

## Our Schemes

# URA Gross Floor Area Incentives

If you are planning new developments to provide and integrate public art in the Central Area of Singapore, you can enjoy the Gross Floor Area (GFA) incentives from Urban Redevelopment Authority (URA). These artworks will be jointly appraised and endorsed by the URA and National Heritage Board's Public Art Appraisal Committee (PAAC).

### How does it add up?

#### Example:

Gross Floor Area (GFA) of a commercial development = 150,000 sqm.

2% additional GFA =  
 $150,000 \text{ sqm} \times 0.02 = 3,000 \text{ sqm}$ .

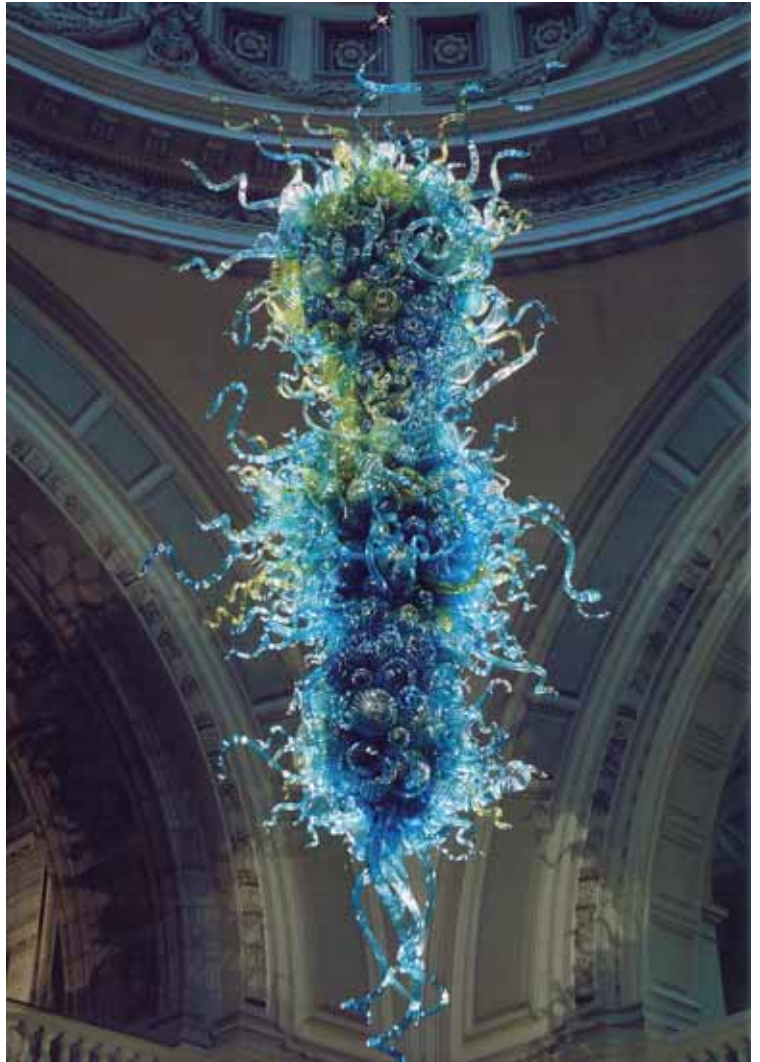
Assumption: Prevailing Development Charge rate for commercial development = \$1400 per sqm; Land value is therefore  $\$1400 \times 2 = \$2800$  per sqm.

To be entitled to the additional 3,000 sqm GFA, the developer will have to provide artwork valued up to  $3000 \times (1400 \times 2) = \$8,400,000$

The additional GFA entitlement will be subject to compliance with all other planning and urban design requirements for the site. It will not form the new prescribed maximum Gross Plot Ratio (GPR) and will be removed when the artwork is relocated.

*Dale Chihuly's "V&A Chandelier, 1999" will be one of the first artworks procured under URA's Art Incentive Scheme to encourage provision and integration of public art in the Central Area.*

*Image courtesy of Wheelock Properties (S) Ltd*



**What?**

The set of GFA incentives and guidelines are for the provision of public art integrated within all new developments in key activity and commercial areas in the Central Area. These include:

- Marina Bay
- Marina Centre
- Central Business District
- Orchard Road
- Singapore River
- Civic District
- Bras Basah / Bugis areas

Upon endorsement by PAAC and approval of URA, developers can apply for additional GFA over and above the maximum permitted under the Master Plan 2003. This will be up to a cap of 2% of the total permissible GFA for the development.

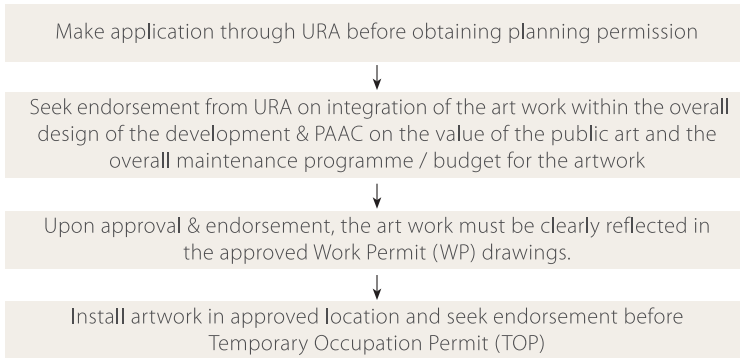
The additional GFA entitlement is based on the equivalent value of the artwork provided and computed based on the prevailing Differential

Premium (DP) or Development Charge (DC) rate at the point of approval by the PAAC for the art piece.

**Who?**

Developers, building owners and building professionals who are planning new developments to provide and integrate public art in the Central Area.

**How?**



**Your Rewards?**

Developers/building owners/building professionals enjoy:

- Additional Gross Floor Area (GFA)
- Enhanced exterior with public art

*Henry Moore's "Working Model for Sheep Piece, 1971", is the working model for Moore's monumental sculpture "Sheep Piece, 1971-2". The latter is considered one of the renowned sculptor's finest works.*

*Image courtesy of Wheelock Properties (S) Ltd*

Evaluation Criteria for the Art Incentive Scheme for New Developments In Central Area	
CONSIDERATIONS	CRITERIA
Physical size	The size of the art work should be compatible with the site selected for its installation, and appropriate to the expression/theme of the art work
Material	The art work should be made of durable materials that can withstand the elements, and appropriate to the expression/theme of the art work.
Maintenance	The routine maintenance of the art work should be simple and within available expertise, while more advanced procedures may be required for periodic conservation.
Safety	The art work should be structurally sound and environmentally safe, i.e. the art work should not pose a potential danger to visitors.
Artistic/Heritage Merits	The art work must be of aesthetic or heritage significance, artistically articulated and sensitive to the physical and cultural context of the locality.
Installation	The art work must be a permanent installation. It can be a free-standing sculpture, art integrated into the building façade or integrated with a building element such as an overhead bridge.  In addition, sculptural roof feature, sculptural water feature and light sculpture may also be considered.
Location	The art work must be located within a publicly accessible unpaid area or publicly visible part of a development from the adjacent street level.

### What You Should Know Too

- To be considered for this scheme, the artwork:
  - Must be a permanent installation;
  - Can be a free-standing sculpture, art integrated into the building façade or integrated with a building element such as an overhead bridge;
  - Can be sculptural roof features, sculptural water features and light sculptures, subject to the appraisal and endorsement of the PAAC and the final approval of the URA; and
  - Cannot be easily removed. Those that can (e.g. paintings, topiary) will not be considered under this scheme.
- Public art must be located in publicly accessible and visible areas which include the following:
  - Through-block links with 24hr public access;
  - Publicly accessible pedestrian areas such as malls, arcades and galleries;
  - Underground Pedestrian Network connected to MRT (Mass Rapid Transit)/RTS (Rapid Transit System) stations, open during the operating hours of the station;
  - Spaces within commercial developments, open to the public during the operating hours of the MRT/RTS; and
  - External façade of the development (e.g. wall relief, murals).
- No fee shall be levied for the appreciation of the public art.

*To find out more, email us at [URA\\_CSO@ura.gov.sg](mailto:URA_CSO@ura.gov.sg) or contact us at 6223 4811 today.*