

## COMPUTATION OF SECURITY DEPOSIT

Equivalent market value (EMV) of additional GFA is calculated as:

EMV of additional GFA = Land Value (\$/sqm) x Full quantum of allowable GM GFA (sqm)

where

Land Value [ V ] = Development Charge (DC) or Differential Premium (DP) Rate\* / 0.7

\* DP/DC rate is pegged to the date of planning submission to URA where the GM GFA is proposed and leading to a conveyance where the GM GFA is first endorsed.

### Example

Private commercial development at Marine Parade (Sector 94) with GFA of 50,000 sqm, targeting for GM Platinum rating.

DC Rate: \$3,360 / sqm  
 Land Value: \$4,800 / sqm (derived from DC rates X 10/7)  
 Prescribed Green Premium for Commercial GM Platinum (wef 29 Apr 09): \$182/sqm

Equivalent Bonus GFA = (50,000 x 182) / 4,800  
 = 1,895.83 sqm or 3.8% bonus GFA

Full quantum of allowable GM GFA = **1,000 sqm (Cap at 2% bonus GFA)**

EMV of additional GFA = Land Value x Full quantum of allowable GM GFA  
 = 4,800 x 1,000  
 = \$4,800,000

Security Deposit to be raised is **50%** of EMV = **\$2,400,000**

Note: Full quantum of allowable GM GFA is the allowable GM GFA under the GM GFA Incentive Scheme