

Circular No : URA/PB/2015/03-DCG
Our Ref : DC/ADMIN/CIRCULAR/PB_15
Date : 09 March 2015

Fax: 6227 4792

CIRCULAR TO PROFESSIONAL INSTITUTES

Who Should Know

Building owners, Qualified Persons and developers

Effective Date

09 Mar 2015 valid through to 09 Mar 2020

EXTENSION OF GROSS FLOOR AREA (GFA) EXEMPTION SCHEME FOR J-WALK

1. URA is extending the validity period of the GFA exemption scheme for J-Walk, the elevated pedestrian network at Jurong Gateway (refer to Circular URA/PB/2010/03-DCG). In addition, URA is incorporating the following changes to the scheme:
 - a. The clear width of the elevated walkways shall be a minimum of either 5m or 6m, as shown in Appendix 2;
 - b. Elevated walkways exceeding the required minimum widths may be considered for GFA exemption on the merits of the case, and will be evaluated in relation to the detailed proposal at the development application stage; and
 - c. The alignments of the Elevated Pedestrian Links (EPLs) have been updated to match existing developments on site and the future plans for the area.

Why we are extending the scheme

2. J-Walk is the elevated pedestrian network at Jurong Gateway. It is planned to provide seamless, all-weather pedestrian connectivity between developments and to Jurong East MRT Station. The GFA exemption scheme for the elevated pedestrian walkways within developments in Jurong Gateway was first introduced in 2010. The scheme has encouraged the implementation of pedestrian linkages in the area and enhanced walkability between new developments.
3. The extension of this scheme aims to facilitate implementation of additional elevated walkways that form part of the planned network as part of the continued development of the area.

Implementation

4. This is an update to the requirements of the EPLs as set out in Circular URA/PB/2010/03-DCG dated 8 March 2010.

5. Detailed requirements for the way-finding signage to be included along the EPLs are available in the J-Walk Signage Guidelines, and can be found online at LTA's Architectural Standards website. The proposed locations and designs of the way-finding signage shall be included in the development applications to URA, and submitted to the Development and Building Control Division of LTA (email: lta-dbc_registry@lta.gov.sg) for approval.
6. The extension of the GFA exemption scheme is valid for a period of 5 years until 09 March 2020.
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 email us at 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



