

APPENDIX 2

GUIDELINES AND EVALUATION CRITERIA FOR THE LIGHTING INCENTIVE SCHEME FOR DEVELOPMENTS IN THE CENTRAL BUSINESS DISTRICT (CBD) AND MARINA CENTRE

S/N	CONSIDERATIONS	CRITERIA
1.	Locational Criteria	<p>The Scheme is applicable to only existing buildings within CBD and Marina Centre that either front Marina Bay or form part of the city skyline as seen from the Marina Bay. This Scheme is not applicable to developments on Government Land Sale sites or other specifically identified sites that have specific requirements to incorporate night lighting as part of the sale / lease conditions.</p> <p>Developments which are located away from the waterfront but have significant parts of the building that are visible from Marina Bay (e.g. the building crown) may be considered. The Cash Grant may be approved for the cost of parts of the special night lighting (e.g. building crown) visible from around Marina Bay, subject to the merits of the proposal and contribution to the night time image of the skyline.</p>
2.	Computation of the Cash Grant Incentive	<p>Under the Scheme, the Government will pay up to 50% of the external building lighting equipment and installation costs. The amount of cash grant is subject to a cap in value equivalent to 0.5% of the total prescribed GPR under the prevailing Master Plan for the development, or SGD\$500,000, whichever is lower (see Appendix 3 for an example of the computation). The final amount of cash grant will depend on the compliance with the approved night lighting design and the final/actual cost of the night lighting installation as implemented on site.</p> <p>The concept and design of the night lighting and the location, type and installation of the light fittings are to be approved by URA before the Cash Grant can be supported. The approval of the cash grant under the Scheme will be subject to the conditions outlined in Appendix 4.</p> <p>Only the cost of the permanent night lighting installations used to light up the exterior of the development to highlight the design of the development (e.g. the building crown, facades, main architectural features, sky gardens and public spaces at the 1st storey) can be included in the cost of the</p>

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	<p>Computation of Cash Grant Incentive (con't)</p>	<p>night lighting installation, for the purpose of computing the cash grant that can be applied for under the Scheme. This includes the cost of the lighting equipment, fixtures and installation (such as electricity sources, control boxes, wiring, lamp sources and light fittings, etc.) but excludes consultant's fees and submission fees, etc.</p> <p>For night lighting installations that are integrated into the building facade or located within landscaped areas and which cause parts of the development to be omitted, the value of the night lighting will be based on the 'nett-value' of the night lighting, after deducting the cost of the building elements that would have otherwise been provided in its place. Details and documentation of the replaced building element, certified by a quantity surveyor, are to be submitted for the URA to determine the adjusted value of the lighting to be used to compute the amount of Cash Grant eligible.</p> <p>Building-name signs, building owner's name signs and logos, advertisement signs and electronic display panels, and interior, security and way-finding lighting, as well as functional lighting within the covered walkway and along the open walkways will not be considered under this Scheme. Operating and maintenance costs of the night lighting will also not be considered under the Scheme.</p>
3.	Submission	<p>All applications under the Scheme shall be submitted formally to the URA, via an Additions and Alternations submission, for approval as part of the development control process. All Applications are to be made to the URA using the <i>Submission Form for Night Lighting of Developments in the Central Business District and Marina Centre</i>, attached in <u>Appendix 5</u>, and be accompanied by the detailed night lighting proposal. A Submission Checklist is provided in <u>Appendix 6</u> to guide the preparation of the submission.</p> <p>The approved night lighting can be replaced with another night lighting installation of equal value, subject to URA's approval. The proposed changes to, or replacement of, the approved night lighting is subject to URA's approval. The revised night lighting is to be of equal value to the night lighting installation previously approved under the Scheme. A full submission reflecting the revised night lighting proposal (e.g. change in lighting concept, type of</p>

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	Submission (con't)	lighting fixtures, and specifications of the lighting fixtures) together with the cost estimates of the revised night lighting proposal shall be submitted to URA for evaluation and approval before any amendments are made to the approved night lighting installation on site.
4.	Definition of Night Lighting for the Purpose of Computing the Incentive	<p>The night lighting must be a permanent installation used to light up the exterior of the building to highlight the design of the development, in particular, the crown, facades, main architectural features, sky gardens and public spaces at the 1st storey. The light fixtures must complement the overall design of the building. The light fixtures must also be well integrated into the building façade or within a building element, such as the roof or sun-shading devices.</p> <p>Functional lighting to light the public areas within the development (e.g. the covered walkway) as well as the internal lighting within the building will not be considered for the purpose of computing the incentive.</p> <p>The night lighting to be provided can be classified as:</p> <p>a) <u>Basic Night Lighting</u> - defined as the daily elegant, tasteful and sensitive lighting up of the building's architecture to complement the overall skyline of the city at night; and</p> <p>b) <u>Special Night Lighting</u> - defined as night lighting used only on an occasional basis in conjunction with a specific festival or event.</p>
5.	Quality of the night lighting design	<p>The night lighting proposal must be of good quality and contribute positively to the city skyline.</p> <p>The lighting fixtures approved under the Scheme must be part of a permanent installation used to light up the exterior of the development. The installation shall form part of an overall lighting proposal to highlight the design of the development, in particular the building crown, facades, main architectural features, sky gardens and public spaces at the 1st storey.</p> <p>The night lighting proposal shall comply with technical guidelines for external lighting for CBD and Marina Centre and all planning and urban design requirements for the site. Detailed night lighting guidelines specifically related to the design of the development may be issued where necessary.</p>

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	Quality of the night lighting design (con't)	<p>The lighting fixtures can be independent lighting elements or integrated into the building façade or with a building element, such as the roof or sun-shading devices.</p> <p>The entire night lighting installation shall be located and installed fully within the boundary of the development.</p> <p>Advertisement signs, electronic display panels, building names and logos, interior lighting, security lighting as well as lighting installations within the covered walkway and open walkways will not be considered under this Scheme.</p>
6.	Lighting Equipment, Fixtures and Installation (including electricity sources, control boxes, wiring, lamp sources and light fittings, etc)	<p>All night lighting installation shall be safe, durable, and energy-efficient and comply with the lighting standards as set by the relevant authority or any code of practice in Singapore.</p> <p>The lighting fixtures and mounting details shall be well-integrated with the overall design of the development. The lighting equipment shall include necessary protective measures for those elements that are accessible to the public.</p> <p>Measures shall be taken to screen the lighting fixtures such that they do not mar the overall external building design or look unsightly in the daytime. Measures shall also be taken to shield unnecessary light trespass and prevent glare to the surroundings.</p> <p>The night lighting shall be installed on a separate circuit to enable the lighting to be switched on independently of the functional lighting of building.</p>
7.	Maintenance and Retention	<p>The design of the night lighting and its installation shall take into account the ease of routine maintenance or replacement of the lighting fixtures.</p> <p>The light fixtures are to be retained and operated according to the prevailing guidelines. A retention clause will be included as a condition in the WP for the development to ensure that the night lighting is retained and operated and will be enforced on the owner and any subsequent purchaser of the development.</p>
8.	Design Evaluation	Proposals will be evaluated by URA with the assistance of a Lighting Design Advisory Panel (LDAP) comprising industry experts.

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9.	Clearance on the Completed Night Lighting	The external night lighting installation provided under the Scheme must be installed based on the approved plans for the development and verified by URA. The Applicant is required to obtain URA's clearance on the completed night lighting before the Commissioner of Building Control issues the Temporary Occupation Permit (TOP), or Certificate of Statutory Completion (CSC) (in the event the TOP is not required). See <u>Appendix 6</u> for details of submission requirements and process for seeking PP / WP and the clearance for completed works under the Night Lighting Guidelines.
10.	Disbursement of Cash Grant	The approved cash grant will be disbursed in two stages. URA will pay 50% of the approved cash grant amount upon site verification and clearance of the completed works on site. The remaining 50% of the approved cash grant will be paid one year after the date of clearance. URA reserves the right not to pay the remaining 50% of the cash grant if the building owner does not comply with the operating requirements of the lighting or changes the design of the lighting without URA's prior approval.
11.	Operating Hours	<p>The operation of the Basic and Special Night Lighting provided and approved under this Scheme is to comply with the guidelines set out in the Night Lighting Master Plan, URA Circular: URA/PB/2009/08-CUDG, dated 28 April 2009.</p> <p>Building owners are required to turn on their Basic and Special Night Lighting during national events and festivals according to the requirements to URA. The operation of the approved special night lighting is subject to URA's prior approval.</p>