

Circular No : URA/PB/2018/04-PCUDG  
Our Ref : DC/ADMIN/CIRCULAR/PB\_18  
Date : 27 Jun 2018

## **CIRCULAR TO PROFESSIONAL INSTITUTES**

### **Who should know**

Architects, engineers, developers, owners and tenants

### **Effective date**

With effect from 13 August 2018

## **REVISED APPROACH TO NEW DEVELOPMENT APPLICATIONS FOR HOTEL AND BACKPACKERS' HOSTEL USES**

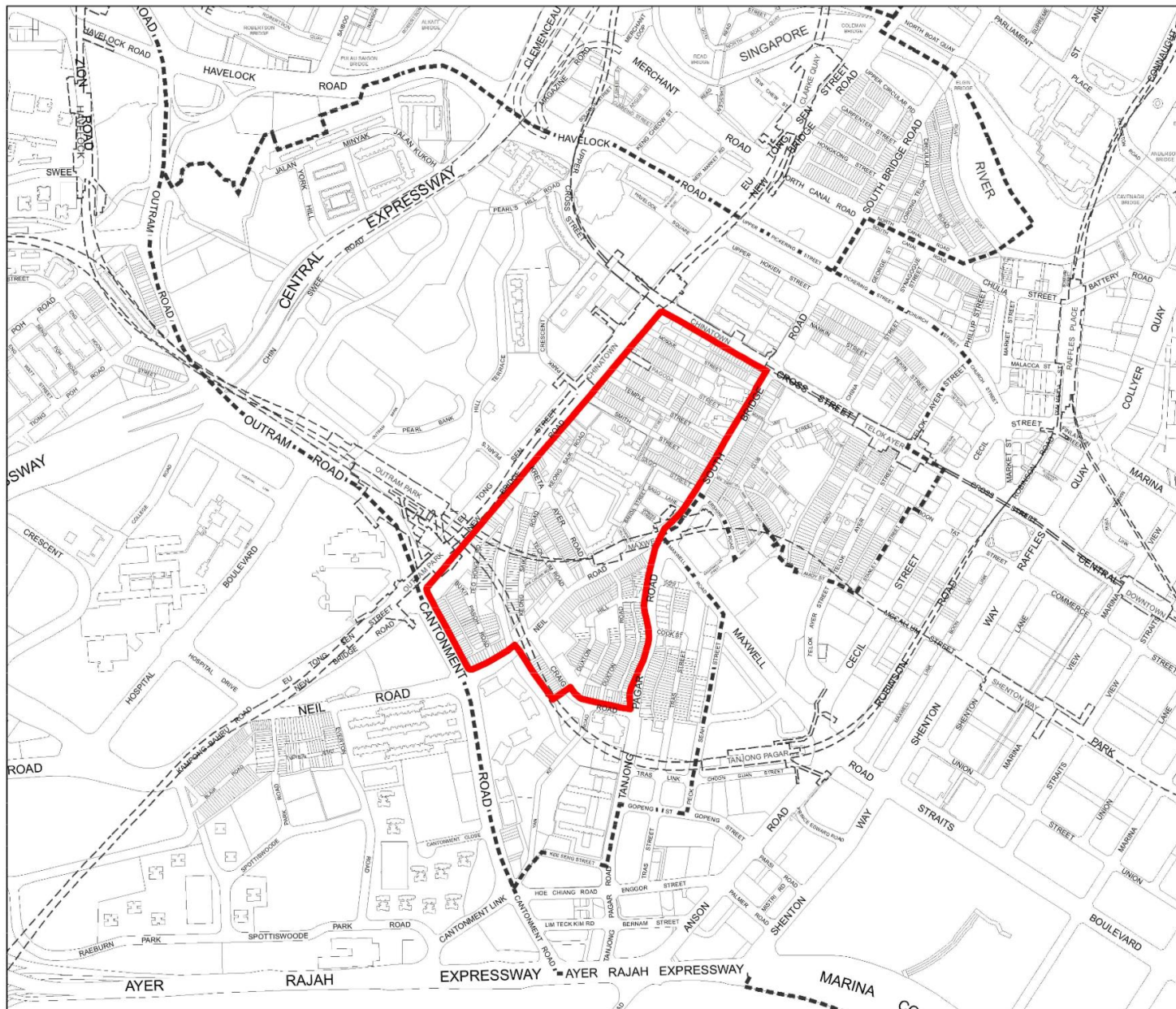
1. International visitor numbers have been rising in recent years and are expected to grow further with corresponding increases in future demand for hotel rooms and hostel bed spaces. To cater for this demand, from 13 August 2018, URA will consider new hotel and backpackers' hostel proposals on sites that are not zoned or permitted for Hotel use and evaluate them individually, taking into account the planning intention, and compatibility with the surrounding land uses. In some areas where an increase in numbers for such developments would displace other commercial uses or affect the residential amenity of these areas, new proposals for such uses will generally not be supported. Please refer to Appendix A for the list of areas.
2. This revision will supersede URA's circulars released on 7 July 2014 (URA/PB/2014/18-PPG) and 12 August 2016 (URA/PB/2016/13-PCUDG). The revised guidelines will take effect from 13 August 2018 and will apply to all new development applications received on or after the effective date. The guidelines will not apply to formal Development Applications (excluding Outline Applications) with a valid Provisional Permission issued prior to the effective date.
3. We would appreciate it if you could convey the contents of this circular to your members. We have updated the same in the Development Control Handbooks. You are advised to refer to these Handbooks for the most updated guidelines and procedures instead of referring to past circulars. 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, please email us.

Thank you.

YVONNE LIM  
GROUP DIRECTOR (PHYSICAL PLANNING)  
for CHIEF EXECUTIVE OFFICER  
URBAN REDEVELOPMENT AUTHORITY

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



**LOCATIONS WHERE NEW HOTEL, BACKPACKERS' HOSTEL ARE GENERALLY NOT ALLOWED\***

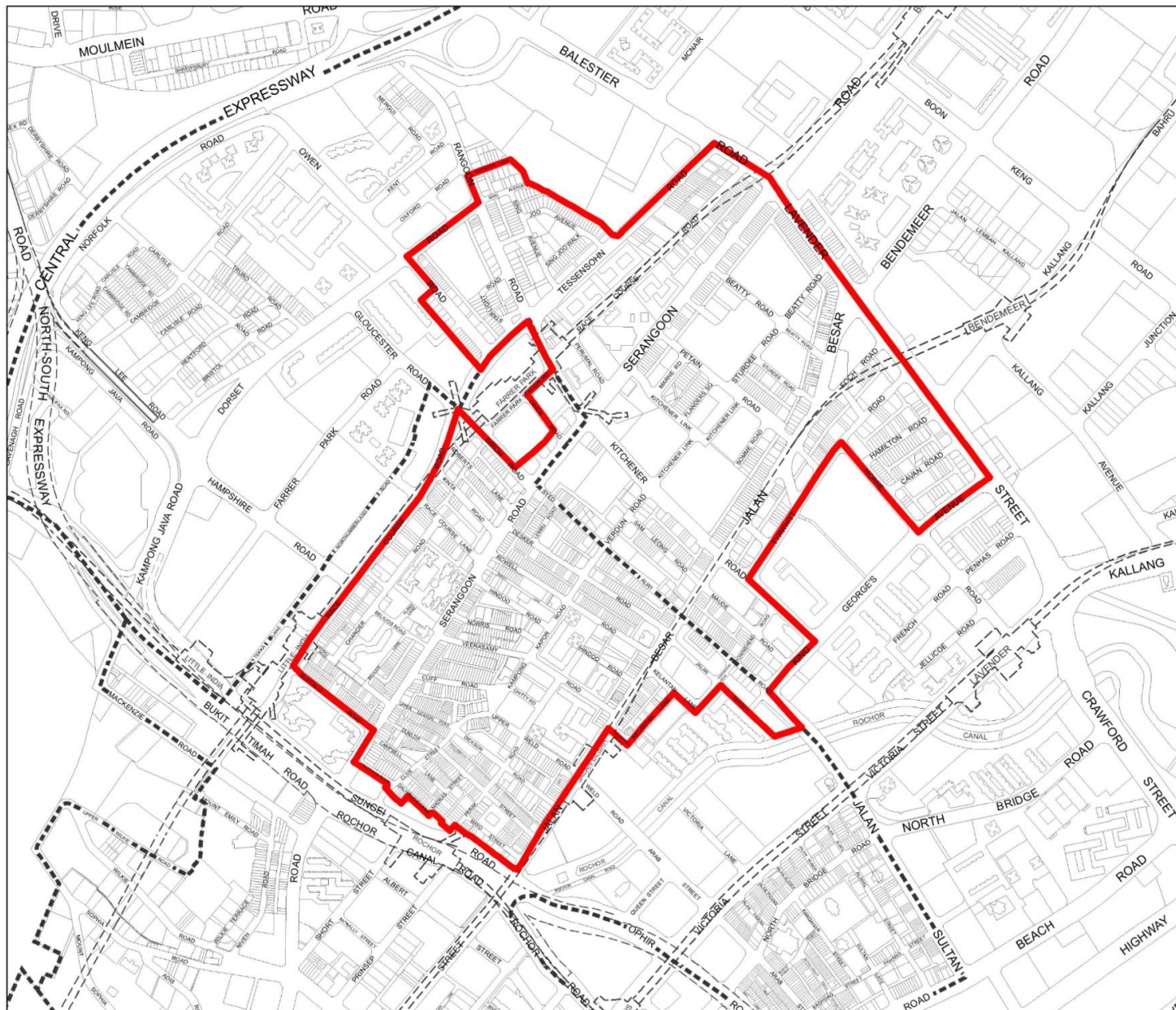
**NEW BRIDGE ROAD /  
CROSS STREET /  
TANJONG PAGAR**



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REDEVELOPMENT  
AUTHORITY**  
To make Singapore a great city to live, work and play in

\* Including other accommodation facilities such as serviced apartments





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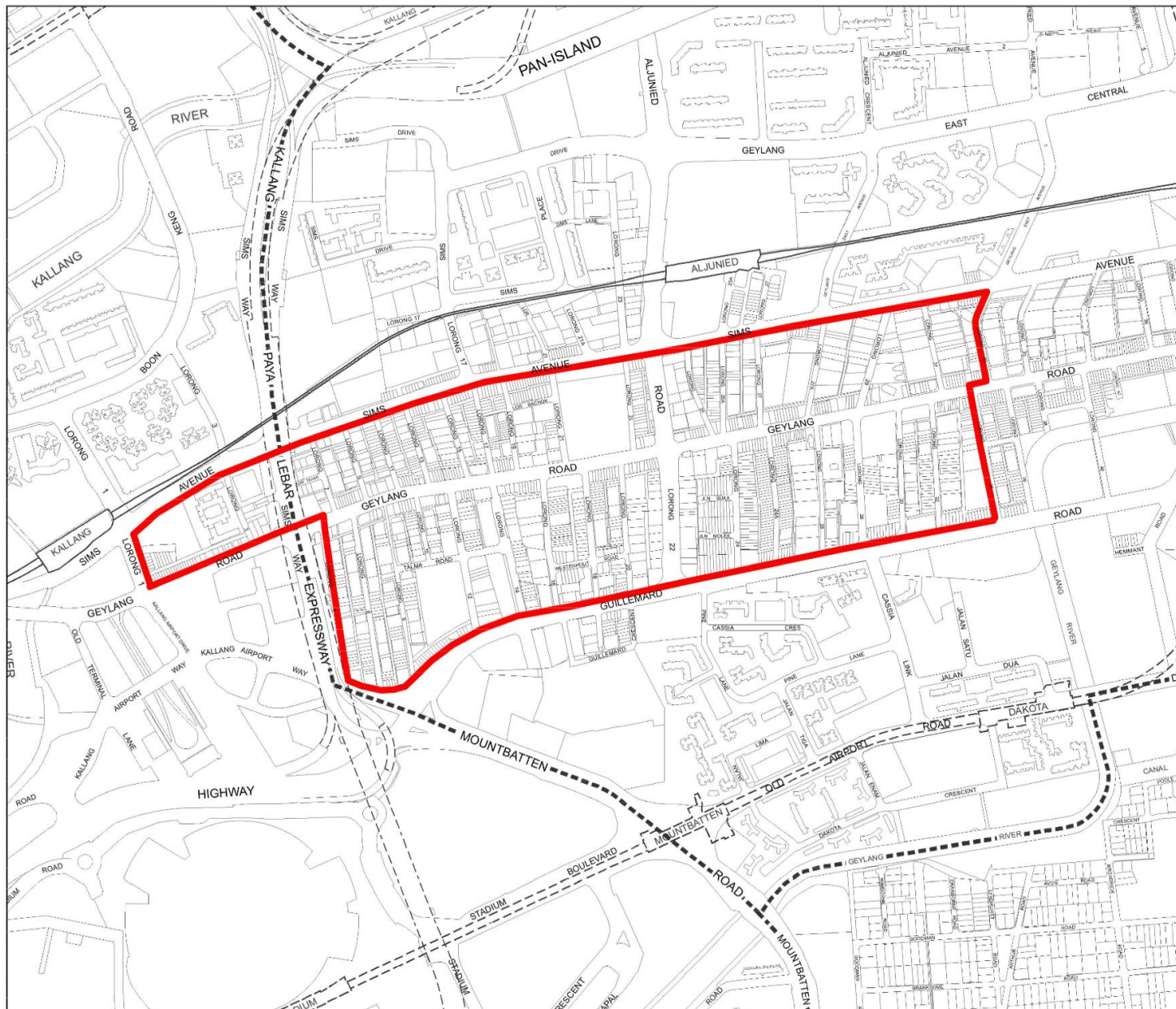
**SERANGOON ROAD /  
JALAN BESAR /  
LAVENDER STREET**



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**SIMS AVENUE /  
GUILLEMARD ROAD**



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**CHANGI ROAD /  
JOO CHIAT ROAD /  
EAST COAST ROAD**

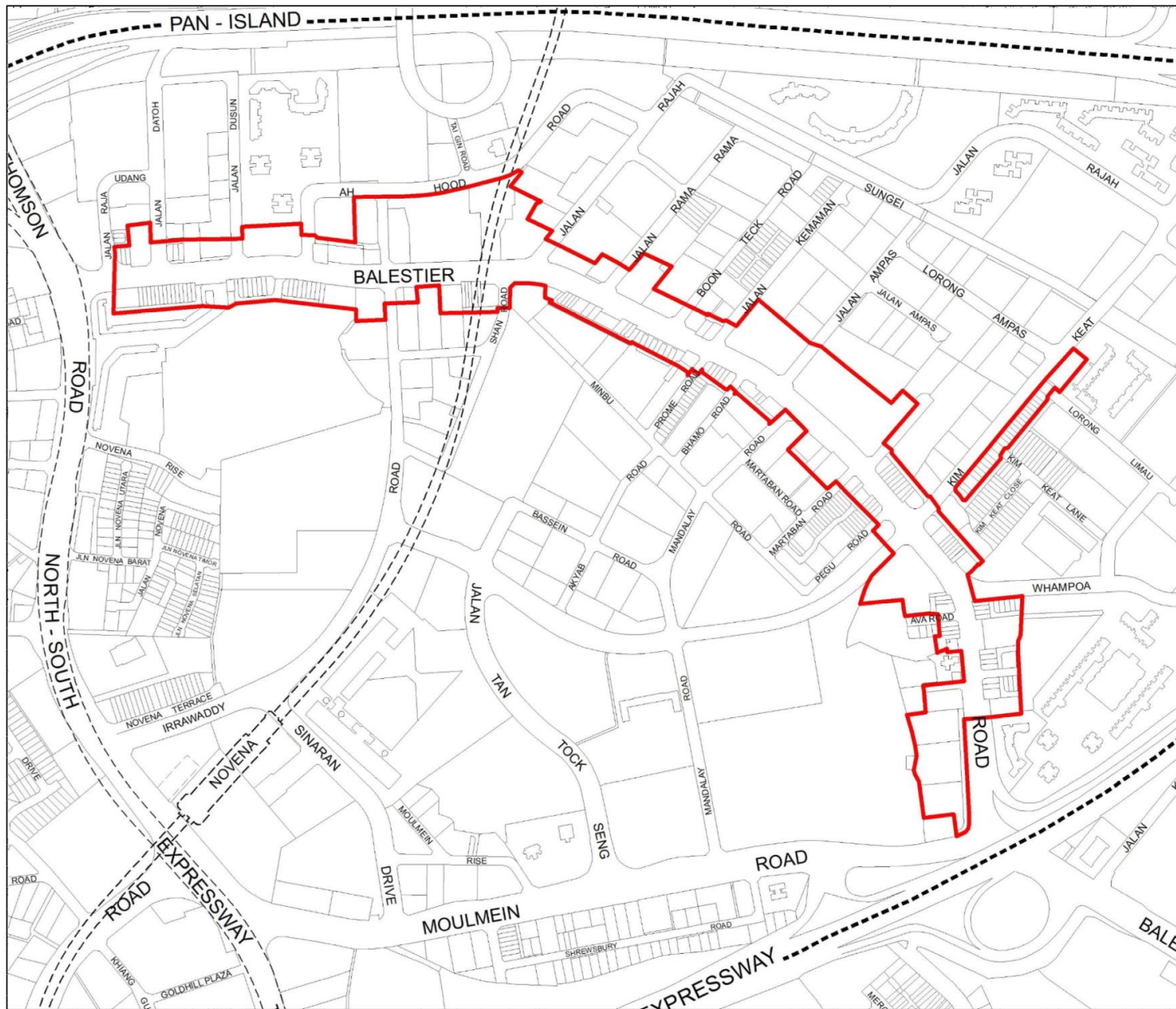


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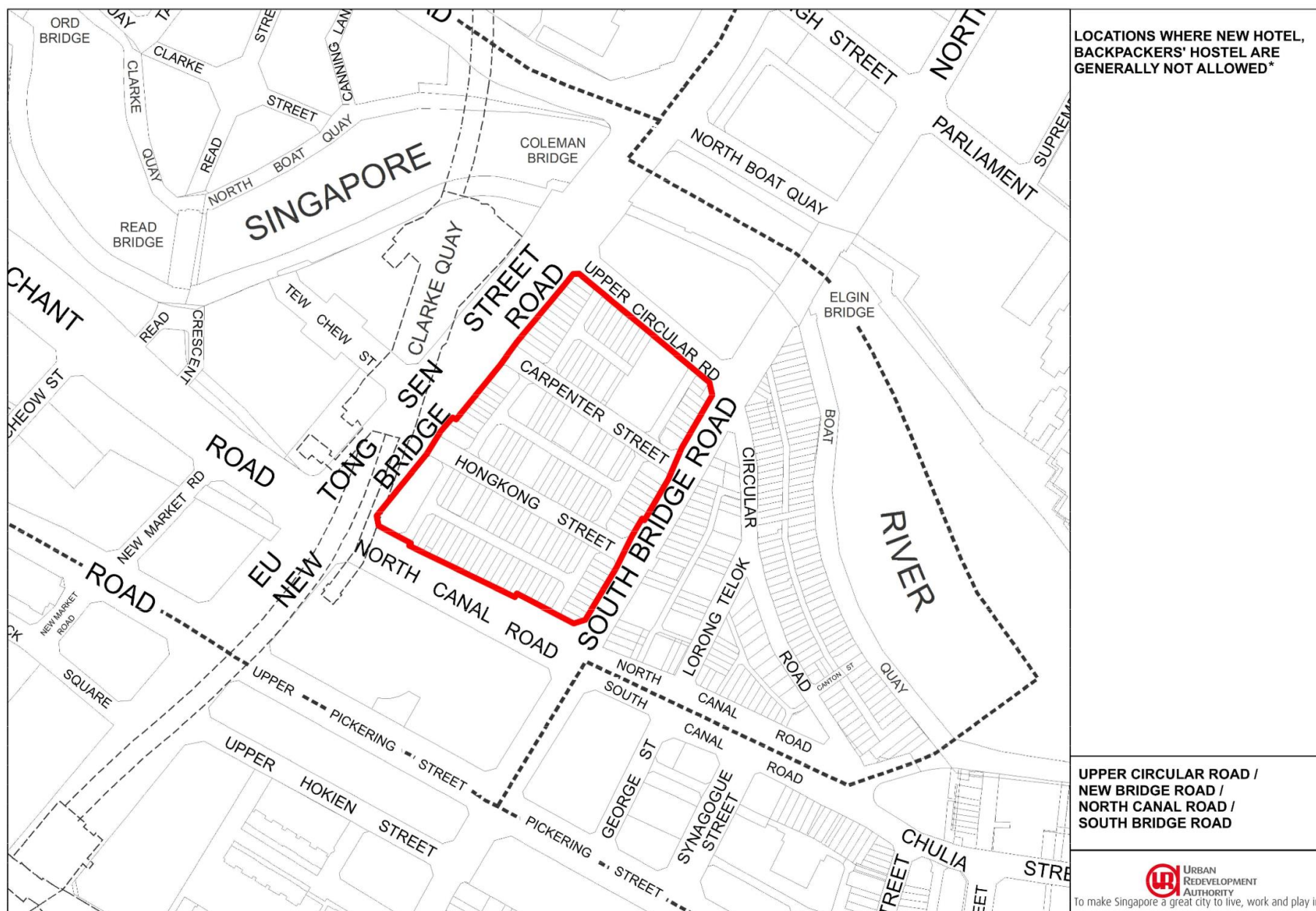
BALESTIER ROAD /  
KIM KEAT ROAD



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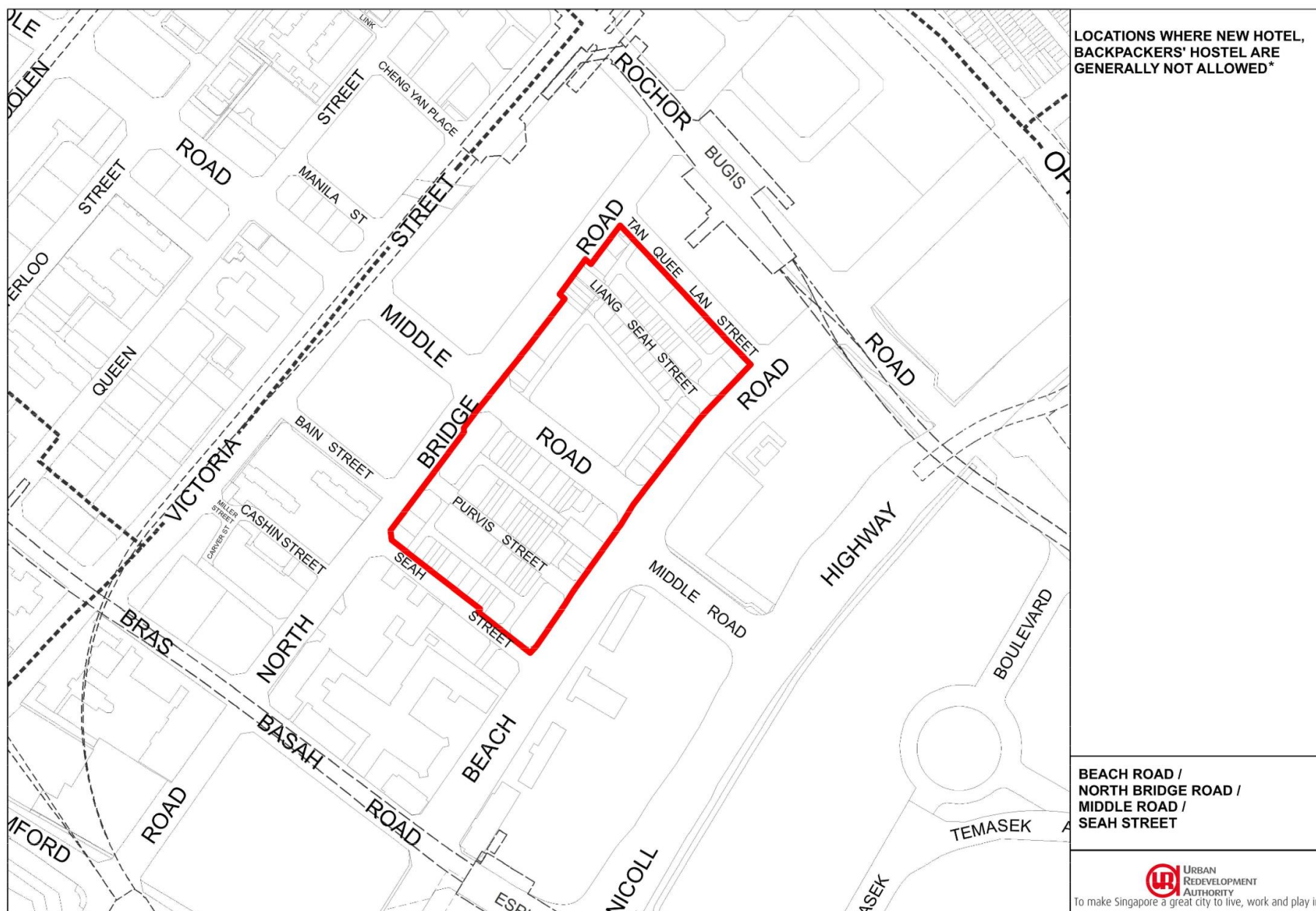
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