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 Date: 6 December 2023

CIRCULAR TO PROFESSIONAL INSTITUTES

Effective date

1 January 2024

Who should know

Developers, building owners, tenants and Qualified Persons (QPs).

Changes to LTA’s Range-based Parking Provision Standards (RPPS) for Serviced Apartments

1. As part of LTA’s ongoing efforts to right-size and ensure vehicle parking provision standards remain relevant to the industry, LTA will be revising the range-based parking provision standards for Serviced Apartments (SA) to reflect prevailing parking demand. This will apply to new applications for SA developments with effect from 1 Jan 2024.
2. The new parking provisions standards will see, across all parking zones, a reduction in the upper bound and the removal of the lower bound. This is in response to a reduced demand for car parking in SA uses. Developers will be accorded the flexibility to provide any level of parking provision within the range according to their business needs¹. The new standards are listed in Table 1 below.

Table 1: New Parking Provision Standards for SA

Use	Range	New Parking Provision	
		Zones 1 and 2	Zone 3
Car	Upper Bound	1 lot per 7.5 DUs	1 lot per 3.8 DUs
	Lower Bound	0	0
Motorcycle	Upper Bound	1 lot per 143 DUs	1 lot per 73 DUs
	Lower Bound	0	0

3. To reflect the above changes, the “Code of Practice for Vehicle Parking Provision in Development Proposals” will be updated to reflect the new parking standards for SA. The revised Code of Practice will be available for download on LTA’s website prior to the implementation date of 1 January 2024.

¹ Developments are still required to comply with Building and Construction Authority’s Accessible Vehicle Parking requirements.

4. Developments that have obtained the necessary approvals from URA before 1 January 2024 are also encouraged to provide parking provisions within the new prescribed range. The changes will apply to new development, redevelopment, selected additions and alterations (A&A) and change of use applications received on or after 1 January 2024; they will not be applied retrospectively.
5. Please convey the contents of this circular to the relevant members of your organisation. If you have any queries concerning this circular and the submission processes, please email LTA at LTA-DBC_Registry@lta.gov.sg.

Thank You.

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