

Circular No : URA/PB/2025/02-CUDG
Our Ref : DC/ADMIN/CIRCULAR/PB_25
Date : 07 February 2025

CIRCULAR TO PROFESSIONAL INSTITUTES

Who should know

Building owners, Developers, Qualified Persons

Effective Date

07 February 2025 to 06 February 2030

REVISIONS TO REJUVENATION INCENTIVE SCHEMES FOR STRATEGIC AREAS:

Central Business District (CBD) Incentive Scheme 2.0 Strategic Development Incentive (SDI) Scheme 2.0

This Circular supersedes the Circular Package on “Update to Rejuvenation Incentive Schemes for Strategic Areas” ([URA/PB/2022/03-CUDG](#)) dated 04 April 2022.

- 1 URA introduced the CBD Incentive (CBDI) Scheme and Strategic Development Incentive (SDI) Scheme in 2019 to encourage selective rejuvenation of our CBD and other strategic areas, where appropriate, to achieve positive transformation in these areas. Revisions were made to both schemes in 2022 to ensure developments met enhanced outcomes in the areas of digitalisation, productivity and sustainability.
- 2 In the lead up to Draft Master Plan 2025, we have reviewed the schemes and updated the criteria and conditions for all proposal submissions under both schemes.

Introduction of new sustainability requirements for CBDI and SDI Schemes

- 3 CBDI and SDI proposals are required to achieve higher sustainability standards under BCA’s Green Mark (GM) framework.
- 4 In line with URA’s continued efforts to raise the bar on sustainable development, rejuvenation proposals under the CBDI and SDI schemes will be asked to demonstrate that considered efforts are made to mitigate carbon emissions from construction activity. In particular:

- a. All proposals will be required to submit a Sustainability Statement as part of their development application to:
 - i. Consider the feasibility of retrofitting part / all of the existing building(s) for adaptive reuse, and
 - ii. Outline the considerations and trade-offs between different development scenarios.
- b. Based on the URA's assessment of the submitted Sustainability Statement, applicants may subsequently be required to submit a carbon optioneering assessment weighing the trade-offs of different development scenarios as part of the formal submission to URA for planning approval.

5 Meaningful retrofit and adaptive reuse proposals may be considered as positive public contributions under the revised SDI scheme.

Revisions to the CBDI scheme for Anson and Cecil CBDI Areas

6 In view of market trends and industry feedback, the eligibility criteria will be relaxed to support CBDI proposals seeking land use conversions to Commercial Use (with 40% Non-Commercial uses) in the Anson and Cecil Areas, subject to mandatory long-stay Serviced Apartment (SA2) provision requirements¹. In line with the planning vision to encourage a greater degree of mixed-uses in the Anson and Cecil neighbourhoods, such proposals should also have a good diversification of uses and achieve a meaningful reduction in existing office quantum.

7 The details of the revised schemes are outlined below:

- a. [Strategic Development Incentive \(SDI\) Scheme 2.0](#)
- b. [CBD Incentive \(CBDI\) Scheme 2.0](#)

8 The revised CBDI and SDI schemes will be in effect from 07 February 2025 to 06 February 2030² and will apply to all Outline Applications submitted within the validity period of the scheme. Proposals under the CBDI and SDI Schemes will also have to comply with the prevailing urban design guidelines for their respective planning areas.

¹ 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.

² The scheme will apply to Outline Applications submitted before or on 06 February 2030 leading to URA's in-principle support for the proposal.

- 9 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.
- 10 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.

CHOU MEI (MS)
GROUP DIRECTOR (CONSERVATION AND URBAN DESIGN GROUP)
for CHIEF EXECUTIVE OFFICER
URBAN REDEVELOPMENT AUTHORITY

STRATEGIC DEVELOPMENT INCENTIVE (SDI) SCHEME 2.0

- 1 URA introduced the Strategic Development Incentive (SDI) Scheme in 2019 to encourage the timely rejuvenation 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 (CBD Incentive Scheme 2.0) 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

Age of Development	At least 20 years old from date of last TOP
Land Use	Commercial or mixed-use developments with predominantly commercial uses. Developments with predominantly residential uses will not be eligible.
Transformational Impact	The rejuvenation proposal should include a minimum of two adjacent sites, such that the amalgamated project 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 rejuvenation has a positive impact beyond the confines of a single site, to contribute to the rejuvenation of the larger streetblock or precinct, for example:

- a. The proposal helps to plug critical gaps in the planned pedestrian networks for the precinct;
- b. The proposal 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 rejuvenation 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 of heritage buildings and structures, where applicable;
 - vii. Retrofit and adaptive re-use of existing buildings, where applicable **(new)**; and
 - viii. 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.

Contribution to Sustainable Rejuvenation (new)

- 10 In line with URA's efforts to encourage more carbon-sensitive, sustainable rejuvenation, all proposals will be required to submit a Sustainability Statement 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 weighing the trade-offs of different development scenarios as part of the formal submission to URA for planning approval.

Submission Process

- 11 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** 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.
- 12 An Outline Application fee based on the rates specified in the prevailing URA Fees Schedule is payable for each application. 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 SDI proposal, unless otherwise agreed by URA. The prevailing Master Plan amendment and development application fees will apply.
- 13 The workflow 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.

Championing Ministry and / or Agency

- 14 Where arts / community / sports / tourism uses are proposed as public contributions as part of the SDI proposal, such uses would require the support of the relevant championing ministries and / or agencies.
- 15 As part of an Outline Application, a letter of support for the concept proposal for arts / community / sports / tourism uses from the relevant championing ministries and / or championing agencies is required (see **Appendix 1-3**).
- 16 Subsequently, as part of a formal development application to URA to obtain PP/WP, a letter of endorsement for the detailed proposal for arts / community / sports / tourism uses from the relevant championing ministries and / or championing agencies is required.

Conditions

- 17 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.
- 18 Any additional incentive GFA or development intensity granted under the SDI Scheme is subject to the payment of Land Betterment Charge where relevant.
- 19 Any increase in development intensity approved by URA under the SDI Scheme will not count towards the future development potential of the subject site.
- 20 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.
- 21 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.
- 22 Following the Outline Application stage, selected key sites will be subjected 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.
- 23 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 SDI Scheme.
- 24 Proposals are required to provide Electric Vehicles (EVs) Charging Infrastructure within the development in accordance with LTA's prevailing requirements (see **Appendix 1-4**).
- 25 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)[#] to be considered:

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

PART I PARTICULARS OF DEVELOPMENT

1 Description of proposal

[#] Please see the explanatory notes on the submission of outline application for URA's deliberation.
^{*} To delete where not appropriate.

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 include a Sustainability Statement considering the feasibility of adaptive reuse and the trade-offs between different development scenarios. Please refer to Para 5 for explanatory notes) **(new)**
- d) 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 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 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 Conservation of heritage buildings and structures, where applicable;
- vii Retrofit and adaptive re-use of existing buildings, where applicable;
- viii Enhancement to public infrastructure; and
- ix Outline contributions to environmental sustainability;

Use Mix

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

d) Conclusion

Please summarise the key issues for URA's consideration.

5 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:

a) **Assessment of existing building and feasibility for adaptive reuse**

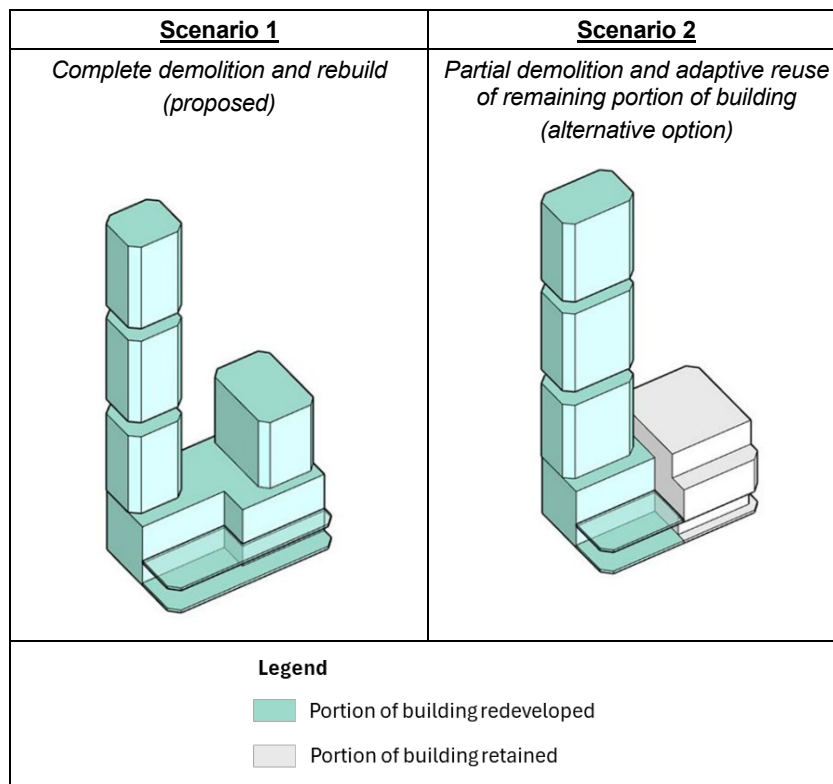
This should include relevant plans, sketches, models etc to outline key information that includes:

- i) Site context
- ii) 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)
- iii) Condition of existing building(s) (e.g. structure, M&E provisions etc)
- iv) Any site constraints / peculiarities relevant to the subject site
- v) Assessment of feasibility to retain whole or part of the existing building for adaptive re-use and reuse / recovery of demolished materials.

b) **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.

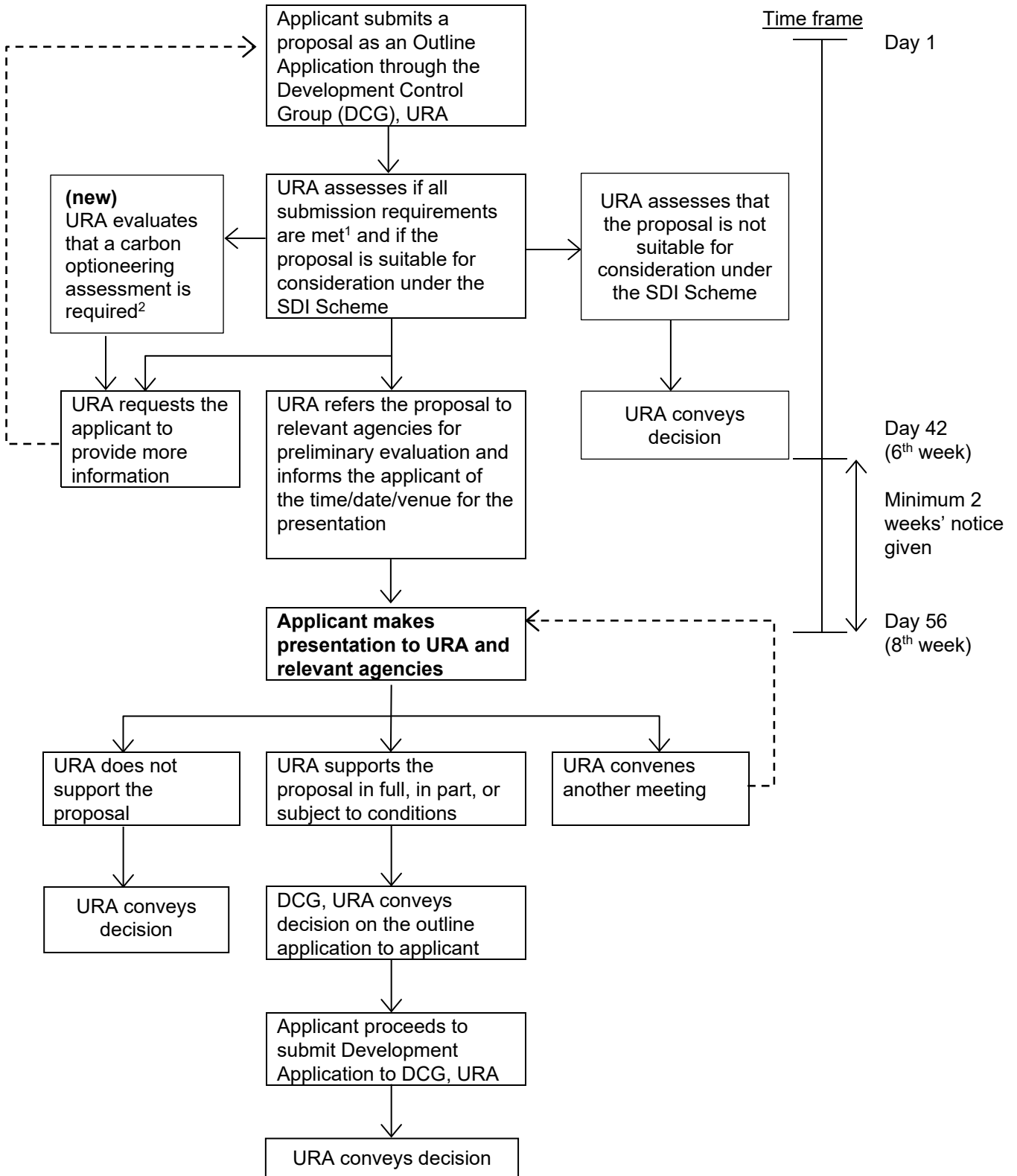
- i) Describe and explain with relevant plans, sketches, models the extent of demolition / retention in the proposed scheme (e.g. proportion of GFA demolished as a % of existing GFA) compared to an alternative scheme.



- ii) 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 to meet SDI objectives (e.g. pedestrian connections, public space contribution etc)
- iii) 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.

- iv) 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).

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



Additional notes on sustainability requirements (new)

¹ Including the new requirement of submitting a Sustainability Statement as part of the Outline Application (see Appendix 1-1, Part III)

² Depending on the information provided within the Sustainability Statement, applicant may be required to submit a carbon optioneering assessment (see Appendix 1-5) as part of the subsequent Development Application

Joint Letter of Support by relevant Championing Ministries and / or Agencies to URA for submission of an Outline Application under the SDI Scheme

1. _____ [relevant Championing Ministry and / or relevant Championing Agency] is / are supportive of the concept of _____ [Developer]'s proposed _____ [Proposed Public Contribution] as part of its Outline Application proposal for the redevelopment of _____ [Existing Development Name] at _____ [Address of subject site] under the Strategic Development Incentive (SDI) Scheme, and is / are prepared to act as the Championing Ministry and / or Championing Agency for the _____ [Proposed Public Contribution].

2. Basis for supporting the proposal
 - a. [Nature of proposed public contribution]

 - b. [Rationale on why the proposed use is supported at the proposed location (e.g. demand, the catchment that the proposed use would serve) and how it aligns with the larger plans of the Championing Ministry and / or Championing Agency]

 - c. [Total proposed GFA of public contribution and GFA breakdown and why the amount can be supported]

 - d. [Whether the public contribution will be handed over or leased to Championing Ministry and / or Championing Agency]

 - e. [Whether there are any conditions to the support given]

3. If the Outline Application is approved and the Applicant pursues the proposal, _____ [relevant Championing Ministry and / or relevant Championing Agency] will guide the Applicant to formulate a detailed proposal and issue a letter of endorsement required as part of a formal Development Application to URA, to obtain Provisional Permission (PP) or Written Permission (WP).

For and on behalf of the _____ (Name of Government Ministry)
 Signature :
 Name :
 Designation :
 Date :

For and on behalf of the _____ (Name of Government Agency)
 Signature :
 Name :
 Designation :
 Date :

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)]	
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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:

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

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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 Template¹.
 - 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 kgCO _{2e} / m ² GFA		

<p>Average yearly use stage embodied carbon (Stages B2, B5) kgCO₂e / m² GFA / year</p>		
<p>Energy Use Intensity Projected energy usage expressed in kWh / m² / year</p>		
<p>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.</p>		
<p>Key Assumptions Made</p>		
<p>Assessment of Results</p>		
<p>Whole Lifecycle Carbon (Summary figures) Projected carbon footprint for Stages A1-A5, B2 (Façade), B5 (ACMV) and B6. Expressed in kgCO₂e / m² GFA.</p>		
<p>20-year building lifespan</p>		
<p>35-year building lifespan</p>		
<p>50-year building lifespan</p>		

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. <i>Exemptions can be considered on a case-by-case basis</i>
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 1 st 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

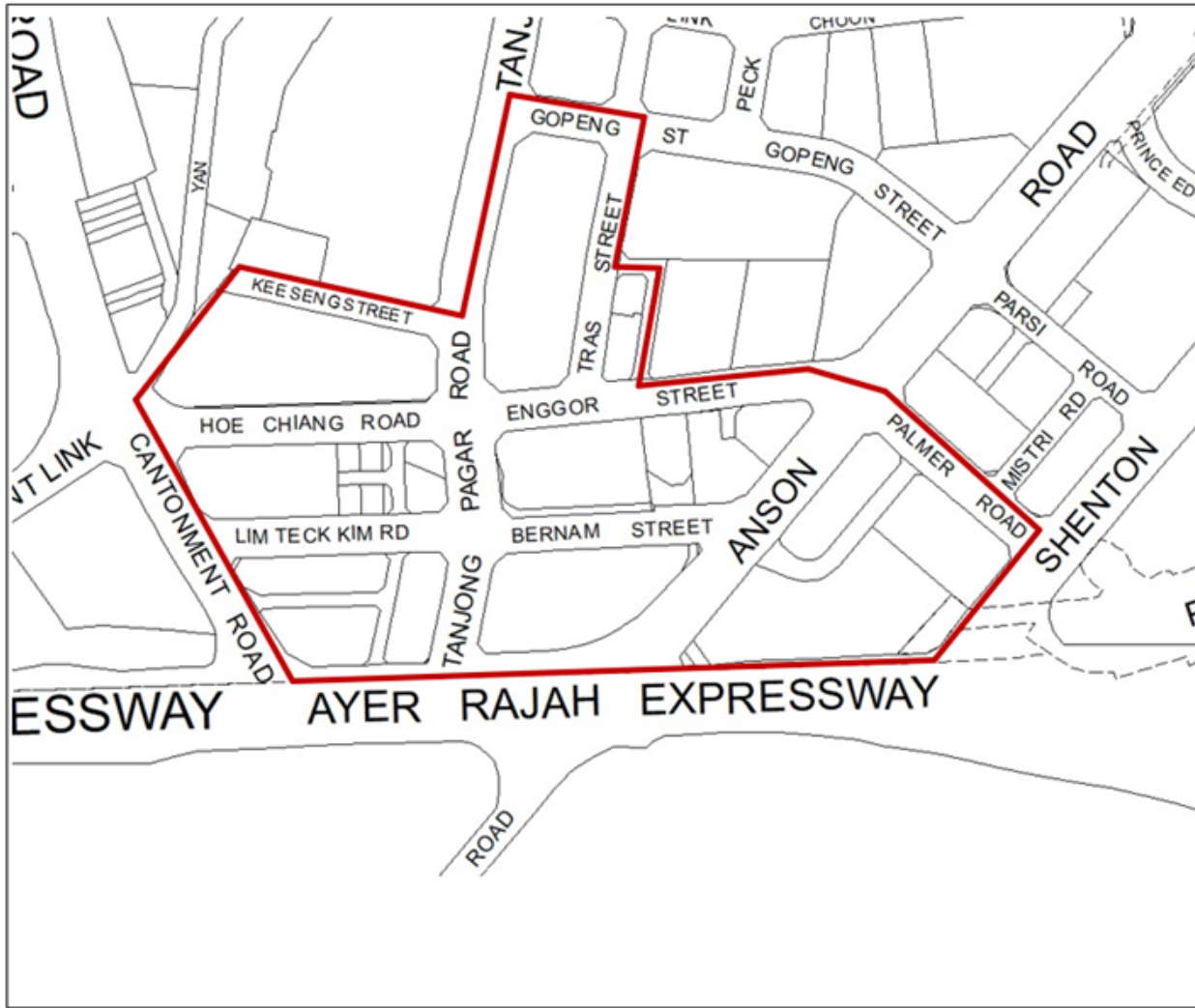
- 12 Any increase in development intensity approved by URA under this scheme will be subject to the payment of Land Betterment Charge where applicable and will not count towards the future development potential of the subject site.
- 13 Bonus GFA will not apply for requirements mandated as part of the 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 SDI 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

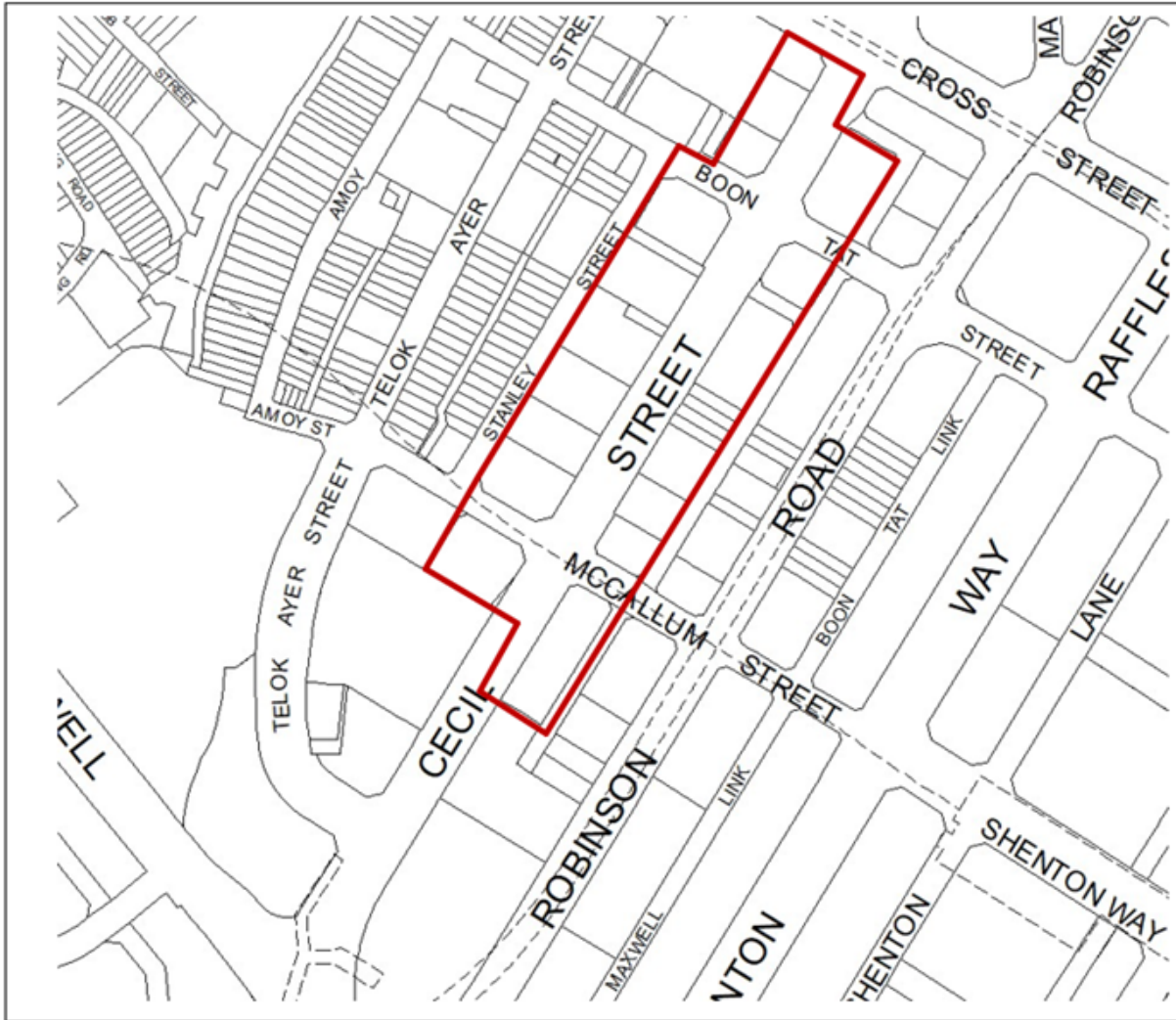
UPDATE TO REJUVENATION INCENTIVES FOR STRATEGIC AREAS: CBD INCENTIVE SCHEME

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 (%) in crease
Residential with Commercial at 1 st storey	30%
Hotel	25%
Commercial & Residential	25%
(New) Commercial with 40% Non-Commercial Uses such as Residential <i>(subject to mandatory SA2 requirements)</i>	25%



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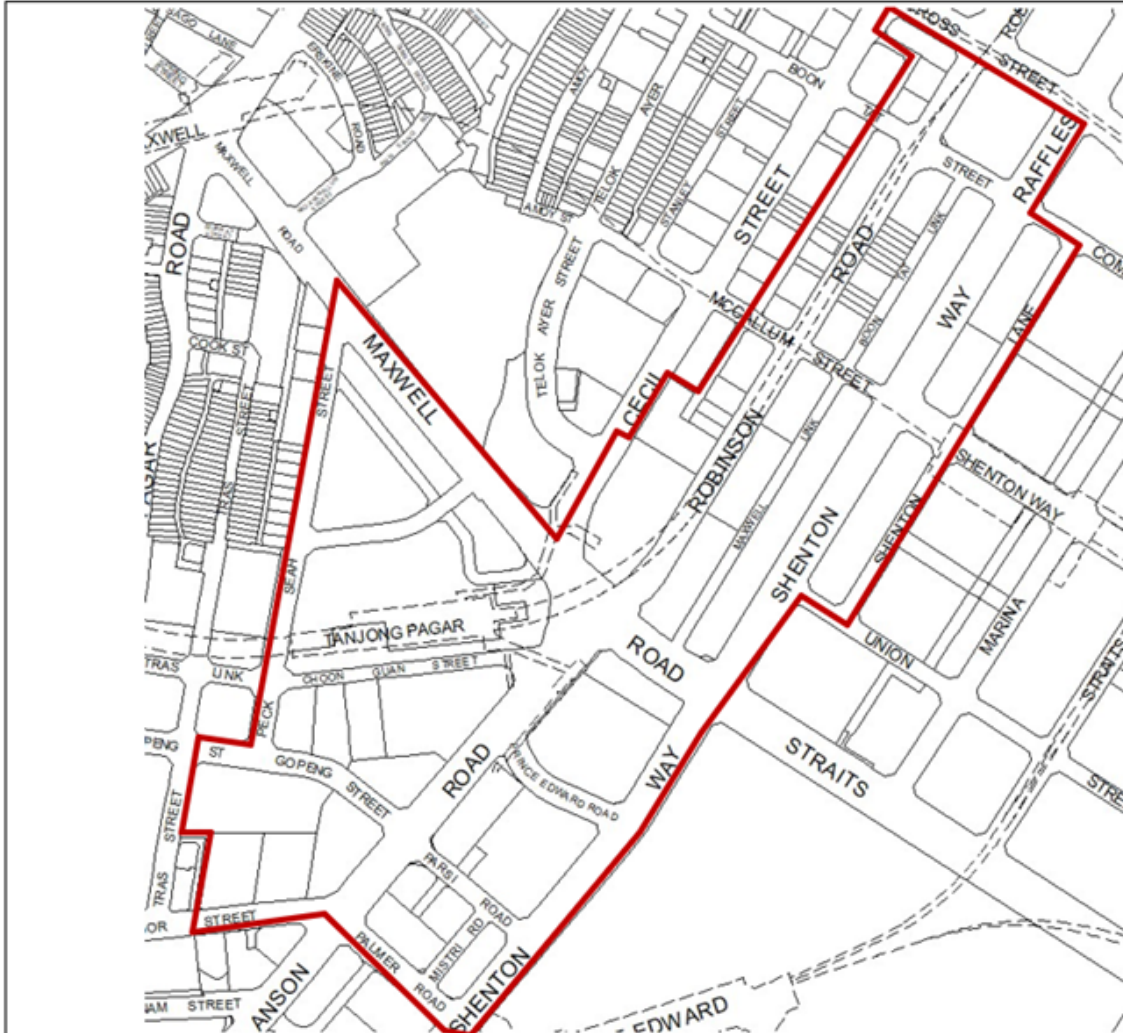
UPDATE TO REJUVENATION INCENTIVES FOR STRATEGIC AREAS: CBD INCENTIVE SCHEME

**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 (%) in crease
Residential with Commercial at 1 st storey	30%
Hotel	25%
Commercial & Residential	25%
(New) Commercial with 40% Non-Commercial Uses such as Residential <i>(subject to mandatory SA2 requirements)</i>	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%

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

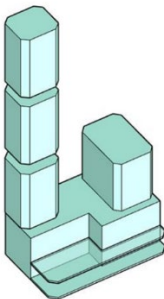
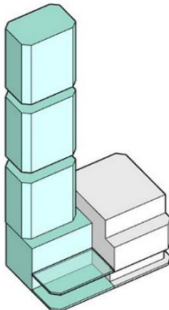
This should include relevant plans, sketches, models etc to outline key information that includes:

- 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.

<u>Scenario 1</u>	<u>Scenario 2</u>
<p align="center">Complete demolition and rebuild (proposed)</p> 	<p align="center">Partial demolition and adaptive reuse of remaining portion of building (alternative option)</p> 
<p align="center">Legend</p> <ul style="list-style-type: none"> 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).

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



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 Template¹.
 - 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 kgCO ₂ e / m ² GFA		

Average yearly use stage embodied carbon (Stages B2, B5) kgCO ₂ e / m ² GFA / year		
Energy Use Intensity Projected energy usage expressed in kWh / m ² / year		
Operational Carbon from Annual Energy Use (Stage B6) Projected annual operational carbon for Stage B6. Expressed in kgCO ₂ e / m ² 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), B5 (ACMV) and B6. Expressed in kgCO ₂ e / m ² GFA.		
20-year building lifespan		
35-year building lifespan		
50-year building lifespan		

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)

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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:

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