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ABSTRACT

The method of recouping the enhancement in land values from the Grant of Written Permission by way of development charge has gone through a series of changes. The current revised fixed rates development charge system was implemented in September 1989 with the objectives of simplicity and certainty. Unfortunately, notwithstanding the transparency of the development charge rates and the simple formula used, the system is not without its difficulties. The difficulties lie in the underlying principles of establishing development baseline and development ceiling; the 2 components in the formula to compute the amount of development charge. The shortcomings in the legal provisions and the complication in interpreting gross floor area undermine the elements of simplicity and certainty, which are thought to be the advantages of the system.

Total number of words: 126

KEYWORDS

development charge
fixed rates
development baseline
development ceiling
certainty
simplicity