

Circular No : URA/PB/2022/10-CUDG
Our Ref : DC/ADMIN/CIRCULAR/PB_22
Date : 18 October 2022

CIRCULAR TO PROFESSIONAL INSTITUTES

Who Should Know

Developers, building owners and architects.

Effective Date

With effect from 18 January 2023

GUIDELINES ON DWELLING UNITS IN NON-LANDED RESIDENTIAL DEVELOPMENTS

This circular supersedes Circular No: [URA/PB/2018/06-DCG](#) dated 17 October 2018 on “Revision to the guidelines on maximum allowable dwelling units in non-landed residential developments outside the Central Area”.

1. This circular is to inform the industry of the new guidelines on dwelling units (DUs) in non-landed residential developments¹ within the Central Area (see Appendix 1) and to summarise the DU guidelines for non-landed residential developments island-wide, including new requirements (see Appendix 2).
2. In 2018, to moderate the excessive development of shoebox units, URA revised the guidelines on maximum allowable number of DUs in non-landed residential developments outside the Central Area. The maximum allowable number of DUs was derived from dividing the proposed building Gross Floor Area² (GFA) by 85 square metres (sqm)³. Developers were also requested to provide a good mix of unit sizes and to have 20% or more of the DUs with a nett internal area⁴ of at least 100sqm and at most 20% of the DUs with a nett internal area of less than 50sqm. These earlier guidelines have been effective in achieving a good mix of both smaller and larger units in new private housing developments outside the Central Area.
3. As lifestyle needs evolve, the planning intention for the Central Area has shifted to position it as an attractive place to live, work and play. Hence, there have been concerted efforts to introduce more mixed uses in the Central Area to encourage more live-in population (including families) and make our city more vibrant. However, for developments within the Central Area, URA has observed a persistent trend in declining DU sizes. There is thus a need to ensure a good mix of DU sizes within the Central Area to support the planning intention.

¹ Refers to flats and condominium developments (including Executive Condominiums), as well as the residential component of commercial and mixed-use developments, but not applicable to HDB flats and Serviced Apartments.

² Excludes bonus GFA.

³ There are nine identified areas where the maximum allowable number of DUs are derived by dividing the proposed building GFA by 100sqm as the cumulation of new developments in these areas will likely pose a severe strain on the local infrastructure.

⁴ Refers to the nett living space of a unit, excluding voids, balconies, air-conditioner ledges and other external areas.

Details of Guidelines

4. Taking the above into consideration, all new flats and condominiums within the Central Area, as well as the residential component of commercial and mixed-use developments, will be required to provide a minimum of 20% of DUs with a nett internal area of at least 70sqm.
5. The threshold of 70sqm is a reasonable size for small families, taking into account the tighter space constraints in the Central Area. URA has not imposed a cap on the total number of DUs within the Central Area because it is generally well-served by public transport, with residents here less reliant on private vehicles. As such, new developments are less likely to put a strain on local infrastructure.
6. Developers are encouraged to provide a good mix of DU sizes to cater to the diverse needs of all segments of the market, including larger families, and avoid a disproportionately large quantity of smaller DUs.
7. URA will continue to monitor and review the guidelines periodically, taking into account factors such as lifestyle changes and infrastructural developments.

Implementation

8. The guidelines will apply to relevant development applications submitted to URA on or after 18 January 2023. If the proposed development needs to undergo a Pre-Application Feasibility Study (PAFS)⁵, applicants must first obtain LTA's clearance⁶ before submitting the application.
9. Only formal development applications (excluding Outline Applications) which have already been granted Provisional Permission or which will result in a Provisional Permission that are submitted before 18 January 2023 will not be subject to the revised guidelines.
10. I would appreciate it if you could convey the contents of this circular to the relevant members of your respective organisations. You are advised to refer to the [Development Control Handbooks](#) and URA's website for updated guidelines instead of referring to past circulars.
11. 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.

⁵ The PAFS ([URA/PB/2017/07-DCG](#)) will estimate the supportable number of DUs, taking into consideration the car-lite measures and/or feasible transport improvement plans to be implemented by the developers.

⁶ Applicants will not be subject to the revised guidelines, provided (a) they have conducted a PAFS scoping meeting with LTA on or before 18 January 2023 and (b) their formal development applications are submitted together with LTA's clearance for PAFS and satisfy the conditions in paragraph 9.

Thank you.

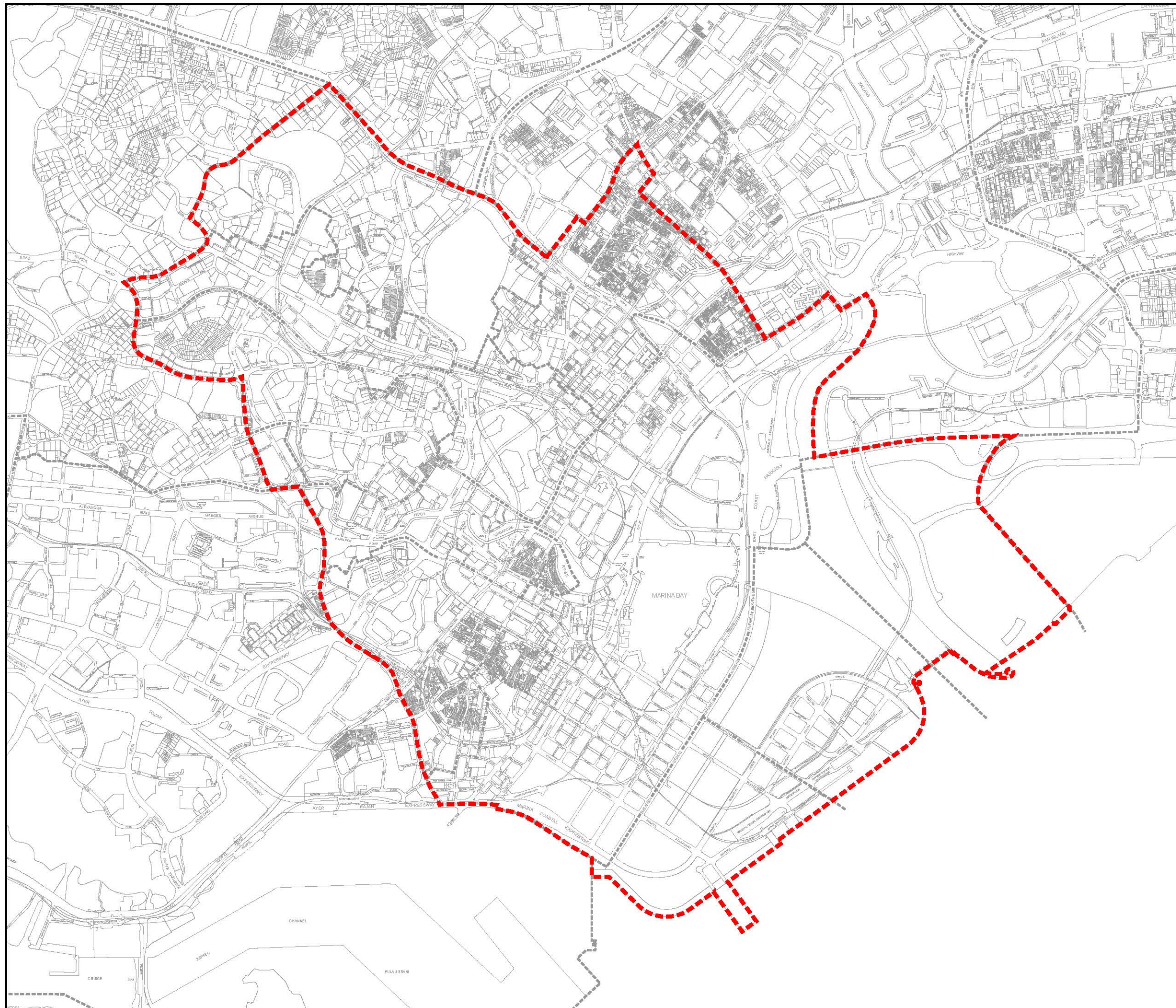
FUN SIEW LENG (MS)
CHIEF URBAN DESIGNER
(COVERING FOR GROUP DIRECTOR, CONSERVATION & URBAN DESIGN)
for CHIEF EXECUTIVE OFFICER
URBAN REDEVELOPMENT AUTHORITY

Circular No: URA/PB/2022/10-CUDG

GUIDELINES ON DWELLING UNITS IN NON-LANDED RESIDENTIAL DEVELOPMENTS

LEGEND

 CENTRAL AREA BOUNDARY



SCALE : 1:25,000 @A3



DRWG NO : CA/2022/018

DATE : SEPTEMBER 2022

GROUP : CUDG



To make Singapore a great city to live, work and play

Appendix 2: Guidelines on Dwelling Units in Non-Landed Residential Developments Island-wide

The guidelines outlined in the table below apply to all flats and condominiums, as well as the residential component of commercial and mixed-use developments. They are not applicable to HDB flats and Serviced Apartments.

	PARAMETERS	DETAILS
	OUTSIDE THE CENTRAL AREA	
1	Maximum Number of Allowable DUs per non-landed Residential Development	<p>For all developments, excluding the estates shown in Appendix 2-1, the following formula shall apply:</p> $\text{Maximum number of DUs per development} \leq \frac{\text{Master Plan Allowable Gross Plot Ratio [GPR]}^7 \times \text{Site Area}}{85\text{sqm}}$ <p>Due to the cumulative effect of new developments that could pose a severe strain on local infrastructure, the following formula shall apply to developments within the nine estates shown in Appendix 2-1:</p> $\text{Maximum number of DUs per development} \leq \frac{\text{Master Plan Allowable Gross Plot Ratio [GPR]}^7 \times \text{Site Area}}{100\text{sqm}}$ <p>The above formulae exclude the GFA of any proposed strata landed units (see computation in Appendix 2-2). They are also intended to derive an upper bound figure and the actual number of DUs that can be supported in any development will be assessed based on the site context, existing site conditions and the impact on the local infrastructure. URA will also assess the overall layout, design and unit sizes of the development proposals, and may add other requirements where necessary to protect the quality of the living environment.</p>
2	Mix of DUs ⁸	<p>Each development must provide:</p> <p>a. A minimum of 20% of DUs with a nett internal area⁹ of at least 100sqm, and;</p>

⁷ Excludes bonus GFA.

⁸ We have observed private housing developments outside the Central Area generally providing a good mix of DU sizes. This is in line with what URA had previously requested developers to cater for in our 2018 circular. Hence, URA will formalise this existing practice for private housing developments outside the Central Area.

⁹ Refers to the nett living space of a unit, excluding voids, balconies, air-conditioner ledges and other external areas.

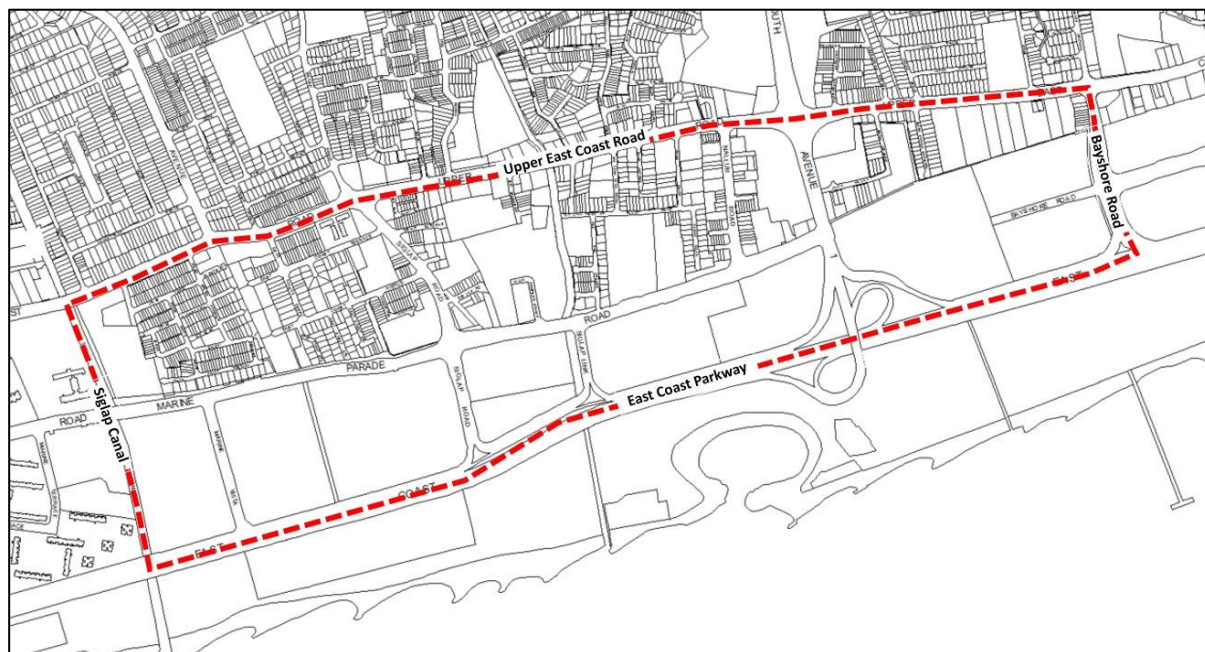
		b. A maximum of 20% of DUs with a nett internal area ⁹ of 50sqm or less.
	WITHIN THE CENTRAL AREA	
3	Mix of DUs (New)	Each development must provide a minimum of 20% of DUs with a nett internal area ⁹ of at least 70sqm.

APPENDIX 2-1

Areas with 100sqm Control

Note: Please refer to the Flats and Condominiums section in the [Residential Handbook](#) on the latest updates to the boundaries.

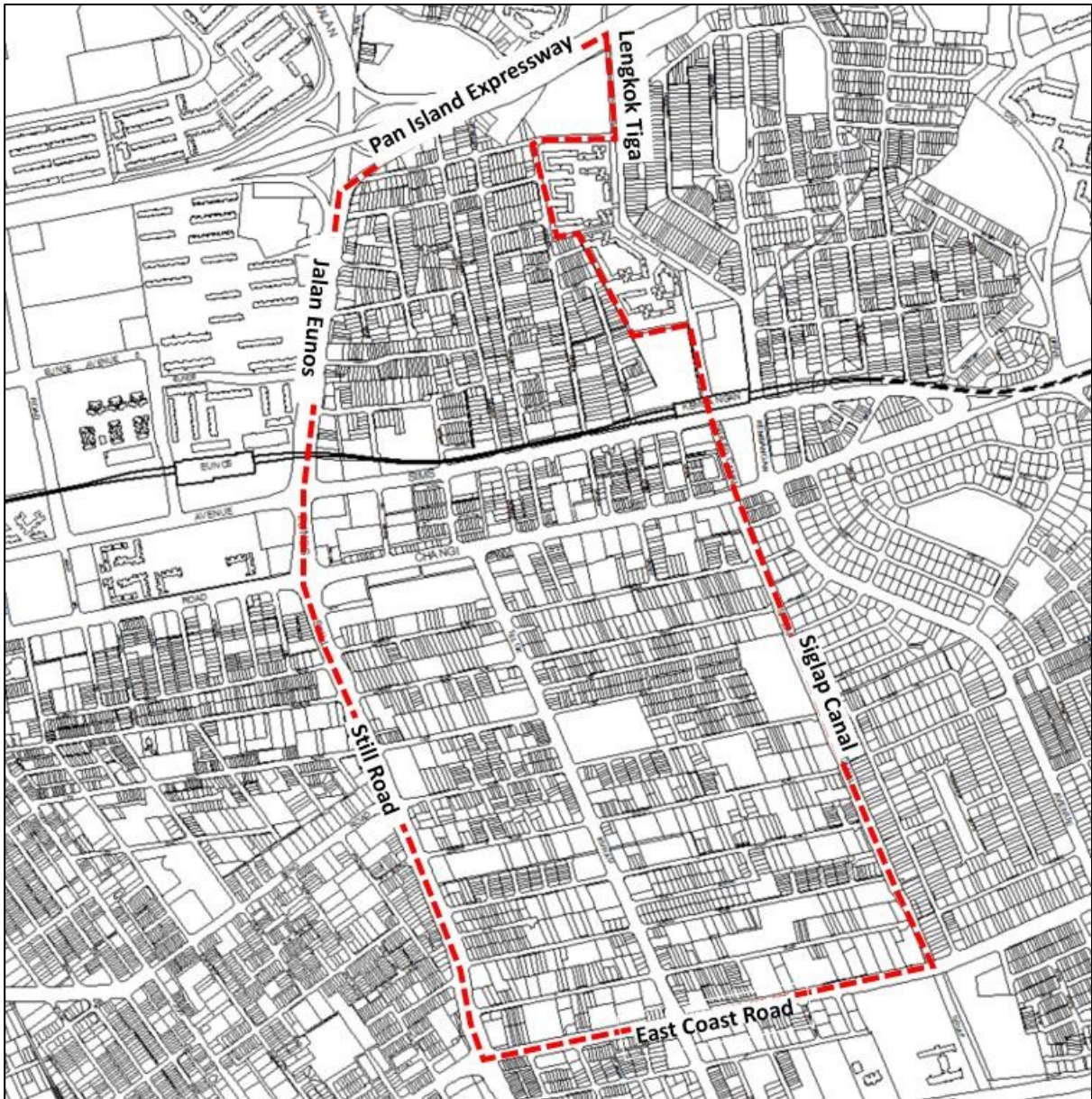
Marine Parade



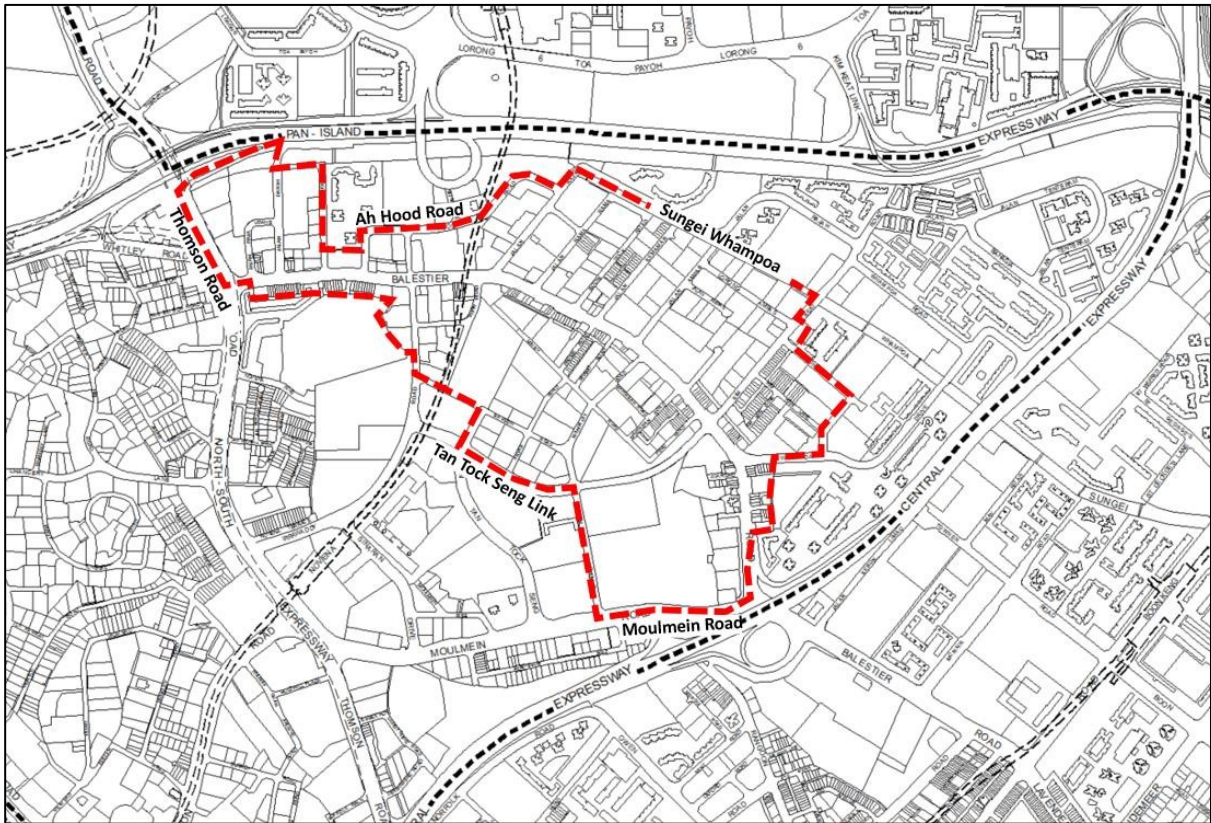
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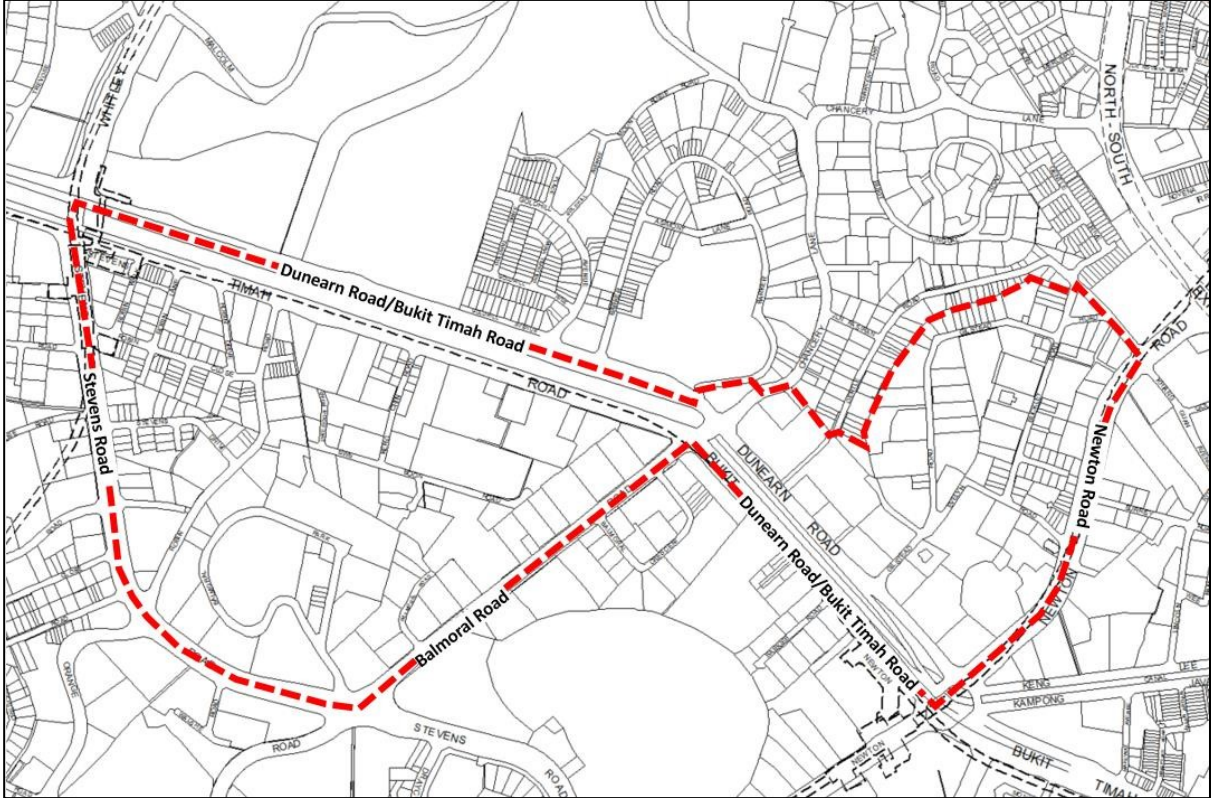


Telok Kurau-Jalan Eunus

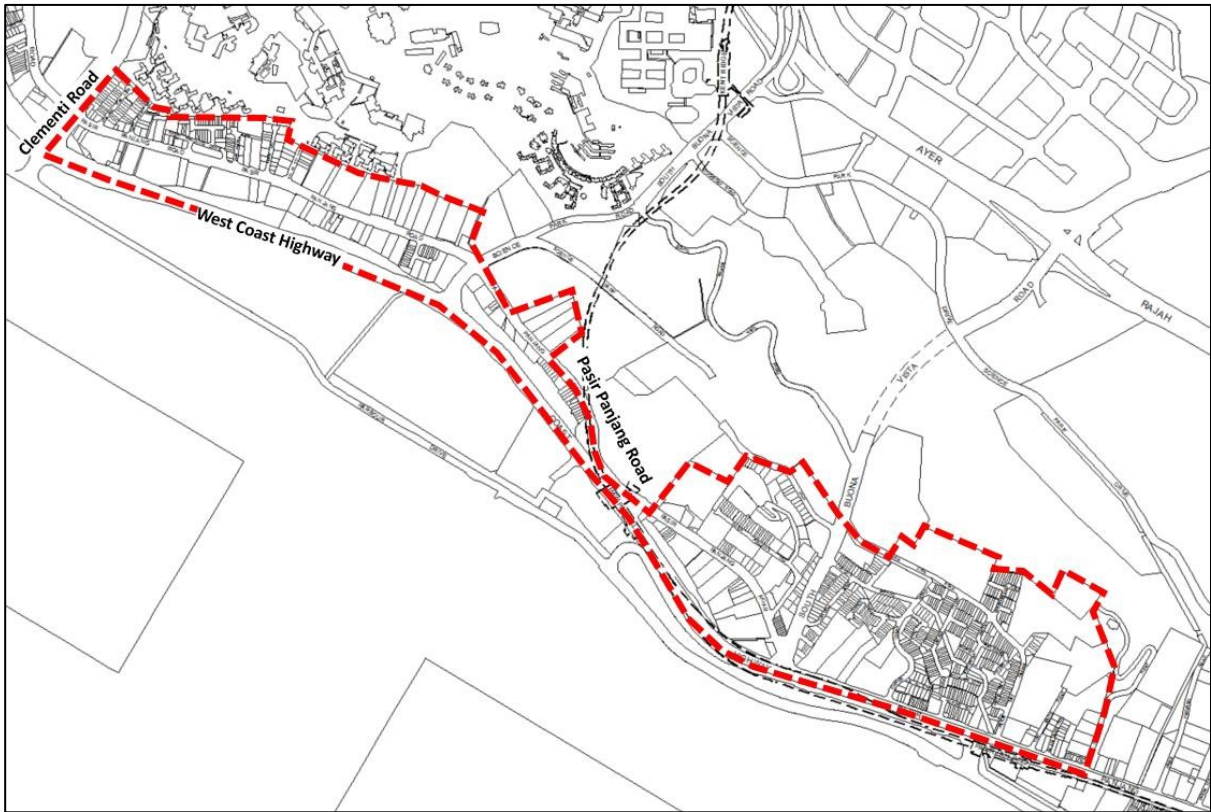


Balestier

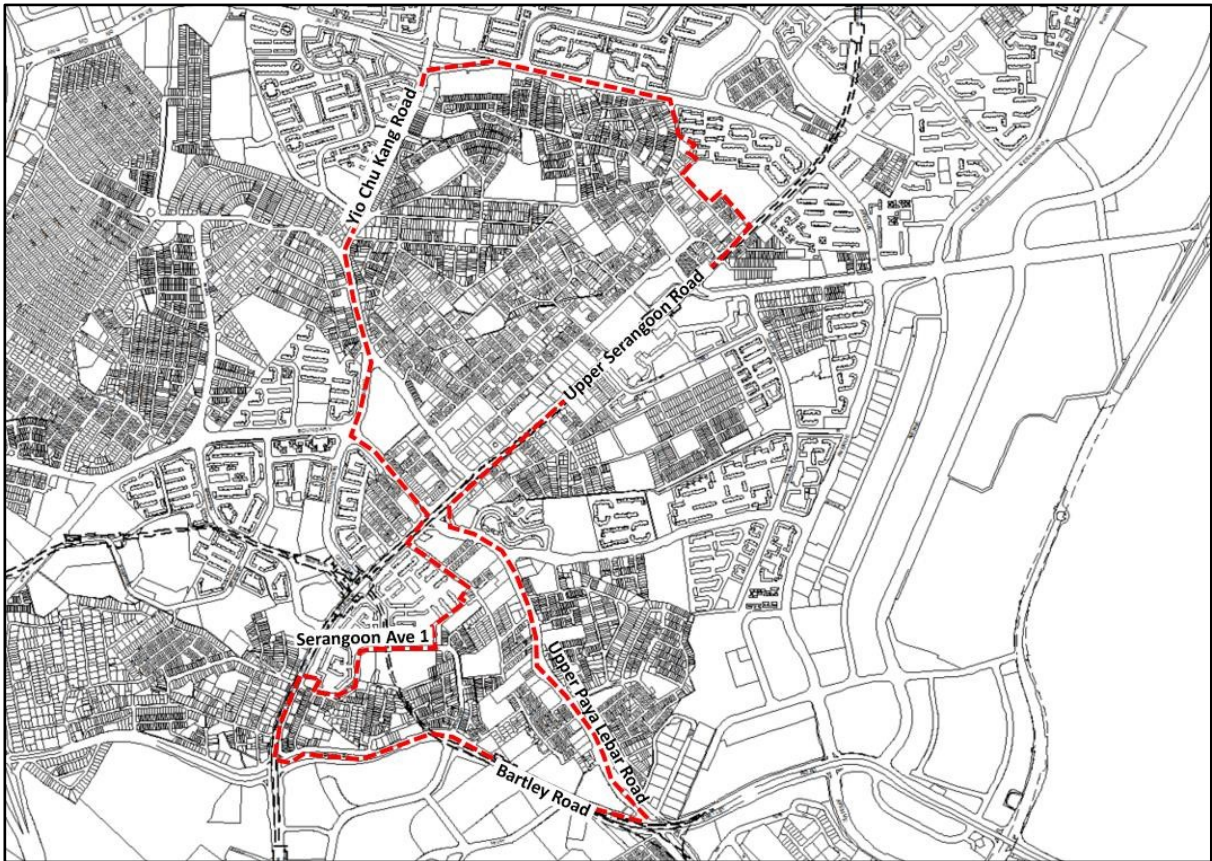




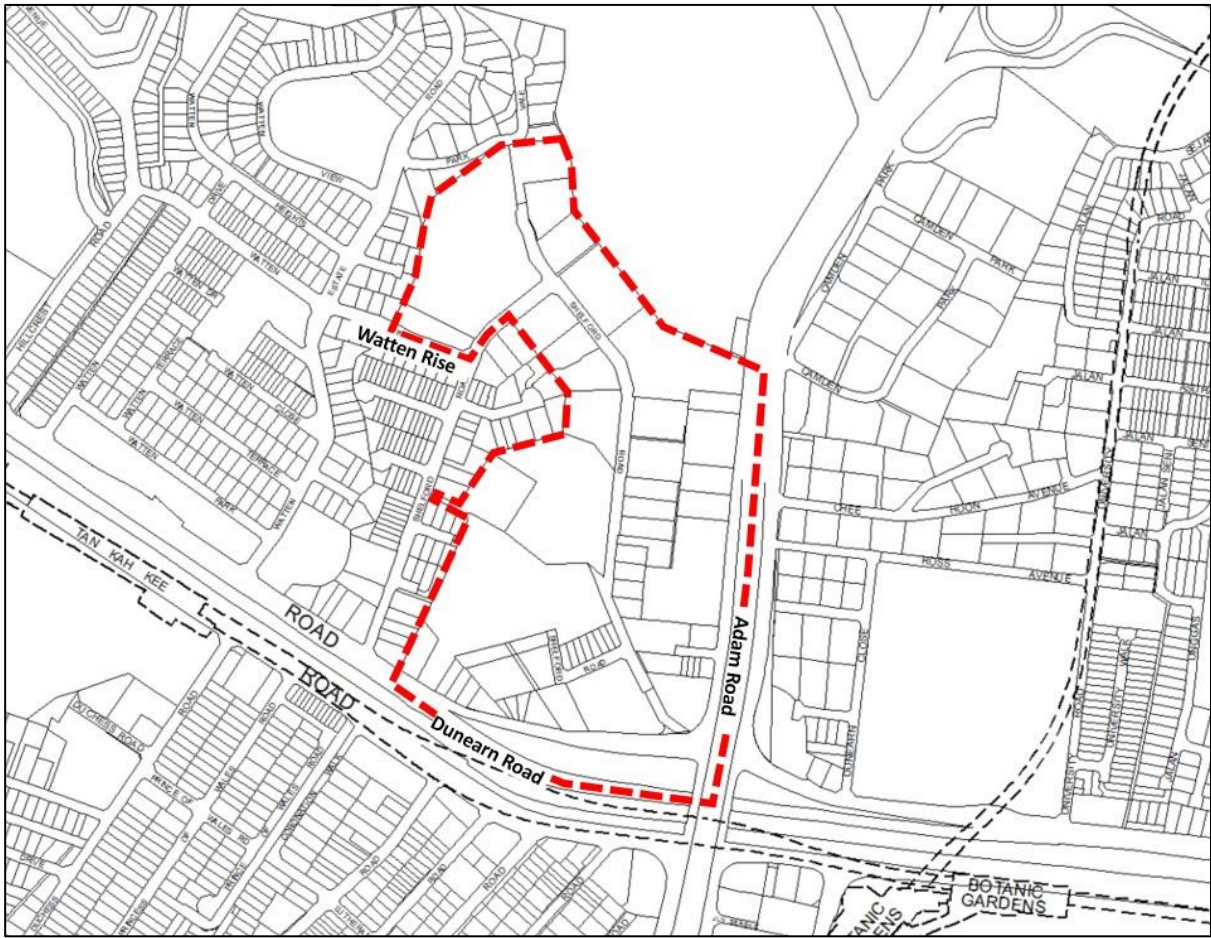
Pasir Panjang



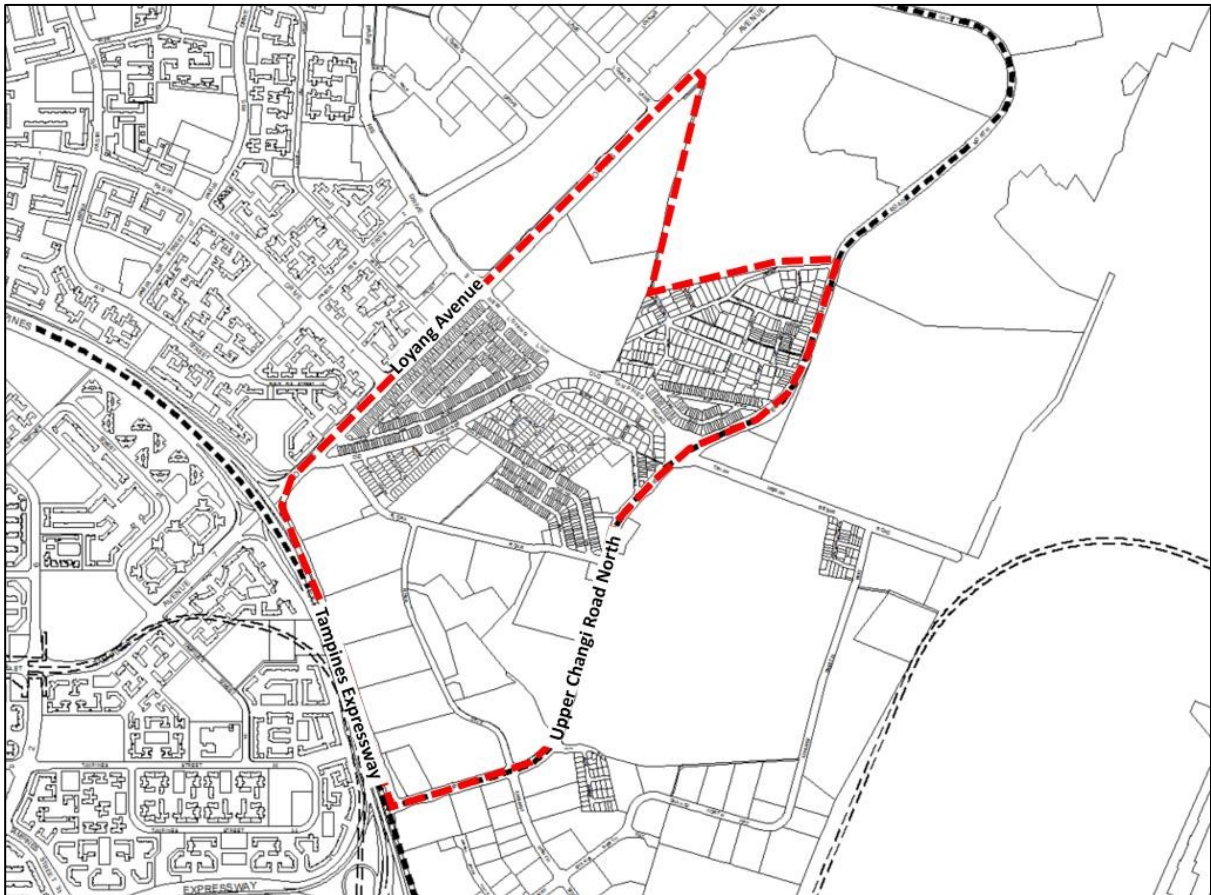
Kovan-How Sun



Shelford



Loyang



APPENDIX 2-2

Computation on the Maximum Number of DUs Allowed for Flats and Condominium Developments Outside the Central Area

Worked Example 1

Proposed Residential Development on a plot zoned for Residential use at GPR 3.5 in Woodlands (outside Central Area and outside areas listed in Appendix 2-1) with 5 units of 200 sqm strata landed units

Development Site Area : 2,000 sqm

Master Plan Zoning : Residential

Master Plan Allowable GPR : GPR 3.5

Maximum GFA (not including bonus GFA) : $GPR\ 3.5 \times 2,000 = 7,000\ sqm$

GFA of Strata Landed units : $5 \times 200\ sqm = 1,000\ sqm$

Maximum number of DUs allowed =

$$GPR\ 3.5 \times 2,000\ sqm - 1,000\ sqm$$

$$85\ sqm$$

$$= 70.6$$

$$= 70\ DUs\ [to\ be\ rounded\ down]^{\ 10}$$

Worked Example 2

Proposed Mixed Commercial & Residential Development on a plot zoned for Commercial & Residential use at GPR 3.0 at Joo Chiat (outside Central Area and inside areas listed in Appendix 2-1)

Development Site Area: 1,600 sqm

Master Plan Zoning: Commercial & Residential use

(The commercial quantum cannot exceed 40% of the max allowable floor area)

Master Plan Allowable GPR: GPR 3.0

Maximum GFA (not including bonus GFA): 4,800 sqm

Proposed residential main building GFA: $GPR\ 3.0 \times 60\% \times 1,600\ sqm = 2,880\ sqm$ (60% of max allowable floor area)

Maximum number of DUs allowed for the residential component =

$$GPR\ 3.0 \times 60\% \times 1,600\ sqm$$

$$100\ sqm$$

$$= 28.8$$

$$= 28\ DUs\ [to\ be\ rounded\ down]$$

¹⁰ Refers to non-landed units. The total DUs, including strata landed units, shall also not exceed maximum GFA divided by 85 sqm i.e. 82 DUs in this example.