbourhoods at the CBD fringe areas of Anson and Cecil Street, with greater extent of residential uses supported by a variety of social / community amenities;

b) A blend of mixed-uses within Robinson Road, Shenton Way and Tanjong Pagar.

Eligibility Criteria

4 Eligibility for the scheme is subject to the criteria as outlined in Table 1 and 2 below.

Location

5 Existing predominantly office developments in selected areas where mixed-use neighbourhoods are encouraged will be eligible for the incentives.

Table 1

Building Age	At least 20 years old from date of last TOP. *Exemptions can be considered on a case-by-case basis*
Current Land Use	Predominantly Office Developments Only
Location	Selected parts of: Anson (Appendix 2-1) Cecil Street (Appendix 2-2) Robinson Road, Shenton Way, Tanjong Pagar (Appendix 2-3)

Minimum Size

6 To safeguard the quality of the resultant developments, only sites that meet a **minimum site area** will be eligible for the incentives. This requirement will vary according to specific considerations within each area to avoid creating a wall-like environment:

Table 2

Location	**Minimum Size**
Anson (Appendix 2-1)	1,000 sqm
Cecil Street (Appendix 2-2) Robinson Road, Shenton Way, Tanjong Pagar (Appendix 2-3)	1,000 sqm for corner sites 2,000 sqm for all other sites

Allowable Land Uses & Maximum Allowable Increase in Development Intensity

7 Residential and Hotel uses are encouraged within mixed-use developments to inject live-in population into the CBD.

8 The allowable land uses and the corresponding maximum allowable increases in development intensity are shown in Table 3. Approval of the allowable uses will be subject to the statutory rezoning process and compliance with Rule 4 and Rule 7 of the Planning (Master Plan) Rules.

Table 3

Location	Proposed Land Use	Maximum allowable intensification (%) [1]
Anson (Appendix 2-1) Cecil Street (Appendix 2-2)	Residential with Commercial at 1st storey	30%
	Commercial & Residential	25%
	Hotel	25%
	Commercial with 40% Non-Commercial Uses such as Residential [a] [b] **(new)**	25%
Robinson Road, Shenton Way, Tanjong Pagar (Appendix 2-3)	Commercial with 40% Non-Commercial Uses such as Residential [b]	25%
	Commercial & Residential	25%
	Hotel	25%

[a] Proposals seeking rejuvenation / redevelopment under this land use conversion option will need to either (i) set aside the entire non-Commercial quantum for Serviced Apartment II (SA2) use, or (ii) provide a minimum of 200 SA2 units. If option (ii) is pursued, any remaining GFA under the allowable non-Commercial quantum can be put to uses such as Hotel or Residential use.

[b] Proposal must achieve a meaningful reduction in existing office space.

9 The maximum development intensity shown in Table 3 will be assessed based on the detailed design, in relation to the site context and subject to the compliance with the prevailing urban design guidelines for the Downtown Core Planning Area. The resultant use-mix of the development should also have a good diversification of uses and achieve a meaningful reduction in existing office quantum.

10 URA may refuse planning approval, or grant planning approval with conditions if the proposal is not aligned with the planning intention of the respective CBDI Area, or if the proposal is unable to comply with relevant technical and urban design requirements or if the existing development has already met the planning intention of the CBDI Scheme.

Contribution to Sustainable Rejuvenation (new)

[1] Prevailing Master Plan GPR or Approved GPR, whichever is higher.

11 In line with URA's efforts to encourage more carbon-sensitive, sustainable rejuvenation, all proposals will be required to submit a Sustainability Statement (see Appendix 2-4 for guidelines) during the Outline Application stage to:

a) Consider the feasibility of retrofitting part / all of the existing building(s) for adaptive reuse, and

b) Outline the considerations and trade-offs between different development scenarios.

c) Based on the URA's assessment of the submitted Sustainability Statement, applicants may subsequently be required to submit a carbon optioneering assessment (see Appendix 2-5) weighing the trade-offs of different development scenarios as part of the formal submission to URA for planning approval.

Conditions

12 Any increase in development intensity approved by URA under this scheme will be subject to the payment of Land Betterment Charge where applicable and will not count towards the future development potential of the subject site.

13 Bonus GFA will not apply for requirements mandated as part of the CBD Incentive Scheme. For example, Bonus GFA under the Built Environment (BE) Transformation Gross Floor Area Incentive Scheme will not apply. However, developments will still be eligible for Bonus GFA granted under other applicable schemes such as balcony or indoor recreational spaces, subject to the prevailing overall cap on Bonus GFA.

14 Strata subdivision of the commercial component into individual units will not be allowed, except when it is to delineate between the different commercial uses. Please refer to Circular URA/PB/2022/02-CUDG dated 15 March 2022 for details.

15 Proposals are required to adopt enhanced Construction Industry Transformation Map (ITM) standards, which include attaining minimum Green Mark (GM) Platinum Super Low Energy with Maintainability (Mt) and Whole Life Carbon (Cn) Badges or any other prescribed standard under the prevailing GM Framework. Projects will also be expected to deploy photovoltaics (PV) to offset the building's energy consumption. The remaining ITM outcomes on digitalisation and productivity will be assessed in relation to the context of the proposal, upon submission of the outline application under the CBDI Scheme.

16 Proposals are required to provide Electric Vehicles (EVs) Charging Infrastructure within the development in accordance with LTA's prevailing requirements (see **Appendix 2-6**).

17 Proposals are required to adopt of the lower bound Range-Based Parking Provision Standards (RPPS) as prescribed in LTA's prevailing Code of Practice for Vehicle Parking Provision, for residential dwelling units less than 100 sqm nett floor area and all other uses. For large residential dwelling units (≥100 sqm nett floor area) developments are allowed the flexibility to provide car parking lots within the RPPS under LTA's prevailing Code of Practice for Vehicle Provision. This will accord flexibility

for developers to provide a better mix of residential dwelling units including larger units catering to families.

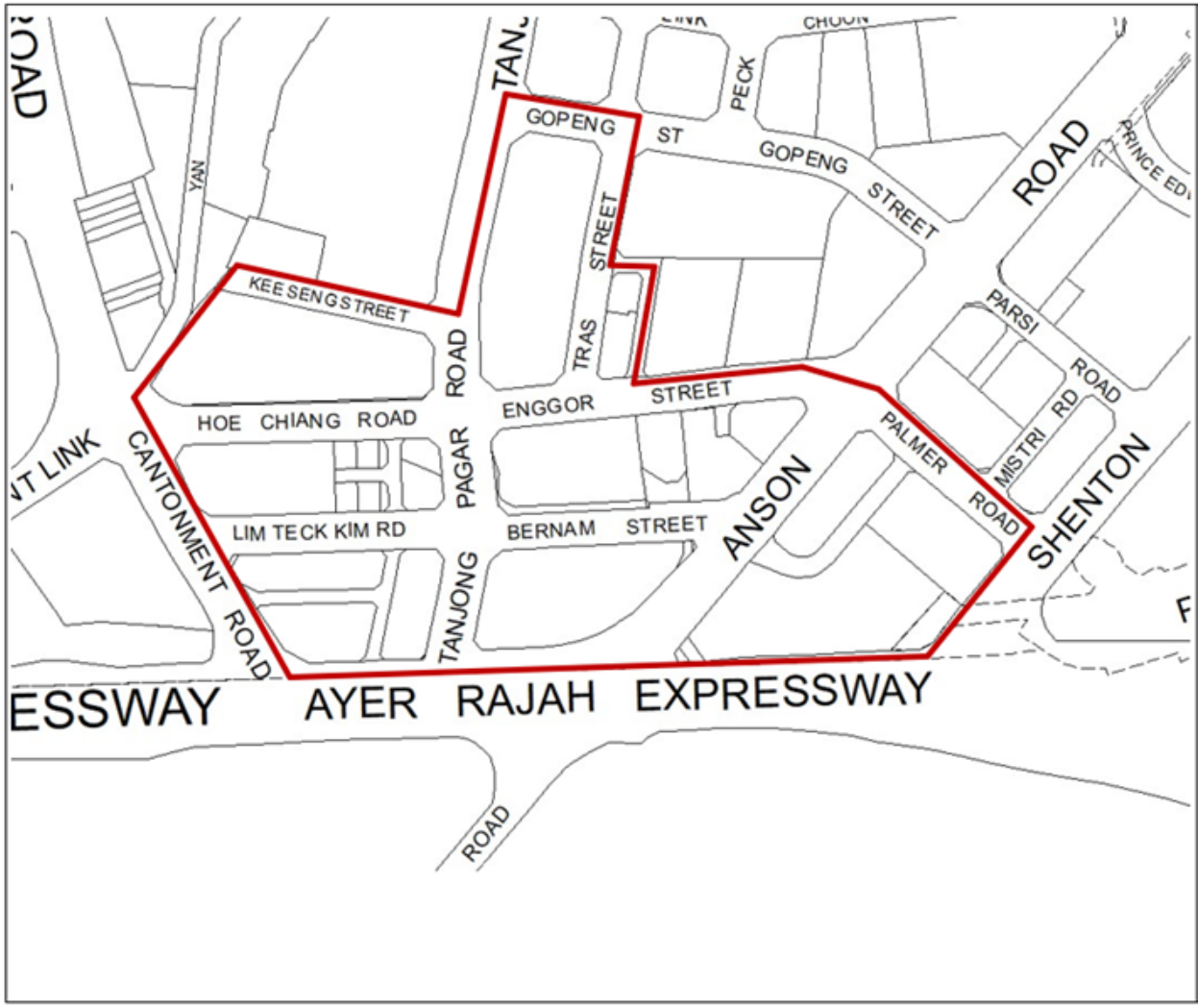
18 Lease renewals, where applicable, will be subject to the approval of SLA and assessed in line with the Government's prevailing lease renewal policy.

19 After the Outline Application stage, selected key sites will be subject to subsequent review by a Design Advisory Panel (DAP) as part of the formal submission process. This is to ensure that the development meets the planning and urban design objectives for the site.

20 Sites that fall within the designated areas for the CBD Incentive Scheme will be guided by the CBD Incentive Scheme instead of being considered under the SDI Scheme (see Strategic Development Incentive Scheme 2.0).

Submission Process

21 Applications under this scheme should be made as an Outline Application to URA's Development Control Group. If supported, the applicant should follow up to make a formal development application within the stipulated validity period of URA's in-principle approval of the proposal, unless otherwise agreed by URA. The prevailing Master Plan amendment and development application fees will apply.



CIRCULAR NO: URA/PB/2025/02-CUDG

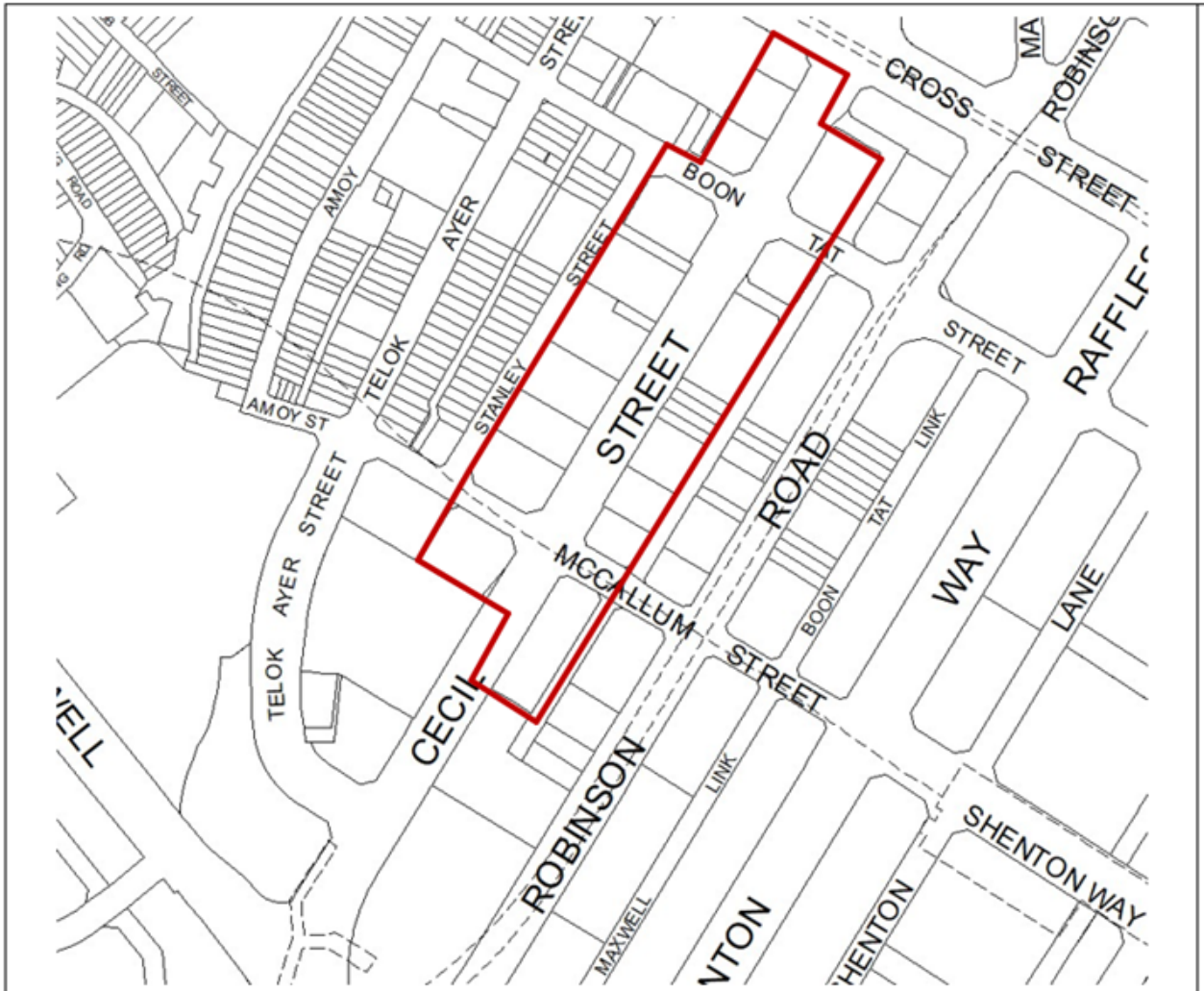
UPDATE TO REJUVENATION INCENTIVES FOR STRATEGIC AREAS: CBD INCENTIVE SCHEME

APPENDIX 2-1
ANSON

Anson

Building Age	At least 20 years old from date of last TOP
Current Land Use	Predominantly Office Developments
Minimum Site Area	1,000 sqm

Land Use Conversion from Office	**Maximum allowable percentage (%) increase**
Residential with Commercial at 1st storey	30%
Hotel	25%
Commercial & Residential	25%
(New) Commercial with 40% Non-Commercial Uses such as Residential *(subject to mandatory SA2 requirements)*	25%



CIRCULAR NO: URA/PB/2025/02-CUDG

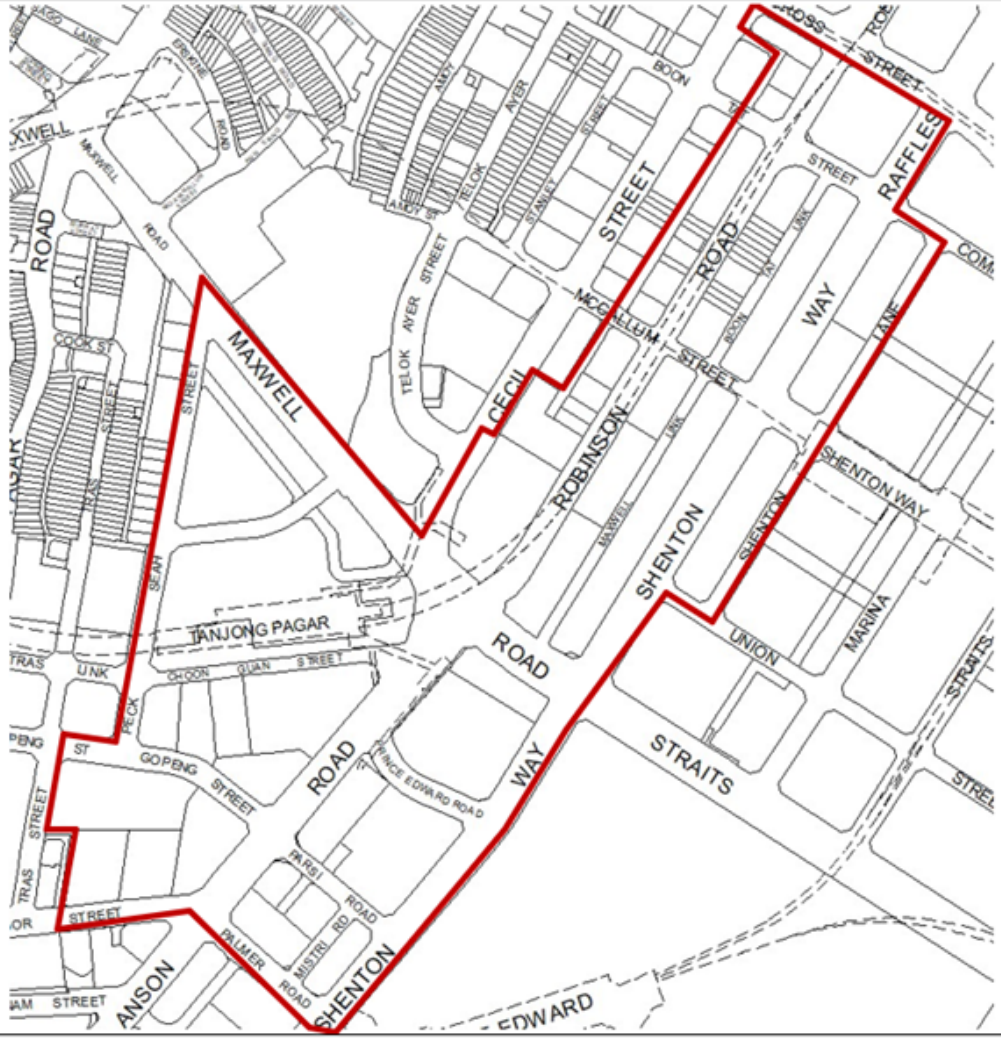
UPDATE TO REJUVENATION INCENTIVES FOR STRATEGIC AREAS: CBD INCENTIVE SCHEME

APPENDIX 2-2
CECIL STREET

Cecil Street

Building Age	At least 20 years old from date of last TOP
Current Land Use	Predominantly Office Developments
Minimum Site Area	1,000 sqm for Corner Sites 2,000 sqm for all other sites

Land Use Conversion from Office	**Maximum allowable percentage (%) increase**
Residential with Commercial at 1st storey	30%
Hotel	25%
Commercial & Residential	25%
(New) Commercial with 40% Non-Commercial Uses such as Residential *(subject to mandatory SA2 requirements)*	25%



CIRCULAR NO: URA/PB/2025/02-CUDG

UPDATE TO REJUVENATION INCENTIVES FOR STRATEGIC AREAS: CBD INCENTIVE SCHEME

APPENDIX 2-3
ROBINSON ROAD, SHENTON WAY & TANJONG PAGAR

Robinson Road, Shenton Way & Tanjong Pagar

Building Age	At least 20 years old from date of last TOP
Current Land Use	Predominantly Office Developments
Minimum Site Area	1,000 sqm for Corner Sites 2,000 sqm for all other sites

Land Use Conversion from Office	**Maximum allowable percentage (%) increase**
Commercial & Residential	25%
Commercial with 40% Non-Commercial Uses such as Residential	25%
Hotel	25%

APPENDIX 2-4

Development Control Group
Urban Redevelopment Authority
45 Maxwell Road #11-00
Singapore 069118
Tel: 6223 4811

URBAN REDEVELOPMENT AUTHORITY

SUSTAINABILITY STATEMENT

Guidelines on preparing a Sustainability Statement

Your detailed write-up should demonstrate the decision-making process undertaken to arrive at a particular development decision. It should include considerations such as:

1. Assessment of existing building and feasibility for adaptive reuse

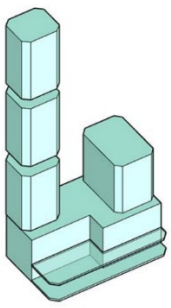
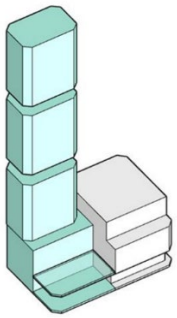
This should include relevant plans, sketches, models etc to outline key information that includes:

a. Site context
b. Characteristics of existing building(s) such as building age, typology, spatial quality (e.g. continuous floor area, floor-to-floor height), prominent architectural or heritage features (if any)
c. Condition of existing building(s) (e.g. structure, M&E provisions etc)
d. Any site constraints / peculiarities relevant to the subject site
e. Assessment of feasibility to retain whole or part of the existing building for adaptive re-use and reuse / recovery of demolished materials.

2. Considerations and trade-offs for adopting proposed development approach

This section should outline considerations and trade-offs between at least two different development scenarios. If complete demolition and rebuild is proposed, consideration should be given to an alternative scenario that includes at least partial retention of the existing building.

a. Describe and explain with relevant plans, sketches, models the extent of demolition / retention in the proposed scheme (e.g. proportion of GFA demolished as a % of existing GFA) compared to an alternative scheme.

Scenario 1	**Scenario 2**
Complete demolition and rebuild (proposed)	Partial demolition and adaptive reuse of remaining portion of building (alternative option)
	
Legend Portion of building redeveloped Portion of building retained	

b. Explain desired project outcomes and trade-offs in terms of

- Project viability
- Ability to meet project brief (e.g. proposed use mix, quantum, user requirements etc)
- Achieving sustainability outcomes
- Ability to achieve transformative outcomes (e.g. pedestrian connections, public space contribution etc)

3. If a Whole Lifecycle Carbon assessment (or equivalent) was undertaken as part of the considerations for the proposed development approach, it should be included as part of the Sustainability Statement.

4. If adaptive reuse is assessed as not viable, the Sustainability Statement should include whether any consideration was given towards reducing the development's embodied carbon (e.g. recycling or reusing demolished building components).

APPENDIX 2-5
Form DC/CBDI

Development Control Group
Urban Redevelopment Authority
45 Maxwell Road #11-00
Singapore 069118
Tel: 6223 4811

URBAN REDEVELOPMENT AUTHORITY

WHOLE LIFE CARBON (WLC) OPTIONEERING ASSESSMENT

- This template provides the recommended format for applicants to provide the necessary information required under the WLC Optioneering Assessment. It is meant to provide a detailed assessment on the trade-offs of different redevelopment scenarios from a carbon emissions perspective.
- The scope of the WLC computation is to take reference from the BCA Green Mark Whole Life Carbon Section Technical Guide and should be for the 'minimum scope' described in the Guide, i.e. major superstructure and substructure elements across lifecycle stages A1 to A5, B2 (façade), B5 (ACMV) and B6 (Operational energy use).
- Applicants have the flexibility to propose alternative approaches for outlining their considerations and trade-offs for different (re)development scenarios, so long as the requisite information (as outlined in this template) is provided within the overall proposal submission.
- Supporting documentation for the WLC assessment should be furnished as appendices:
    - Filled Singapore Building Carbon Calculator (SBCC) or equivalent software calculations and Whole Life Carbon Assessment Template[1].
    - Where applicable, a methodological statement detailing the use of approximations, references or benchmarks should be clearly stated.

[1] Technical guide and template is available in the Green Mark:2021 website.

SUMMARY TABLE OF REDEVELOPMENT SCENARIOS

	Option 1	Option 2
Redevelopment scenarios Applicants should provide a WLC assessment of the proposal and at least one other option that considers adaptive reuse		
Proposal description Graphical and/or textual description of redevelopment scenario, including elements retained or reused	E.g. Complete demolition and rebuild	E.g. Partial demolition and adaptive reuse
Proposed GFA With indication of % increase over existing GFA		
GFA Retained With indication of % GFA retained and/or substructures		
Whole Lifecycle Carbon (Detailed breakdown)		
Upfront embodied carbon (Stages A1-A5) Expressed in kgCO2e / m² GFA		

Average yearly use stage embodied carbon (Stages B2, B5) kgCO2e / m² GFA / year		
Energy Use Intensity Projected energy usage expressed in kWh / m² / year		
Operational Carbon from Annual Energy Use (Stage B6) Projected annual operational carbon for Stage B6. Expressed in kgCO2e / m² GFA / year. The prevailing carbon conversion factor in BCA's Green Mark Carbon Badge Technical Guidance may be assumed.		
Key Assumptions Made		
Assessment of Results		
Whole Lifecycle Carbon (Summary figures) Projected carbon footprint for Stages A1-A5, B2 (Façade), B4 (ACMV) and B6. Expressed in kgCO2e / m² GFA.		
20-year building lifespan		
35-year building lifespan		
50-year building lifespan		

APPENDIX 2-6

Electric Vehicles (EVs) Charging Infrastructure Provision

1. In line with Singapore's vision for all vehicles to run on cleaner energy by 2040 and to future-proof new developments, applications submitted under the CBDI and SDI Schemes are required to have both active and passive provision of EV charging points within the development.

2. Active provision refers to charging points that are fully wired and ready for use by EVs. Passive provision refers to catering of sufficient electrical power at the consumer switch room(s) and/or substation(s) to allow more chargers to be installed and activated easily when demand increases in future. The requirements will be updated from time to time and the proposals are to comply with prevailing requirements. As a start, the developer is to ensure at least 15% of the total car park lots can minimally support 3-Phase AC Type 2 chargers with power output of 7kW per charging point (i.e. passive provision), of which at least 1% must be installed with EV charging points (i.e. active provision).

3. For active provision, the developer shall indicate the location, number, and type of chargers to be installed for LTA's approval at the plan submission stage. At the CSC stage, LTA will verify that the minimum active provision as approved has been made and is ready for use by EVs. For passive provision, the developer shall submit a declaration (with supporting documents) to LTA at the plan submission stage on the following using the submission template below:

   a) Total number of lots with active and passive provision, and total number of lots.

   b) Total electrical load required for lots with active and passive provision.

   c) Electrical load required from the rest of the development.

   d) Approved total electrical load from Singapore Power (SP) Group.

TEMPLATE FOR SUBMISSION FOR ACTIVE AND PASSIVE PROVISION OF ELECTRIC VEHICLE CHARGING POINTS

DECLARATION OF
PROVISION OF ELECTRIC VEHICLE CHARGING POINTS

Please ensure that all sections marked in asterisk (*) are completed, and all necessary supporting documents are provided, when submitting this declaration.

*(I) Total number of car park lots with active and passive provision of electric vehicle charging points (EVCPs)

(A) Total number of car park lots in development	
(B) Total number of car park lots catered for active EVCPs (active provisioning) [minimum 1% of (A)]	
(C) Total number of car park lots identified for future EVCPs (passive provisioning) [minimum 14% of (A)]	

Note: The developer shall provide an accompanying proposal and plan for the provision of parking places and

parking lots on the land which shall indicate the car park lots with active EVCPs and the indicative car-park lots identified for future installation of EVCPs.

*(II) Electrical load required

(A) Total electrical load required for the development [in kVA]	
(B) Total electrical load required for EVCPs (for both active and passive provision) [in kVA]	

Note: The developer shall provide, together with this declaration, the Single Line Diagram (SLD) for the development supported by the development's Licensed Electrical Worker (LEW), indicating clearly the active and passive provisions of EVCPs.

*(III) Official document(s) indicating the approved electrical load from SP Power Grid (please append soft copy or scanned copy in the box below)

(IV) Clarifications / Remarks (if any)

*(V) Declaration of Submission (please acknowledge and ensure that all boxes are checked)

(A) As the Developer's authorised representative, I hereby declare and confirm all of the following, by signing on this declaration form and submitting the same to LTA: - ☐

(i) I am authorised to make and submit this declaration on behalf of the Developer;

(ii) All of the information provided in this declaration form, as well as all of the necessary supporting documents submitted to LTA, are true, accurate, and complete to the best of the Developer's knowledge, belief and efforts; and ☐

(iii) I have appended all necessary supporting documents as required by LTA for the purposes of this submission. ☐

Signed by:

_____

Authorized Signatory
Developer

Notes:

1. The developer shall size up the EVCP provision to ensure that at least 15% of the car park lots can minimally support 3-Phase AC Type 2 chargers with power output of 7kW per charging point.
2. Active provision refers to charging points that are fully wired and ready for use by EVs. The developer shall make active provision for at least 1% of total car park lots in the development.
3. Passive provision refers to catering of sufficient electrical power at the consumer switch room(s) and/or substation(s) to allow more EVCPs to be installed and activated easily when demand increases in future. The passive provision shall make good the shortfall that is not met by active provision up to a total of 15% of the car park lots.
4. If the developer intends to install EVCPs with power rating above 7kW, the active provision requirement can be scaled down proportionally, subject to a minimum provision of at least 1 lot. See worked example below.

Worked example for a 400-lot development

Power output of chargers	Minimum active provision required (car park lots)
7kW	4
22kW	2
43kW	1
50kW	1