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CIRCULAR TO PROFESSIONAL INSTITUTES

CLARIFICATION ON THE DISTINCTION BETWEEN ADDITIONS & ALTERATIONS AND RECONSTRUCTION WORKS FOR LANDED HOUSING FOR THE PURPOSE OF PLANNING APPROVAL

- 1 In response to a number of enquiries on the difference between additions & alterations (A&A) and reconstruction for the purpose of submission for planning approval, we would like to clarify the criteria that distinguishes A&A from reconstruction works.
- 2 Generally, A&A works involve minor works to an existing landed house while reconstruction is defined as a proposal to replace a substantial part of the house by construction. The distinction between A&A and reconstruction depends on the extent of works proposed. "Substantial" is described to mean 50% or more of the following factors:
 - a Gross floor area – The amount of new gross floor area added compared to the existing gross floor area.
 - b External walls – The removal and replacement of existing external walls with new walls or the construction of new walls.
 - c Structural elements e.g. columns, beams, slabs – The removal and replacement of existing columns/beams/floor slabs or the construction of new columns/beams/floor slabs.
- 3 If the proposed works exceed 50% of the existing landed house in any of the above criteria, the proposal will be considered as a "reconstruction" work.
- 4 In addition to criteria 2(a) to 2(c), the following works are deemed as reconstruction regardless of whether the works exceed 50% of the existing building.
 - a Increase in storey height – Changes/ replacement of the entire roof involving an additional storey. However, if the changes/replacement of the roof does not involve an additional storey, it can qualify as an A&A.
 - b Change in housing form – Works which result in a change to the landed dwelling housing form, for example, from semi-detached house to detached house.

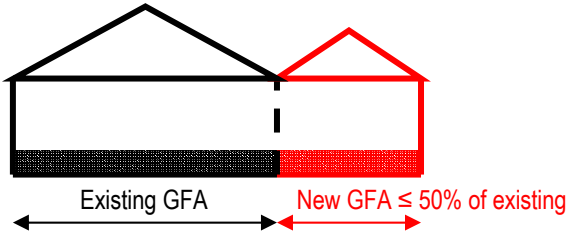
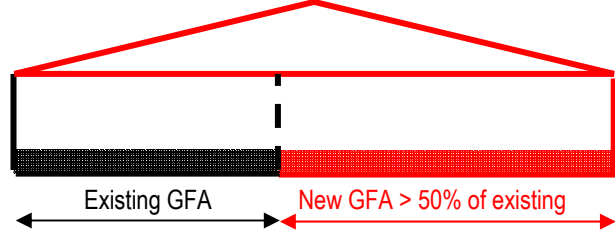
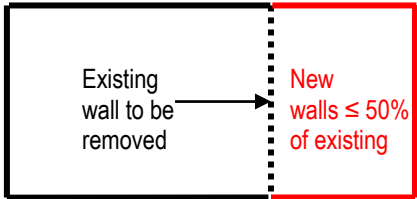
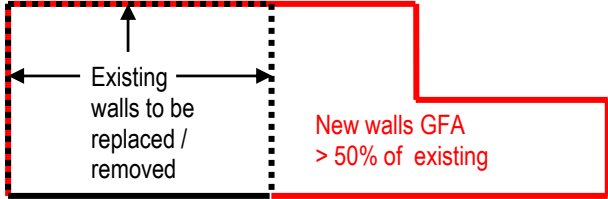
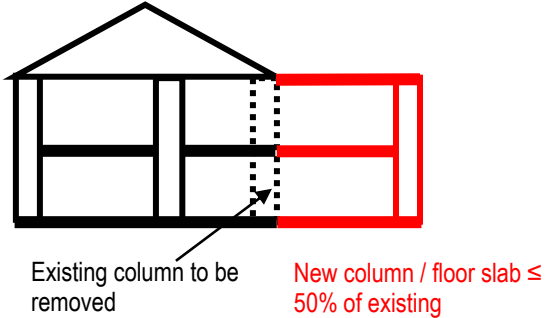
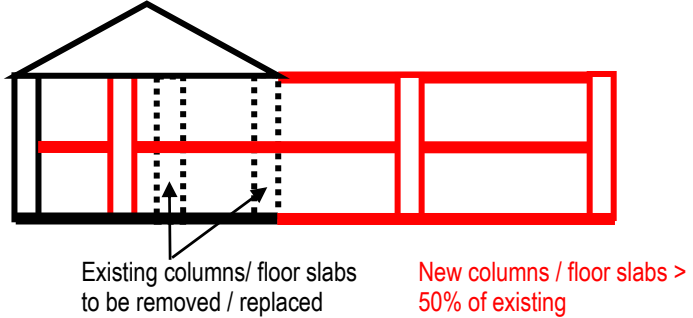
- 5 Any proposed works that do not satisfy the criteria for “reconstruction” works as given in paras 3 & 4 above will be considered to be “A&A” works for the purposes of planning submission and determining the processing fees. Examples of “A&A” and “reconstruction” works are given in [Appendix 1](#).
- 6 For existing and approved structures which were previously built with deficient setbacks, these structures can be retained if they are kept intact in the same manner as shown in the original approval. Otherwise, all new structures and works are subject to the prevailing development control guidelines.



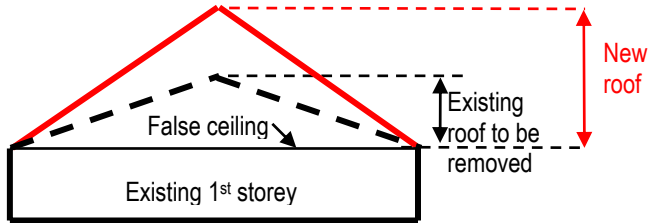
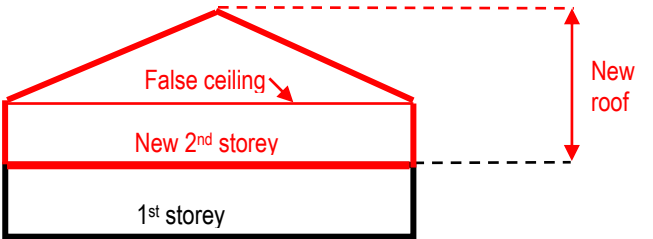
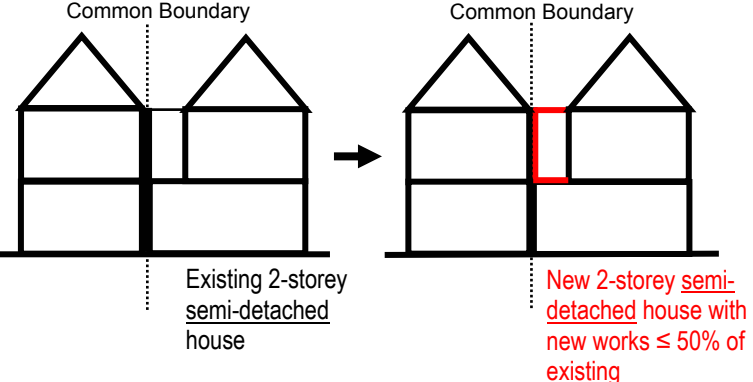
Implications of the distinction

- 7 For reconstruction proposals, planning conditions requiring the vesting of private land for road widening or drainage reserve or other public infrastructure may be imposed if applicable.
- 8 As the amount of processing fees is to commensurate with the amount of processing work involved in evaluating the proposal, the processing fee for an A&A proposal differs from that for a reconstruction which is based on new erection rates. Please refer to our circular No. [URA/PB/2005/19-DCD](#) dated 22 Jul 2005 for the current fee schedule.
- 9 I would appreciate it if you could convey the contents of this circular to the relevant members of your organisation. If you or your members have any queries concerning this circular, please do not hesitate to call our DCD Customer Service Hotline at Tel: 6223 4811 or e-mail us at URA_CSO@ura.gov.sg. We would be pleased to answer queries on this, and any other development control matter. For your information, the past circulars to the professional institutes are available from our website <http://www.ura.gov.sg>.

Thank you.

FOO CHEE SEE
DIRECTOR (DEVELOPMENT CONTROL)
for CHIEF EXECUTIVE OFFICER
URBAN REDEVELOPMENT AUTHORITY

Criteria	Additions & Alterations	Reconstruction
<p>a) Gross floor area (GFA)</p> <p><u>Example:</u></p>	<p>Addition of GFA <u>does not</u> exceed 50% of the existing.</p> 	<p>Addition of GFA exceeds 50% of the existing.</p> 
<p>b) External walls</p> <p><u>Example:</u></p>	<p><u>Not</u> more than 50% of the existing walls are removed or replaced with new walls.</p> 	<p>More than 50% of the existing walls are removed or replaced with new walls.</p> 
<p>c) Structural elements</p> <p><u>Example:</u></p>	<p><u>Not</u> more than 50% of the structural changes to the existing building are involved.</p> 	<p>More than 50% of the structural changes to the existing building are involved.</p> 

Criteria	Additions & Alterations	Reconstruction
<p>d) Attic</p> <p><u>Example:</u></p>	<p>Addition of an attic where the increase in gross floor area <u>does not</u> exceed 50% of the existing.</p> 	<p>Addition of an attic where the increase in gross floor area exceeds 50% of the existing.</p> 
<p>e) Increase in storey height</p> <p><u>Example:</u></p>	<p>Changes/replacement of the entire roof <u>does not</u> involve an additional storey, regardless of the increase in height.</p> 	<p>Changes/replacement of the entire roof involves an additional storey.</p> 
<p>f) Change in housing form</p> <p><u>Example:</u></p>	<p>Works <u>do not</u> result in a change to the landed housing form.</p> 	<p>Works that result in a change to the landed housing form (e.g. from semi-detached house to detached house).</p> 