



## URA Circular – Update To Rejuvenation Incentive Schemes For Strategic Areas

5 April 2022

Dear Members,

### **Update To Rejuvenation Incentive Schemes For Strategic Areas: Central Business District (CBDI) Incentive Scheme & Strategic Development Incentive (SDI) Scheme**

***This Circular supersedes the Circular Package on “Rejuvenation Incentives for Strategic Areas” (URA/PB/2019/02-CUDG, URA/PB/2019/03-CUDG and URA/PB/2019/04-CUDG) dated 27 Mar 2019.***

URA has reviewed and updated the conditions to be imposed on all redevelopments under the CBD Incentive (CBDI) Scheme and SDI Scheme. There is no change in the extent of incentives and qualifying criteria of the schemes.

The updated conditions are :

- a. Enhanced Construction Industry Transformation Map (ITM) Standards
- b. Electric Vehicles (EVs) Charging Infrastructure Provision
- c. Restrictions on Strata Subdivision for Commercial Uses
- d. Vehicle Parking Provision for CBDI Scheme

Please refer to the [attached circular](#) for details.

The updated conditions are effective from 4 April 2022 to 26 November 2024 and will apply to all redevelopment proposals under the CBDI and SDI Schemes, submitted on or after 4 April 2022. Redevelopments under the CBDI and SDI Schemes will also have to comply with the prevailing urban design guidelines for their respective planning areas.

For any feedback or enquiry, please [email](#) to URA.

Thank you.

With best regards

Noelle Oh

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Circular No : URA/PB/2022/03-CUDG  
Our Ref : DC/ADMIN/CIRCULAR/PB\_22  
Date : 04 April 2022

## **CIRCULAR TO PROFESSIONAL INSTITUTES**

### **Who should know**

Building owners, Developers, Qualified Persons

### **Effective Date**

04 April 2022 to 26 November 2024.

## **UPDATE TO REJUVENATION INCENTIVE SCHEMES FOR STRATEGIC AREAS: Central Business District (CBDI) Incentive Scheme Strategic Development Incentive (SDI) Scheme**

**This Circular supersedes the Circular Package on “Rejuvenation Incentives for Strategic Areas” (URA/PB/2019/02-CUDG, URA/PB/2019/03-CUDG and URA/PB/2019/04-CUDG) dated 27 Mar 2019.**

- 1 URA introduced the CBD Incentive (CBDI) Scheme and SDI Scheme in 2019 to encourage selective rejuvenation of our CBD and other strategic areas, where appropriate, to achieve positive transformation in these areas. To respond to changing needs and industry feedback, we have reviewed and updated the conditions to be imposed on all redevelopments under the CBDI and SDI Schemes. There is no change in the extent of incentives and qualifying criteria of the schemes. Please refer to Appendices 1 and 2 for details.
- 2 The updated conditions are:
  - a) Enhanced Construction Industry Transformation Map (ITM) Standards
    - i) Launched in October 2017, the Construction ITM comprises a series of key strategies and approaches that aim to transform the entire construction process and value chain. The ITM focuses on key transformation areas, which include Integrated Digital Delivery (IDD), Design for Manufacturing and Assembly (DfMA), and Green Buildings, while strengthening our local workforce and building the capacities and capabilities of firms in these transformation areas.
    - ii) To further accelerate the adoption of ITM outcome requirements, applications submitted under the CBDI and SDI Schemes are required to comply with stipulated outcomes in the areas of digitalisation, productivity, and sustainability. For sustainability, all CBDI and SDI redevelopments will have to attain minimum Green Mark (GM) Platinum Super Low Energy or any other equivalent standard under the prevailing GM Framework. Projects are required to attain the Maintainability (Mt) and Whole of Life Carbon (Cn) Badges under the GM certification framework. To push boundaries in sustainability, projects (where applicable) may 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 and SDI Schemes.

- iii) The additional bonus GFA under the Built Environment (BE) Transformation Gross Floor Area Incentive Scheme will not apply for CBDI and SDI proposals.

b) Electric Vehicles (EVs) Charging Infrastructure Provision

- i) 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.
- ii) 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).
- iii) 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 in Appendix 3:
  - i. Total number of lots with active and passive provision, and total number of lots.
  - ii. Total electrical load required for lots with active and passive provision.
  - iii. Electrical load required from the rest of the development.
  - iv. Approved total electrical load from Singapore Power (SP) Group.

c) Restrictions on Strata Subdivision for Commercial Uses

- i) To encourage the upkeep and quality of developments, strata subdivision of the commercial component into individual units will not be allowed for redevelopment proposals under the CBDI and SDI Schemes, except when it is done to delineate between the different commercial uses. Please refer to Circular URA/PB/2022/02-CUDG dated 15 March 2022 for details.

- ii) This is to ensure that the redevelopment proposals under the CBDI and SDI Schemes are well managed and maintained, as aligned with the objectives of rejuvenation for the various districts.

d) Vehicle Parking Provision for CBDI Scheme

- i) To achieve a more car-lite city centre and sustainable living environment, redevelopments under the CBDI Scheme are required to adopt the lower bound Range-Based Parking Provision Standards (RPPS) as prescribed in LTA's prevailing Code of Practice for Vehicle Provision.
- ii) At the same time, developers are encouraged to provide a good mix of dwelling units catering to different population segments, to achieve greater demographic diversity in the CBD. This includes larger residential dwelling units catering to families. Hence, we have reviewed the requirement and for larger residential dwelling units of at least 100 sqm nett floor area, the developer can choose to adopt LTA's prevailing Code of Practice for Vehicle Provision. This provides flexibility for developments with larger dwelling units to provide car parking lots within the RPPS. Dwelling units of less than 100 sqm nett floor area are required to adopt the lower bound RPPS as prescribed in LTA's prevailing Code of Practice for Vehicle Provision.

- 3 The updated conditions will apply to all redevelopment proposals under the CBDI and SDI Schemes, submitted on or after 04 April 2022. Redevelopments under the CBDI and SDI Schemes will also have to comply with the prevailing urban design guidelines for their respective planning areas.
- 4 I would appreciate it if you could convey the contents of this circular to your members. You are advised to refer to the Development Control Handbooks and URA's website for updated guidelines instead of referring to past circulars.
- 5 For other information on the master plan, urban design guidelines, private property use and approval, car park locations and availability, private residential property transactions, and conservation areas and buildings, use URA SPACE (Service Portal and Community e-Services). This is an online portal packed with useful data and visualisation to help building professionals, business operators and the general public in their decision-making. It consolidates detailed information on land use and private property into a one-stop platform presented on geospatial maps. For feedback or enquiries on this circular, please [email](#) us.

Thank you.

FUN SIEW LENG (MS)  
CHIEF URBAN DESIGNER (COVERING AS GROUP DIRECTOR  
(CONSERVATION AND URBAN DESIGN GROUP)  
for CHIEF EXECUTIVE OFFICER  
URBAN REDEVELOPMENT AUTHORITY

## APPENDIX 1 - STRATEGIC DEVELOPMENT INCENTIVE (SDI) SCHEME

- 1 URA introduced the Strategic Development Incentive (SDI) Scheme in 2019 to encourage the redevelopment of older buildings in strategic areas into new, bold and innovative developments that will positively transform the surrounding urban environment.
- 2 The scheme provides a framework to evaluate and guide proposals that deviate from existing planning parameters for the site, but have a positive and transformational impact on the surrounding environment that will help rejuvenate the area.
- 3 The planning parameters for which deviations may be considered under SDI Scheme are:
  - a. Gross plot ratio (GPR) / gross floor area (GFA);
  - b. Land use and use quantum;
  - c. Building height

### Eligibility

- 4 The SDI Scheme is open to applications from building owners for developments in strategic areas across Singapore that meet the eligibility criteria.
- 5 Sites that fall within the designated areas for the CBD Incentive Scheme (Appendix 2) will be guided by the CBD Incentive Scheme instead of being considered under the SDI Scheme.
- 6 Eligibility for consideration under the SDI Scheme is subject to the criteria as outlined in Table 1 below.

**Table 1: Eligibility Criteria**

<b>Age of Development</b>	At least 20 years old from date of last TOP
<b>Land Use</b>	Commercial or mixed-use developments with predominantly commercial uses.  Developments with predominantly residential uses will not be eligible.
<b>Transformational Impact</b>	The redevelopment proposal should include a minimum of two adjacent sites, such that the amalgamated redevelopment can have a strong transformational impact on the surrounding environment that will enhance and rejuvenate the area.

- 7 Exemptions from the eligibility criteria above can be considered where redevelopment have a positive impact beyond the confines of a single site, to contribute to the rejuvenation of the larger street block or precinct, for example:

- a. The redevelopment helps to plug critical gaps in the planned pedestrian networks for the precinct;
- b. The redevelopment helps to open up a view corridor or physical access to a key public asset e.g. waterfront, park or public space; or
- c. If the redevelopment of a single site is large enough on its own to achieve the desired transformational impact.

## **Evaluation Criteria**

8 Proposals will be evaluated based on the following criteria:

### Urban Design and Architectural Design Concept

- a. The proposed project should be a quality development that defines the site as a distinctive destination through its architectural design, scale, presence and setting in relation to the surrounding developments, pedestrian network, and the public realm.

### Environmental Improvement / Contribution to the Community

- b. The proposed project should enhance the public environment in a significant way and benefit the community at large, such as through:
  - i. Quality public spaces;
  - ii. Measures designed to encourage the use of public transport and to discourage private car use;
  - iii. Enhanced pedestrian networks and promotion of active mobility;
  - iv. Public or cultural facilities (e.g. event and performance art venues, childcare facilities, and community services etc.);
  - v. Enhancement to public infrastructure;
  - vi. Conservation and adaptive re-use of heritage buildings and structures, where applicable; and
  - vii. Contribution to environmental sustainability.

### Use Mix

- c. The proposed project should provide an appropriate mix of uses that complements existing businesses and injects new uses to help revitalise the precinct. New, innovative uses and concepts that offer a differentiated user experience are encouraged.

9 Relevant technical agencies such as LTA and PUB will be consulted to ensure that any proposed intensification can be supported from an infrastructure planning perspective. URA will also guide the proposals to ensure that planning objectives are achieved.

## Submission Process

- 10 The proposal shall be submitted as an Outline Application to be evaluated under the SDI Scheme. Please download Form DC/SDI shown in **Appendix 1-1** and the Electronic Development Application form from the URA website. The completed forms, along with the requisite materials and information, are to be submitted to the Development Control Group in URA before they can be considered.
- 11 An Outline Application fee based on the rates specified in the prevailing URA Fees Schedule is payable for each application. If the proposal is supported, the applicant should follow up to make a formal development application. Should the proposal entail a change in the parameters set out in the URA Master Plan, it will also have to go through the statutory Master Plan amendment process for rezoning. The prevailing Master Plan amendment and development application fees will apply. All fees payable will be subject to the prevailing Goods and Services Tax (GST) rates.
- 12 The work flow for processing an application is shown in **Appendix 1-2**. If URA assesses that the application is suitable for consideration under the SDI Scheme, the applicant will be informed of the date to make a presentation to URA and relevant agencies. URA may request additional briefings and/or submissions before evaluating the proposal. URA may decide to support the proposal, with or without additional conditions.

## Conditions

- 13 The evaluation by URA under the SDI Scheme is proposal specific. An application that has been approved by the URA shall not be used or taken as a precedent for any other proposals or development applications seeking similar deviations from the planning parameters.
- 14 Any additional incentive GFA or development intensity granted under the SDI Scheme is subject to the payment of Development Charge / Differential Premium where relevant.
- 15 Any increase in development intensity approved by URA under the SDI Scheme will not count towards the future development potential of the subject site.
- 16 Bonus GFA will not apply for requirements mandated as part of the SDI 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.
- 17 Strata subdivision of the commercial component into individual units will not be allowed, except when it is to delineate between the different commercial uses (**new**).
- 18 Following 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 (**new**).



- 19 Redevelopments are required to adopt enhanced Construction Industry Transformation Map (ITM) standards, which include attaining minimum Green Mark (GM) Platinum Super Low Energy or any other equivalent standard under the prevailing GM Framework. Projects are also required to attain the Maintainability (Mt) and Whole of Life Carbon (Cn) Badges under the GM certification framework. Where applicable, projects may also be expected to deploy photovoltaics (PV) to offset the building's energy consumption **(new)**.
- 20 Redevelopments are required to provide Electric Vehicles (EVs) Charging Infrastructure within the development **(new)**.
- 21 Lease renewals, where applicable, will be subject to the approval of SLA and assessed in line with the Government's prevailing lease renewal policy.

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



**PROPOSAL FOR CONSIDERATION UNDER THE STRATEGIC DEVELOPMENT INCENTIVE (SDI) SCHEME**

Please specify the planning parameter(s)<sup>#</sup> to be considered:

.....  
.....  
.....  
.....

**PART I PARTICULARS OF DEVELOPMENT**

1 Description of proposal

[Empty box for description of proposal]

# Please see the explanatory notes on the submission of outline application for URA's deliberation.

\* To delete where not appropriate.

**PART II GROUNDS FOR REQUEST FOR DEVIATION FROM PLANNING PARAMETER(S)**

*A separate detailed write-up is to be provided for every request. Please see Para 4 of the explanatory note for guidelines on preparing the grounds for request.*

**PART III DECLARATION BY THE APPLICANT(S)**

I/We certify that the particulars given above are true and correct.

\_\_\_\_\_  
Name of Applicant(s)

\_\_\_\_\_  
Signature of Applicant(s)

\_\_\_\_\_  
Date

**CHECKLIST OF ITEMS SUBMITTED**

S/N	Item	Yes	No
1	Form DC/SDI duly completed and signed by the applicant(s).		
2	1 set of plans in 'A' series <i>(See Para 3 of the explanatory notes)</i>		
3	a) A 3D digital massing textured model of the subject development, in any of the following formats: .max, .3ds, .skp, or .fbx. <i>(See Para 3 of the explanatory notes)</i>		
	b) The digital massing model shows the proposed building in relation to the surrounding developments.		
4	1 hardcopy and digital format of the Proposal Report <i>(See Para 3 of the explanatory notes)</i>		
5	Other supporting documents, materials and/or relevant information <i>(See Para 3 of the explanatory notes)</i>		
6	Detailed write-up outlining grounds of request for deviation from planning parameter(s) <i>(See Para 4 of the explanatory notes)</i>		

**Notes:**

1. Please tick every item in the appropriate column and do not leave any columns blank.
2. If URA deems that the materials / information provided are incomplete or if it requires additional information / materials, the proposal may be returned. If so, evaluation of the request will proceed only upon receipt of the requisite materials / information.

## EXPLANATORY NOTES TO FORM DC/SDI

### 1 What May be Considered under the SDI Scheme

The following planning parameters can be considered:

- a) Gross plot ratio/ gross floor area
- b) Land use and use quantum
- c) Building Height

### 2 When to Submit a Proposal

A submission shall be made as an application for Outline Permission.

### 3 How to Submit a Proposal

- a) Your application must be made on the prescribed form. The forms are available for download from the URA website.
- b) The form must be accompanied by a separate detailed write-up on the planning principles, objectives and grounds for the proposed deviation from planning parameter(s). Failure to provide all the requisite materials / information will render your application incomplete and therefore will not be accepted for consideration. Please refer to Para 4 for guidelines on preparing the grounds for request for deviation from planning parameter(s).
- c) The submission must be accompanied by a set of plans that include the following:
  - i) Site plan, floor plans, sections and elevations;
  - ii) 1st storey plan (including such information as platform & levels, landscaping, pedestrian and road network) of the subject development in the context of the immediate adjacent developments;
  - iii) Architectural perspectives; and
  - iv) Details and finishes of key building elements.

Additional sets of plans may be required.

- d) The key information used to support the proposal should be summarised into a proposal report. One hardcopy and a digital format of the proposal report shall be submitted. The report may include (but is not limited to) the following information: site analysis, sketches, photographs, diagrams, key drawings, and reference projects. Other materials, comprising materials, documents or information, e.g. detailed digital models, survey plans, sketches, photographs, special studies done by consultants etc. that you deem will help illustrate and support your case, may also be provided. The proposal report shall not exceed 50 pages, inclusive of appendices, attached drawings and plans.
- e) A digital textured model in any of the formats as stated below is required to be submitted to show the proposed development in relation to the adjacent sites and surrounding context. The digital model is to be accurately geo-referenced (to SVY21) and the files for the model should be in any of the following formats - .max, .3ds, .skp, .dwg, .dxf, .fbx or BIM format. In addition, URA may require, at its discretion, the applicant to provide additional materials such as larger scaled physical models, or material sample boards, if these are necessary for its evaluation of the proposal.
- f) The submission of the digital massing model, together with the hardcopy and digital format of the proposal report, shall be made within 2 days from the date of the EDA submission. URA will liaise with the applicant on the necessary arrangements for the submission of the physical model, if provided. All other requisite materials and information shall be submitted as part of the EDA submission.

#### **4 Guidelines On Preparing The Grounds For Request For Deviation from Planning Parameter(s)**

Your detailed write-up should include information on the following:

##### **a) Background & issue**

The background of the case and the specific deviations from the planning parameter(s) and guidelines.

##### **b) Description of site, proposed development & surrounding sites**

- i) The existing/ proposed land use, GPR, GFA, building height etc.
- ii) The context of the subject development vis-à-vis the surrounding developments
- iii) Any site constraints/ peculiarities relevant to the subject site

##### **c) Planning principles, objectives & grounds for request for deviation from planning parameter(s)**

The write-up should address the reasons why deviation from the current planning parameter(s) should be considered for the proposal and include information on the following:

###### *Urban Design and Architectural Design Concept*

- i Description of the key urban design and architectural concepts, and how this helps to define the site as a distinctive destination in relation to the surrounding developments, pedestrian network, and the public realm.

###### *Environmental Improvement/ Community Contribution*

- ii Description of the quality of proposed public spaces;
- iii Description of the measures to encourage the use of public transport and to discourage private car use, including supporting data and information;
- iv Enhancement of pedestrian networks and promotion of active mobility;
- v Description of public and/or cultural facilities (e.g. events and performance art venues, childcare facilities, and community services, etc.);
- vi Description of proposed adaptive re-use of heritage buildings and structures, where applicable;
- vii Enhancement to public infrastructure;
- viii Outline contributions to environmental sustainability;

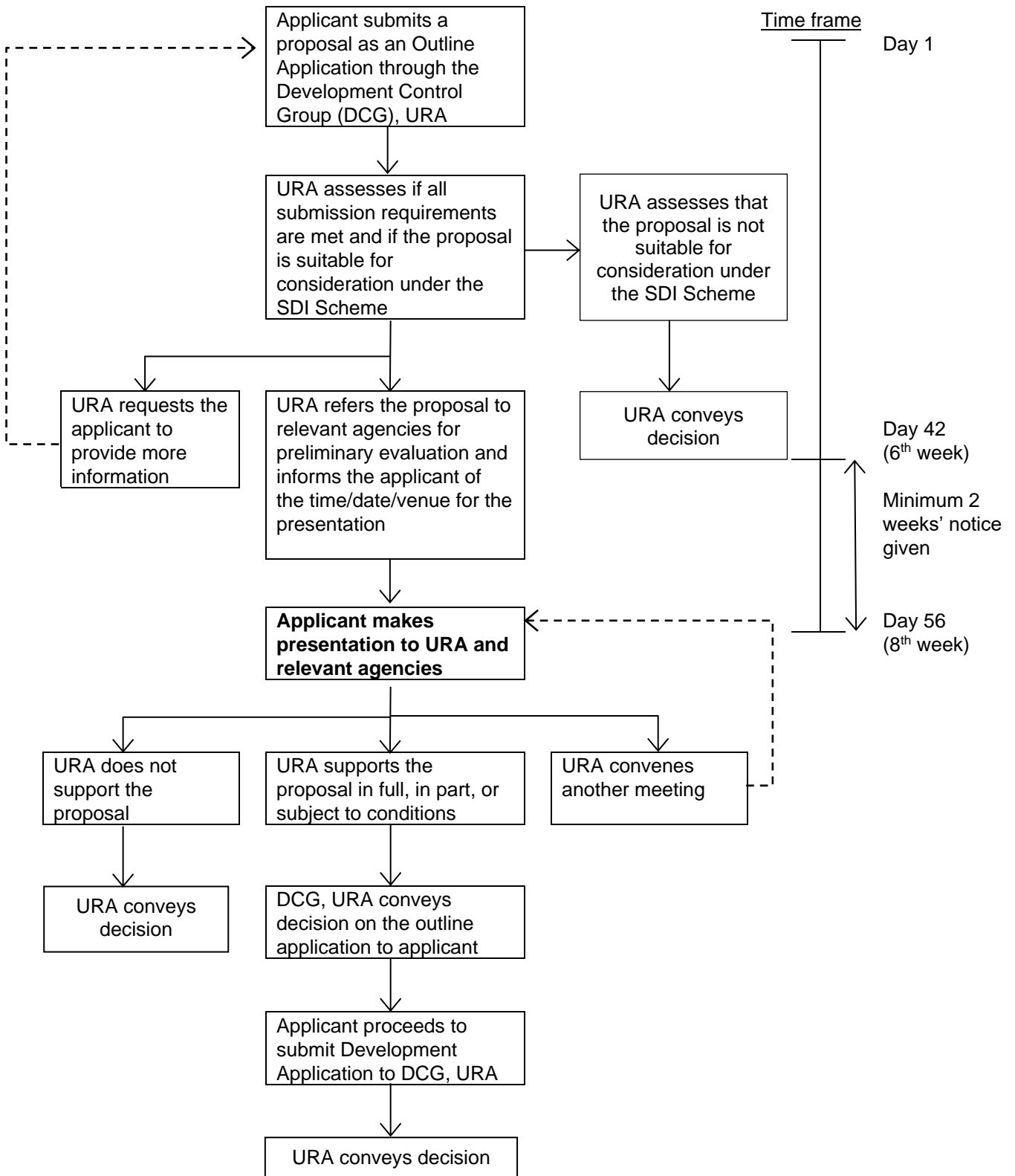
###### *Use Mix*

- ix Description and breakdown of mix of uses;
- x Description of product concepts and experience offered to end-users;
- xi Projected patronage distributed by local and foreign visitor targets (if applicable);
- xii Creation of new job opportunities (if applicable).

##### **d) Conclusion**

Please summarise the key issues for URA's consideration.

**WORK FLOW FOR THE EVALUATION OF CASES SUBMITTED UNDER THE STRATEGIC DEVELOPMENTS INCENTIVE SCHEME**



## APPENDIX 2 – CENTRAL BUSINESS DISTRICT (CBD) INCENTIVE SCHEME

- 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

<b>Building Age</b>	At least 20 years old from date of last TOP. <i>Exemptions can be considered on a case by case basis</i>
<b>Current Land Use</b>	Predominantly Office Developments Only
<b>Location</b>	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 (%) <sup>1</sup>
Anson (Appendix 2-1)	Residential with Commercial at 1 <sup>st</sup> storey	30%
Cecil Street (Appendix 2-2)	Commercial & Residential	25%
	Hotel	25%

<sup>1</sup> Master Plan 2019 GPR or Approved GPR, whichever is higher.



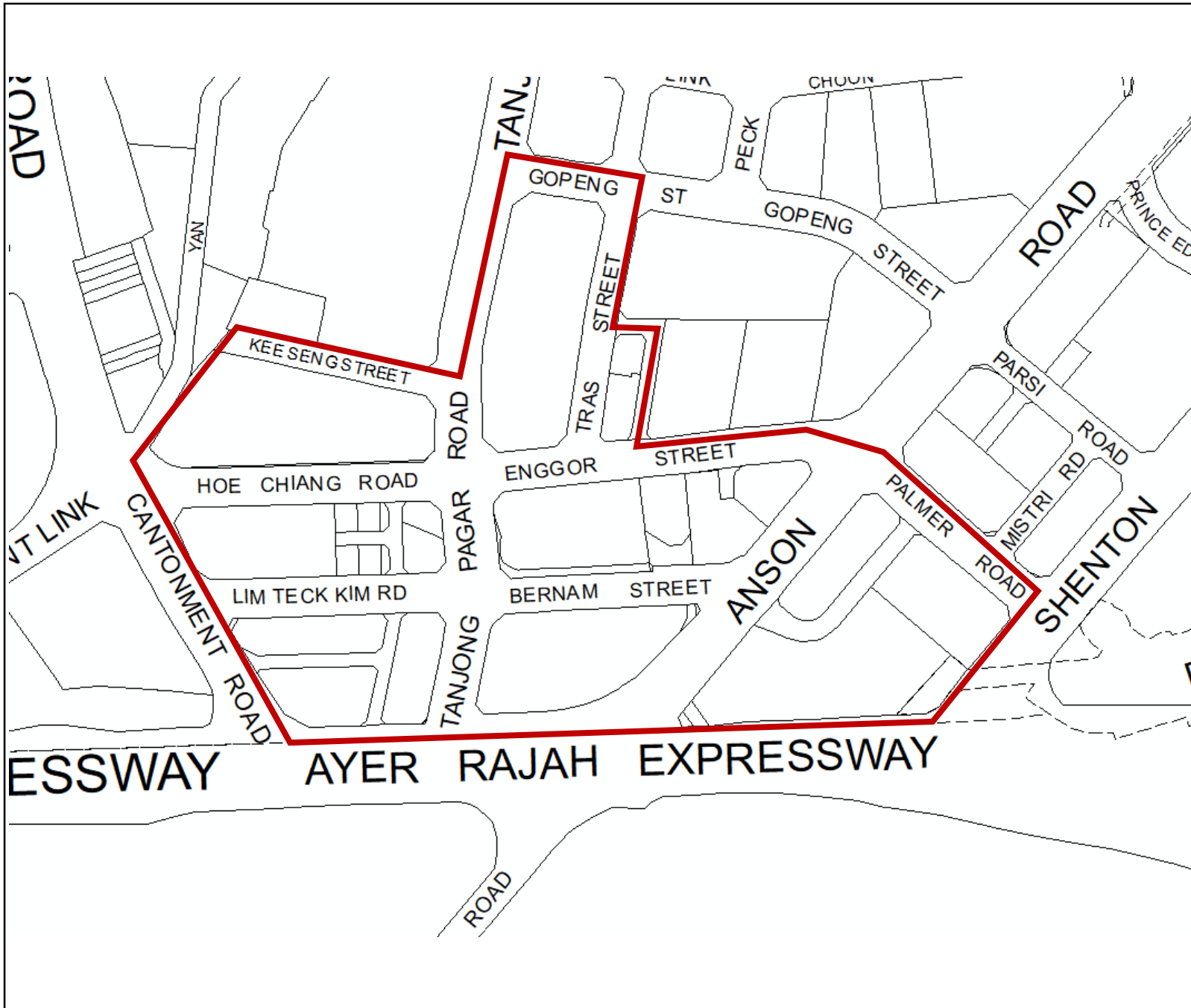
Robinson Road, Shenton Way, Tanjong Pagar (Appendix 2-3)	Commercial with 40% Non-Commercial Uses such as Residential	25%
	Commercial & Residential	25%
	Hotel	25%

- 9 Any proposed increase in development intensity will be subject to:
- a. Planning approval by URA and payment of development charge or differential premium where applicable;
  - b. Compliance with the prevailing urban design guidelines for the Downtown Core Planning Area;
  - c. Strata subdivision of the commercial component into individual units will not be allowed, except when it is to delineate between the different commercial uses **(new)**.
  - d. Adoption of enhanced Construction Industry Transformation Map (ITM) standards, which include attaining minimum Green Mark (GM) Platinum Super Low Energy or any other equivalent standard under the prevailing GM Framework. Projects are also required to attain the Maintainability (Mt) and Whole of Life Carbon (Cn) Badges under the GM certification framework. Where applicable, projects may also be expected to deploy photovoltaics (PV) to offset the building's energy consumption **(new)**.
  - e. Electric Vehicles (EVs) Charging Infrastructure Provision within the development **(new)**.
  - f. Adoption 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 larger residential dwelling units ( $\geq 100$  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 **(new)**.
- 10 The maximum development intensity shown in Table 3 will be assessed based on the detailed design, in relation to the site context and other planning or urban design considerations. The resultant use-mix of the development should have a good diversification of uses (e.g. including reduction in office use component). URA may refuse planning approval, or grant planning approval with conditions if the proposal is not aligned with the planning intention of the 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.

- 11 Any increase in development intensity approved by URA under this scheme will not count towards the future development potential of the subject site.
- 12 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.
- 13 Lease renewals, where applicable, will be subject to the approval of SLA and assessed in line with the Government's prevailing lease renewal policy.
- 14 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 **(new)**.
- 15 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 Appendix 1).

### **Submission Process**

- 16 Applications under this scheme should be made as an Outline Application to URA's Development Control Group. Standard processing and application fees will apply.



CIRCULAR NO: URA/PB/2022/03-CUDG

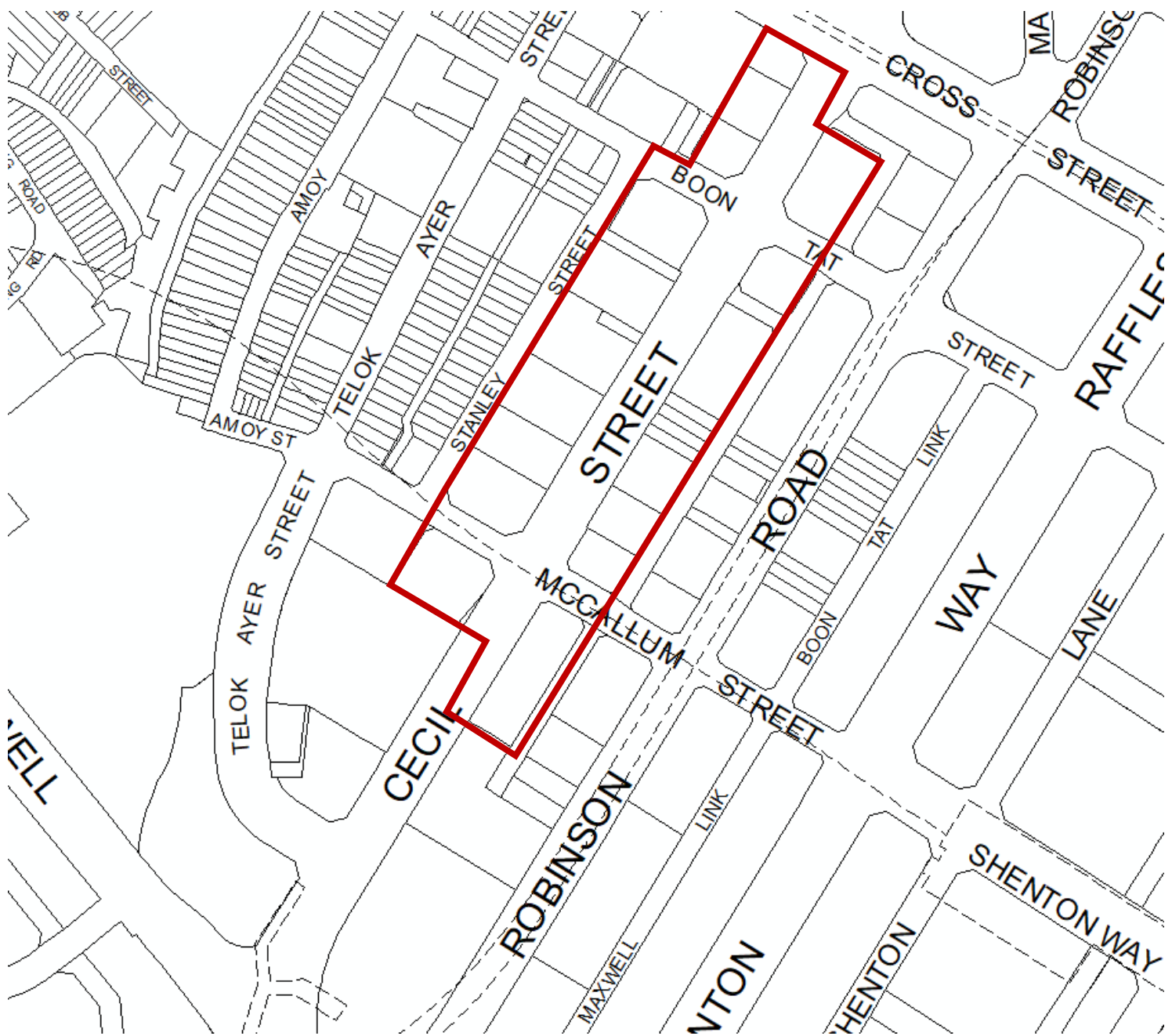
**REJUVENATION INCENTIVES FOR STRATEGIC AREAS: CBD INCENTIVE SCHEME**

**APPENDIX 2-1  
ANSON**

 Anson

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

<b>Land Use Conversion from Office</b>	<b>Maximum allowable percentage (%) increase</b>
Residential with Commercial at 1 <sup>st</sup> storey	30%
Hotel	25%
Commercial & Residential	25%



**CIRCULAR NO: URA/PB/2022/03-CUDG**

**REJUVENATION INCENTIVES FOR STRATEGIC AREAS: CBD INCENTIVE SCHEME**

**APPENDIX 2-2  
CECIL STREET**




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

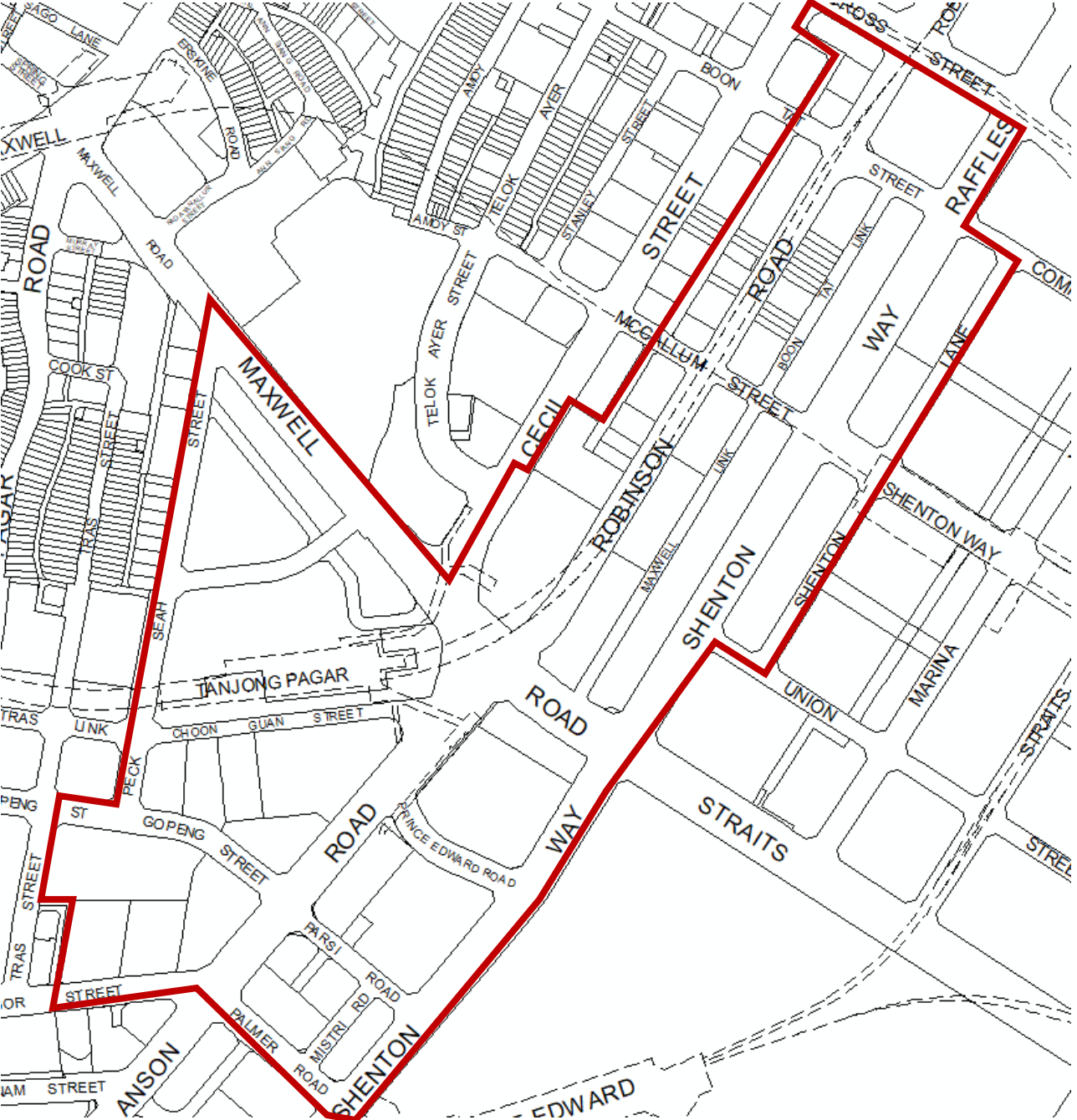
<b>Land Use Conversion from Office</b>	<b>Maximum allowable percentage (%) increase</b>
Residential with Commercial at 1 <sup>st</sup> storey	30%
Hotel	25%
Commercial & Residential	25%

CIRCULAR NO: URA/PB/2022/03-CUDG

**REJUVENATION INCENTIVES FOR STRATEGIC AREAS: CBD INCENTIVE SCHEME**

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

 Robinson Road, Shenton Way & Tanjong Pagar



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

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

**APPENDIX 3 - 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)

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(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:

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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