

Circular No : URA/PB/2015/06-DCG  
Our Ref : DC/ADMIN/CIRCULAR/PB\_15  
Date : 05 October 2015

Fax: 6227 4792

## **CIRCULAR TO PROFESSIONAL INSTITUTES**

### **Who Should Know**

Qualified Persons, developers, building owners, real estate agents and tenants

### **Effective Date**

With effect from 05 Oct 2015

## **REVISED LOCATIONAL CRITERIA FOR SERVICED APARTMENTS**

1. Serviced Apartments are residential developments that can be allowed on “Residential” zones and may also be considered on mixed use sites where a residential component can be allowed. They are self-contained apartments with provision for kitchenettes/kitchens and have support services such as concierge, housekeeping and/or laundry provided for the residents. They are rented out for lodging purpose for a minimum period of 7 days or other longer periods and are developed and/or managed under one ownership. Strata subdivision of the Serviced Apartments is not allowed.
2. Given the more transient nature of Serviced Apartment occupants, a set of locational criteria is in place to guide their location, to safeguard the amenity of the surrounding residents, especially those living in predominantly residential areas. URA has reviewed the locational criteria for Serviced Apartments, in consultation with key stakeholders, such as the Serviced Apartments Association and selected Neighbourhood Committees.

### **Revised locational criteria**

3. Serviced Apartments within mixed use areas, such as commercial centres, business parks and medical hubs can now be considered, even if they do not front major roads. This will allow more flexibility when locating Serviced Apartments within mixed use areas where the road infrastructure has been planned to cater to the mixed uses and there is less likelihood of dis-amenity to neighbouring residents.
4. Generally, Serviced Apartment developments proposed on “Residential” zones or mixed use sites (*Commercial, Commercial and Residential, White, or White component of Business Park zones*) where a residential component can be allowed, will be assessed according to this set of revised locational criteria:

#### **Allowed within the following areas:**

- a. Sites fronting major and arterial roads (Category 1, 2, 3 roads or equivalent) within predominantly residential areas; or

- b. Sites located in mixed use areas, such as commercial centres and business parks; or abutting medical hubs.

Not allowed within the following areas:

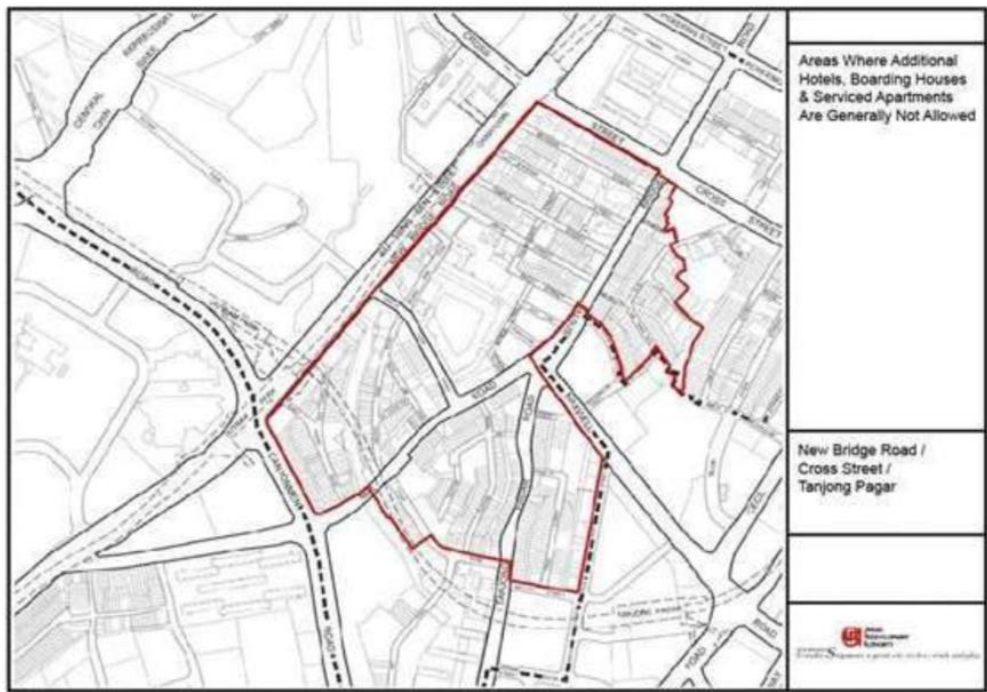
- a. Landed Housing Areas; and
  - b. Areas where there are already dis-amenities in the surrounding area. Examples of such areas where new Serviced Apartments, hotels and boarding houses are generally not allowed can be found under the Non-Residential Development handbook for Hotels and Other Accommodation facilities Figures 2.31 to 2.34; and
  - c. Areas where Serviced Apartments may potentially cause dis-amenities to the neighbouring residents.
5. Applicants may submit an Outline Application to URA to determine the suitability of the location, the Gross Plot Ratio control (GPR) and the storey height for a proposed Serviced Apartment development. URA will evaluate the application on its merits, taking into consideration the revised locational criteria in para 3 and 4 above, as well as other localised factors.

**Implementation**

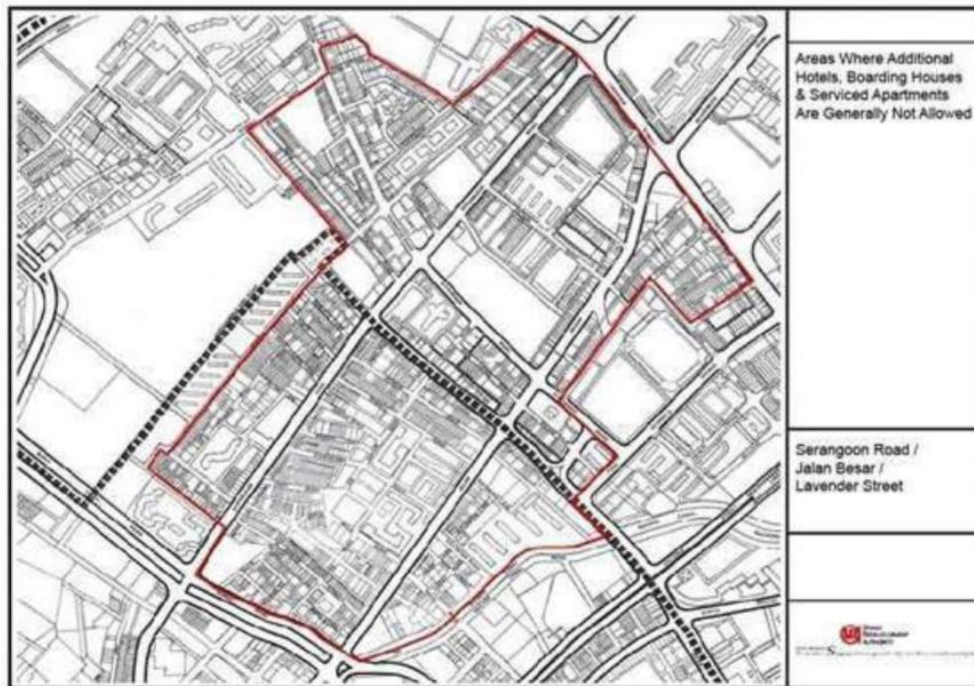
- 6. The revised location criteria will take effect from 05 Oct 2015 and will apply to all new applications submitted on or after that date.
- 7. I would appreciate it if you could convey the contents of this circular to the relevant members of your organisation. If you or your members have any queries concerning this circular, please call our Development Control Group (DCG) Enquiry Line at Tel: 6223 4811 or e-mail us at [ura\\_dcd@ura.gov.sg](mailto:ura_dcd@ura.gov.sg). For your information, past circulars and guidelines are available at our website <http://www.ura.gov.sg>.

Thank you.

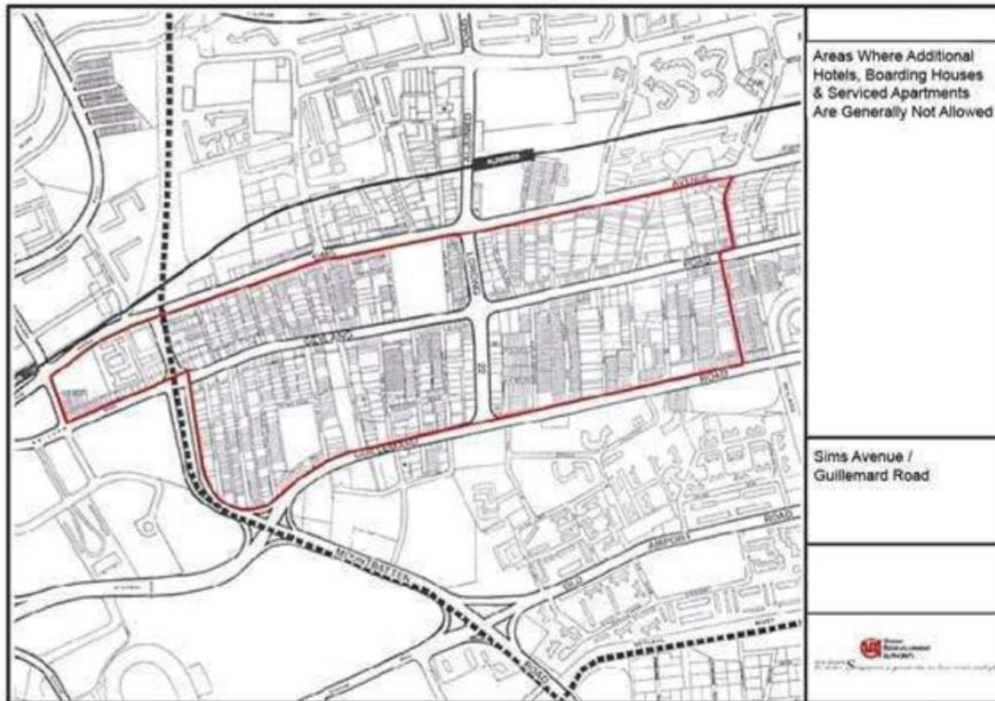
HAN YONG HOE  
GROUP DIRECTOR (DEVELOPMENT CONTROL)  
for CHIEF EXECUTIVE OFFICER  
URBAN REDEVELOPMENT AUTHORITY



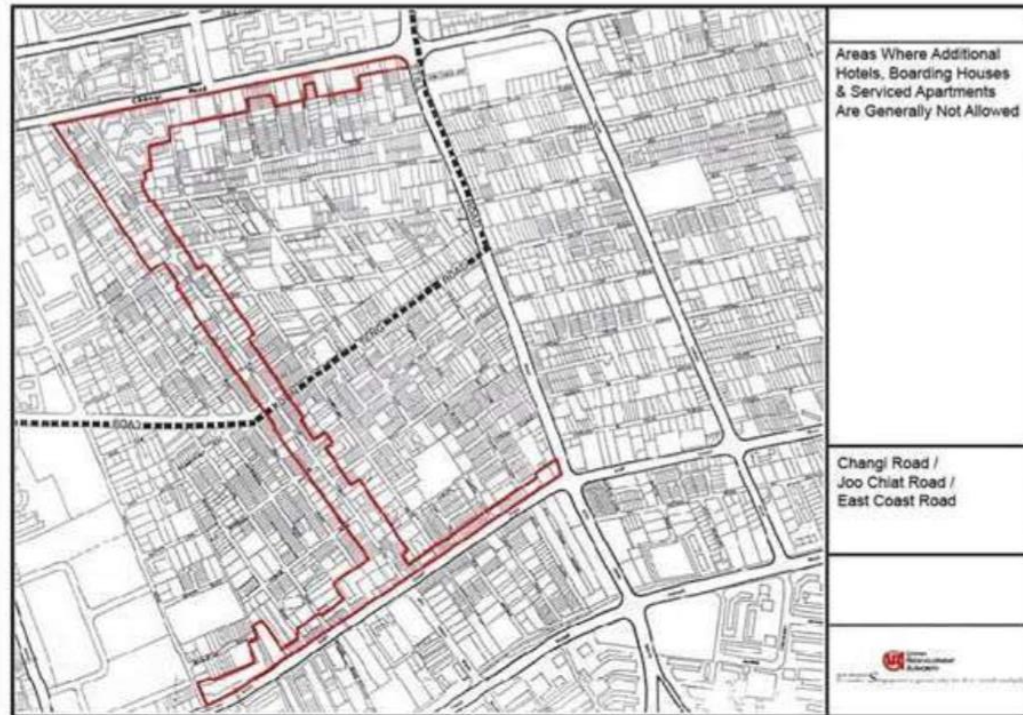
**Figure 2.31: Areas Where Additional Hotels/Boarding Houses/Serviced Apartments Are Generally Not Allowed**



**Figure 2.32: Areas Where Additional Hotels/Boarding Houses/Serviced Apartments Are Generally Not Allowed**



**Figure 2.33: Areas Where Additional Hotels/Boarding Houses/Serviced Apartments Are Generally Not Allowed**



**Figure 2.34: Areas Where Additional Hotels/Boarding Houses/Serviced Apartments Are Generally Not Allowed**