

Circular No: URA/PB/2023/03-DCG  
Our Ref: DC/ADMIN/CIRCULAR/PB\_23  
Date: 10 Feb 2023

## **CIRCULAR TO PROFESSIONAL INSTITUTES**

### **Who should know**

Developers, Building Owners and Qualified Persons

### **Effective date**

10 February 2023

## **Temporary Revision to Guidelines for Temporary Workers' Dormitories Within Industrial or Warehouse Developments**

1. To provide more temporary housing options for migrant workers while additional purpose-built dormitories are being constructed<sup>1</sup>, URA will temporarily revise the guidelines in Circular No. [URA/PB/2016/14-PCUDG](#) as follows:
  - a. Applications for (i) new temporary workers' dormitories, and (ii) increase in the number of workers in existing dormitories within 13 specified industrial areas outlined in [Appendix A](#), can now be considered.
  - b. Allowable quantum for ancillary/secondary uses can be increased from 40% to 49% to accommodate temporary worker's dormitories.

### **Applications within Specified Industrial Areas**

2. On 19 September 2016, URA issued a circular listing 16 specified areas where new temporary workers' dormitories (both ancillary and secondary) were not allowed, in order to minimise pressure on existing infrastructure in these areas. The full list can be found in [Appendix A](#).
3. With the temporary revision of the guidelines, applications for new temporary workers' dormitories or to increase the number of workers in existing dormitories within 13 specified areas will now be assessed on an individual basis by URA and technical agencies. Applications may be supported only if the proposed workers' dormitory meets prevailing guidelines and can be supported by existing infrastructure. There are currently 6 sub-areas within the 13 specified areas where the local sewer infrastructure cannot cater to any increase in workers, and hence applications for new dormitories or increase in number of workers in

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<sup>1</sup> Purpose-built dormitories are specifically designed and built with features to house and meet the needs of migrant workers.

existing dormitories cannot be supported. These sub-areas are shown in red within the plans in [Appendix A](#).

4. Please note that any Temporary Permission (TP) granted by URA for applications within the specified areas will only be for up to three years and may not be renewed subsequently.
5. URA and technical agencies will continue to evaluate new applications for workers' dormitories within areas not listed in [Appendix A](#).

**Increase in allowable Gross Floor Area use quantum for ancillary/secondary uses within Industrial or Warehouse Developments**

6. The allowable quantum for ancillary/secondary uses will be allowed to increase from 40% to 49% to accommodate temporary workers' dormitory use. This will apply to all applications for new temporary workers' dormitories or to increase the number of workers in existing dormitories, including those within specified areas.

**TP Renewals**

7. TP renewals for existing workers' dormitories will continue to be assessed individually regardless of location, taking into consideration prevailing guidelines and input from technical agencies.

**Implementation**

8. Applicants should obtain prior clearances from relevant agencies such as JTC, LTA, NEA, PUB and SCDF where applicable, before making a planning application to URA. Please see [Appendix B](#) for the submission process for applications. When seeking clearance from LTA, applicants are to provide information as listed in [Appendix C](#). MOM requires applicants that are granted TPs to obtain the necessary licences and approvals from MOM before commencing to operate any temporary workers' dormitories.
9. Applicants are reminded to adhere to prevailing Development Control [guidelines](#), as well as requirements from landowners and technical agencies in the submission to URA
10. The temporary revision to the policy will take effect from 10 February 2023 for all applications for workers' dormitories within industrial or warehouse developments, including Outline Applications. This revision will be reviewed periodically and may be removed or subject to further changes.
11. I would appreciate it if you could convey the contents of this circular to the relevant members of your organization. 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.

12. 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.

GOH CHIN CHIN  
GROUP DIRECTOR (DEVELOPMENT CONTROL)  
for CHIEF EXECUTIVE OFFICER  
URBAN REDEVELOPMENT AUTHORITY

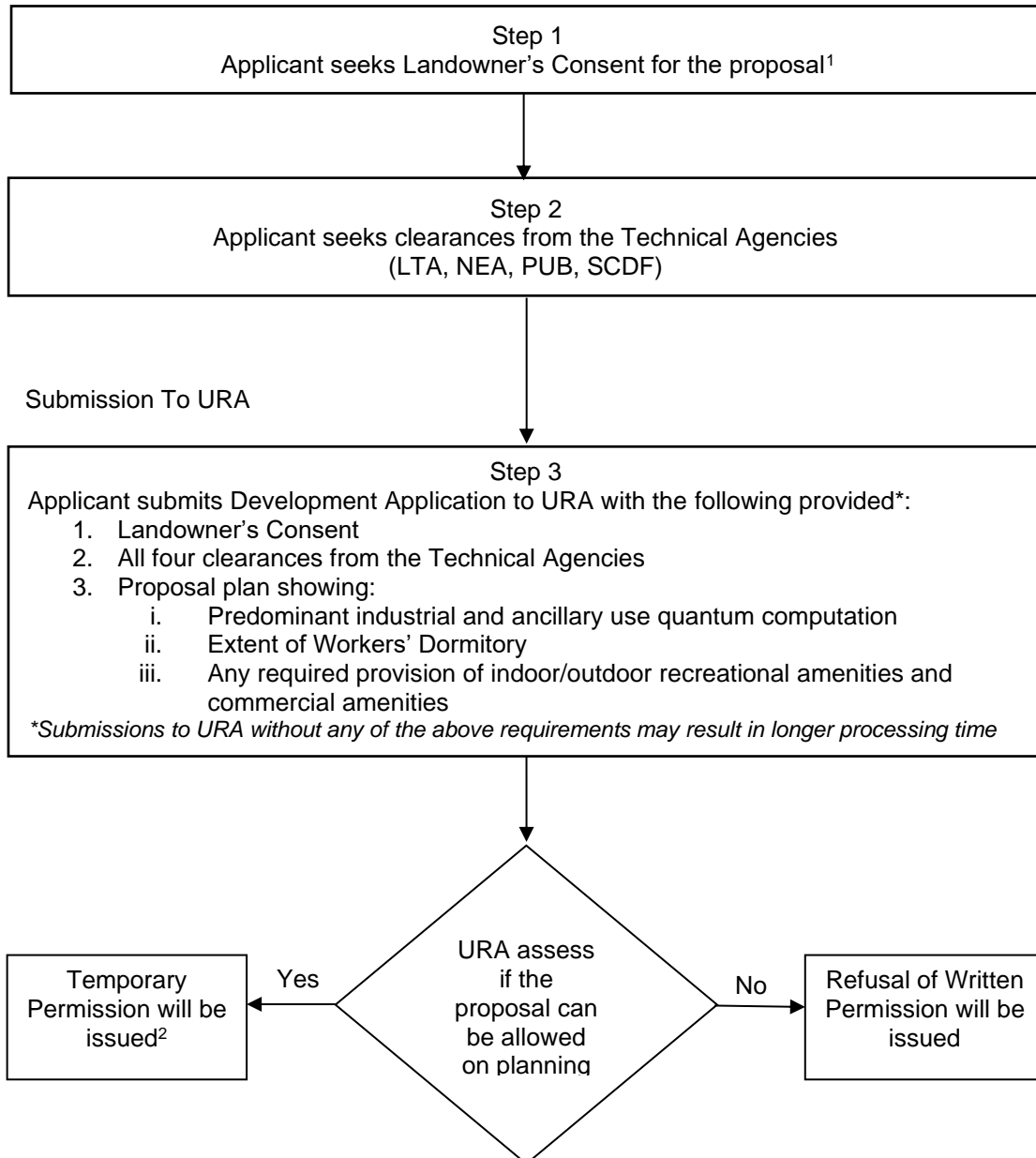
## Appendix A

### List of Specified Areas

No.	Area	Plan	Revised Status
1	Changi South Avenue 2/3	A1	<p>Applications for new temporary workers' dormitories or to increase the number of workers in existing dormitories may be supported only if prevailing guidelines are met and it can be supported by existing infrastructure.</p> <p>*Applications for new temporary workers' dormitories or to increase the number of workers in existing dormitories in the sub-areas hatched in red are not supported due to sewer capacity constraints. PUB reviews the sub-areas regularly. Applicants can check where are the latest sub-areas when making an application (Singpass login is required) to obtain PUB's In-Principle Approval for Worker's Dormitory (Form J) via (<a href="https://eservices.pub.gov.sg/bpp">https://eservices.pub.gov.sg/bpp</a>).</p>
2	International Road*	A2	
3	Kaki Bukit*	A3	
4	Loyang	A4	
5	Pioneer	A5	
6	Senoko*	A6	
7	Serangoon North Avenue 5	A7	
8	Shaw Road*	A8	
9	Sungei Kadut*	A9	
10	Tagore	A10	
11	Toh Guan Road*	A11	
12	Tuas	A12	
13	Ubi	A13	
14	Jurong Island	A14	<b>No change</b> -Applications for new temporary workers' dormitories or to increase the number of workers in existing dormitories are not allowed due to infrastructure constraints.
15	Tai Seng	A15	
16	Tanglin Halt	A16	

## Submission Process for Temporary Workers' Dormitory Applications

Before Making Submission to URA



<sup>1</sup> Please refer to JTC's website (<https://www.jtc.gov.sg/get-help/managing-your-tenancy-or-lease/conversion-to-dormitories>) for details on how to obtain land owner's consent for sites on JTC land.

<sup>2</sup> Applicant is to seek MOM's separate approval after Temporary Permission is issued

## Appendix C

### Information Form to facilitate LTA's evaluation for Temporary Workers' Dormitory Applications<sup>1</sup>

1.	<b>Type of Submission</b> (To attach previous IPNO <sup>2</sup> , if any)	<input type="checkbox"/> New <input type="checkbox"/> Renewal <input type="checkbox"/> Amendments to previous application
2.	<b>Name of Company / Applicant</b>	
3.	<b>Site Plan(s)</b> Plans to show the following:- <ul style="list-style-type: none"> <li>o Location and dimensions of the proposed site, access point(s), road names and road reserve line</li> <li>o Distances of proposed access point(s) to next nearest access, junction, crossing and bus stop if any</li> <li>o Location of pick-up/drop-off point(s) within the proposed site</li> </ul>	
4.	<b>Site Area (sqm)</b>	
5.	<b>Description of Proposal</b> Please include <ol style="list-style-type: none"> <li>1. Number of beds with corresponding GFA (in sqm)</li> <li>2. Type of dormitory (i.e. is it ancillary or will workers be travelling outside for work)</li> <li>3. Number of workers on shift work and the corresponding shift work timings.</li> </ol>	
6.	<b>Number of Workers travelling out for work (if applicable)</b>	
7.	<b>Vehicle Parking (if applicable)</b> <ul style="list-style-type: none"> <li>o To indicate number/type of vehicles ferrying workers that will be parked on site</li> </ul>	
8.	<b>Any Other Information</b> (E.g. Site Photos)	

### 9. Traffic Information

#### 9.1 Traffic information of existing development (if applicable):

<b>Projected number of vehicles entering/exiting subject site (Number of vehicles required to ferry workers)</b>				
<b>Date of Traffic Data Collection:</b>				
<b>Type of Vehicles</b>	<b>Morning Peak (0630 to 0930hr)</b>		<b>Evening Peak (1700 to 1930hr)</b>	
	indicate busiest one hour __ hr to __ hr		indicate busiest one hour __ hr to __ hr	
	In	Out	In	Out
<b>Motorcycle</b>				
<b>Car</b>				
<b>Taxi/PHV</b>				
<b>LGV *</b>				
<b>HGV *</b>				

<sup>1</sup> Applicants may send the completed form to [LTA\\_TPL\\_Registry@lta.gov.sg](mailto:LTA_TPL_Registry@lta.gov.sg)

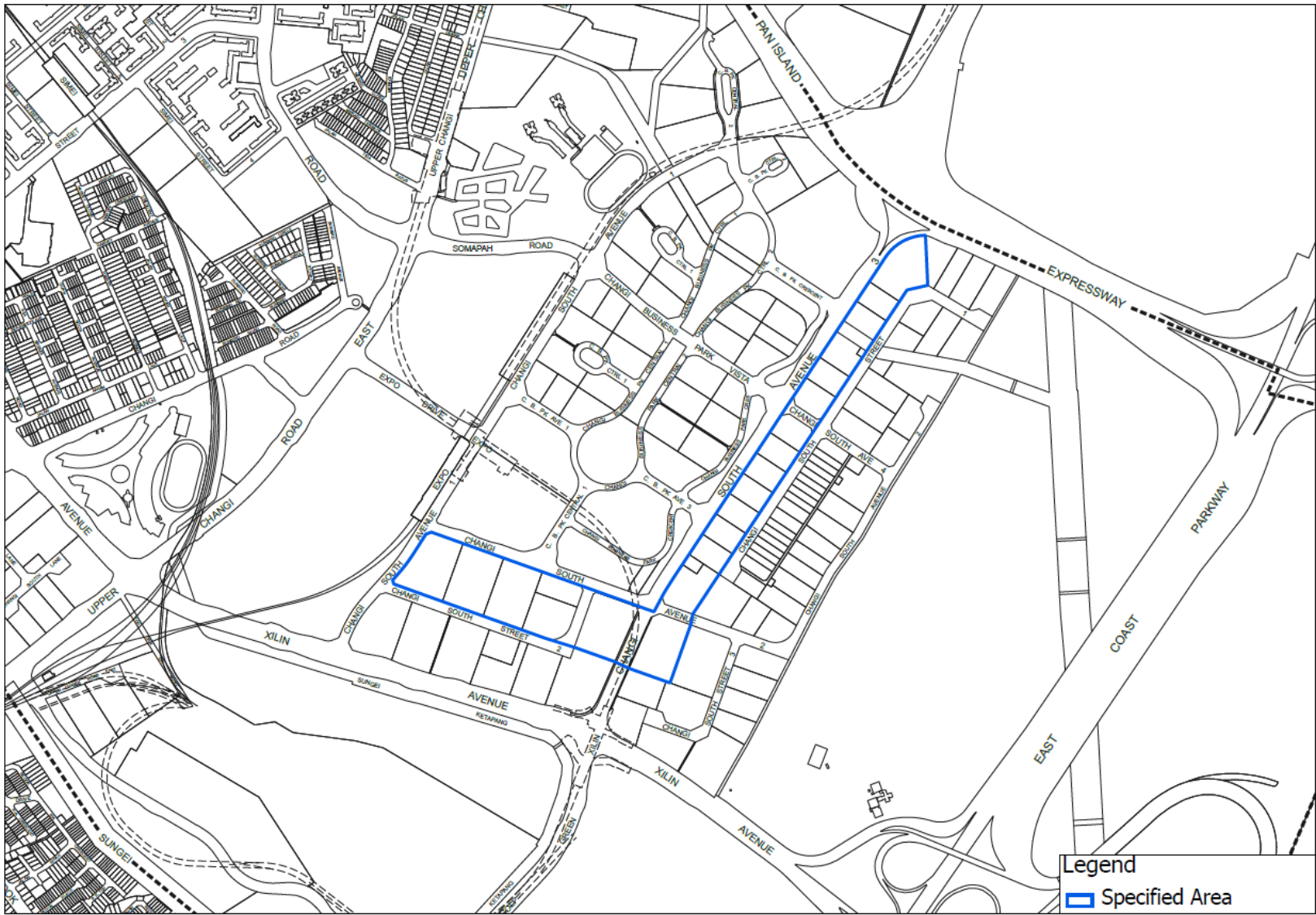
<sup>2</sup> IPNO: In-Principle No Objection

<b>Private Bus/ Coach *</b>				
<b>TOTAL</b>				
* Note: • Light Goods Vehicle (LGV): 2-axle goods vehicles (e.g. van, pick-up, 10-footers) • Heavy Goods Vehicle (HGV): >2-axle goods vehicle (e.g. lorry, trailers, >12-footers) • If LGV, HGV or private buses/coaches are/will be used to transport workers, please indicate the locations of the pick-up and drop-off points (e.g. bus stop/PUDO in front of xxx MRT station or along xxx Road).				

## 9.2 Traffic information of proposed development:

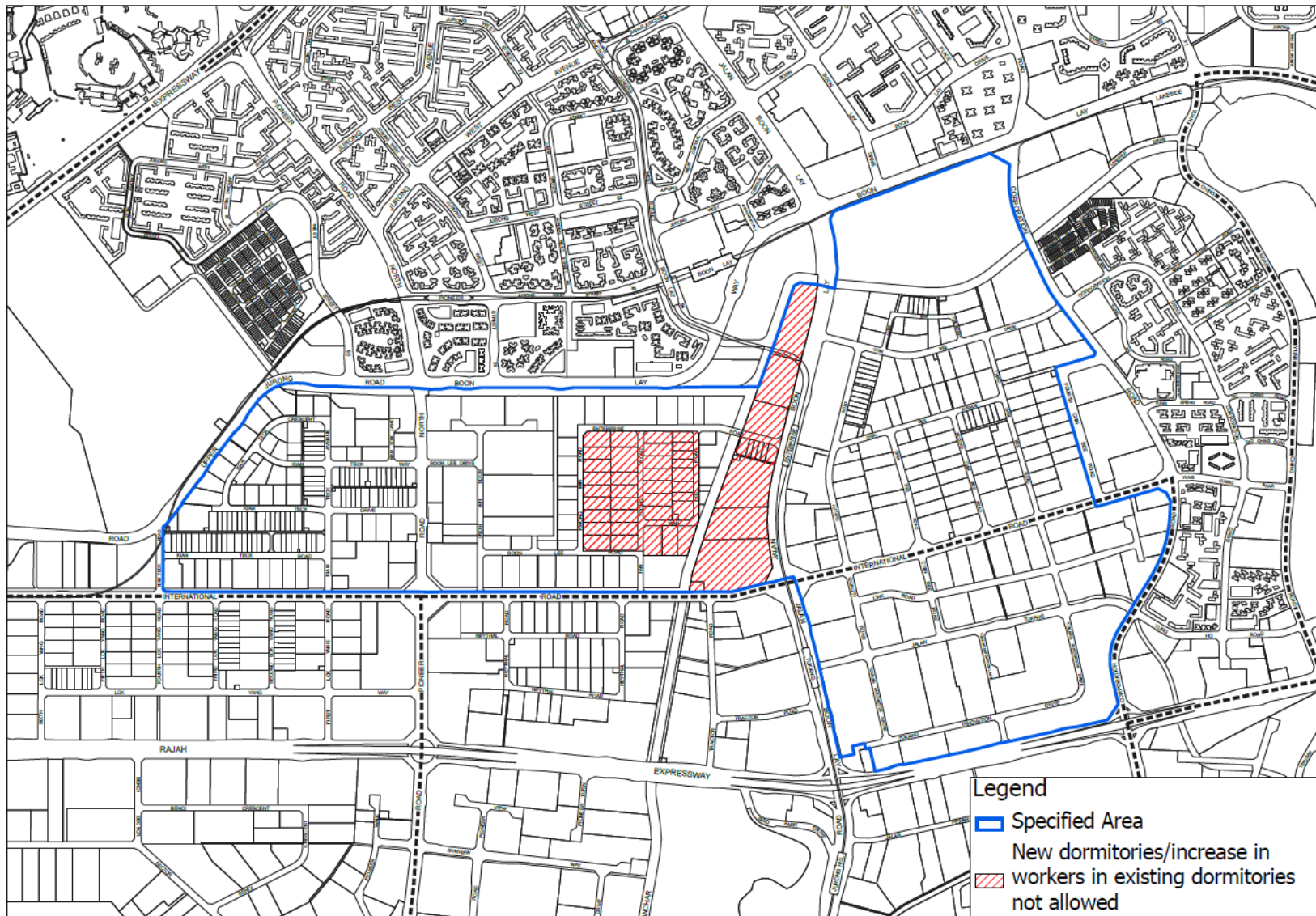
<b>Projected number of vehicles entering/exiting subject site (Number of vehicles required to ferry workers)</b>				
<b>Date of Traffic Data Collection:</b>				
<b>Type of Vehicles</b>	<b>Morning Peak (0630 to 0930hr)</b>		<b>Evening Peak (1700 to 1930hr)</b>	
	indicate busiest one hour __hr to __hr		indicate busiest one hour __hr to __hr	
	In	Out	In	Out
<b>Motorcycle</b>				
<b>Car</b>				
<b>Taxi/PHV</b>				
<b>LGV *</b>				
<b>HGV *</b>				
<b>Private Bus/ Coach *</b>				
<b>TOTAL</b>				
* Note: • Light Goods Vehicle (LGV): 2-axle goods vehicles (e.g. van, pick-up, 10-footers) • Heavy Goods Vehicle (HGV): >2-axle goods vehicle (e.g. lorry, trailers, >12-footers) • If LGV, HGV or private buses/coaches are/will be used to transport workers, please indicate the locations of the pick-up and drop-off points (e.g. bus stop/PUDO in front of xxx MRT station or along xxx Road).				

A1 - Changi South Avenue 2/3

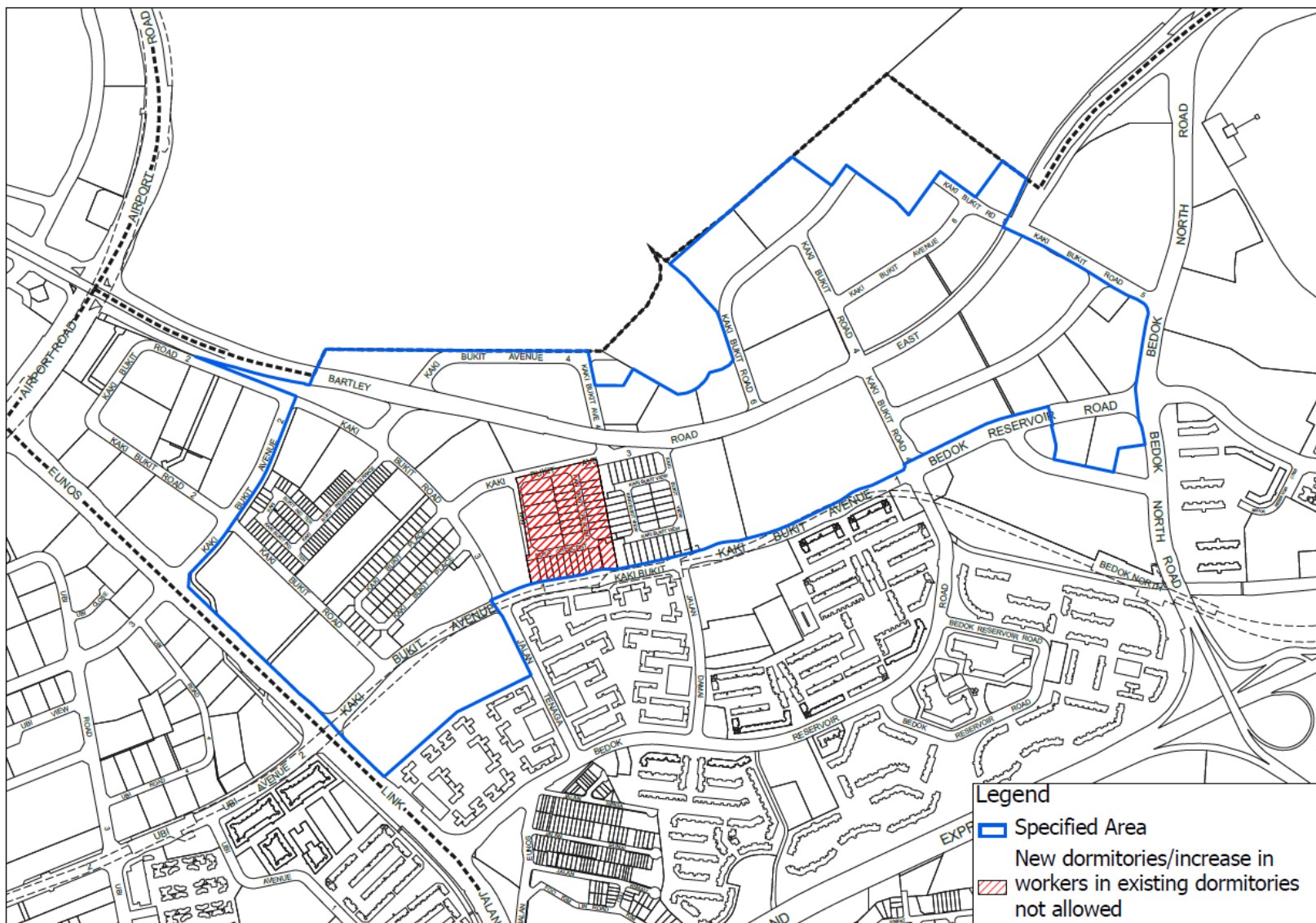




## A2 – International Road

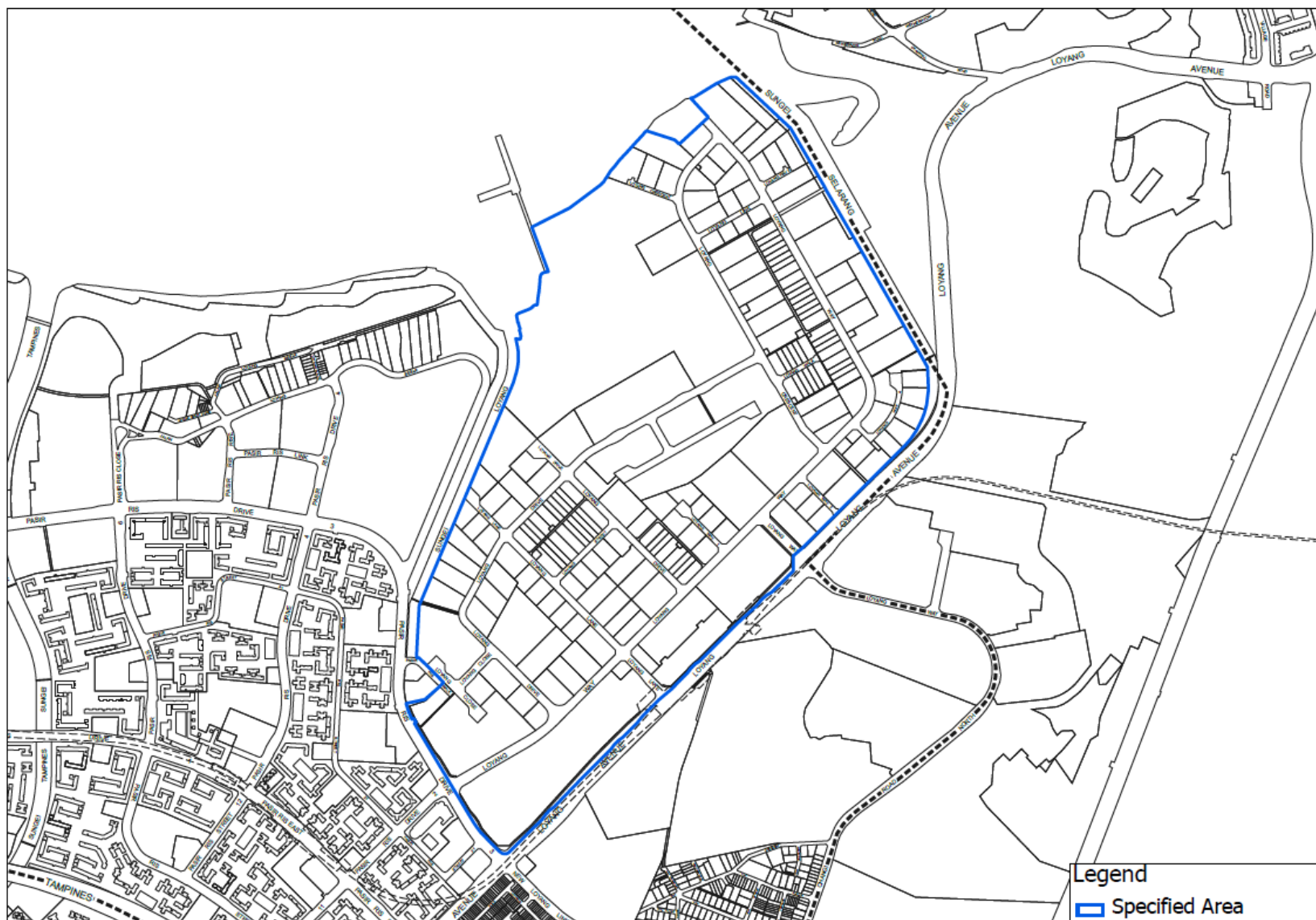


### A3 – Kaki Bukit

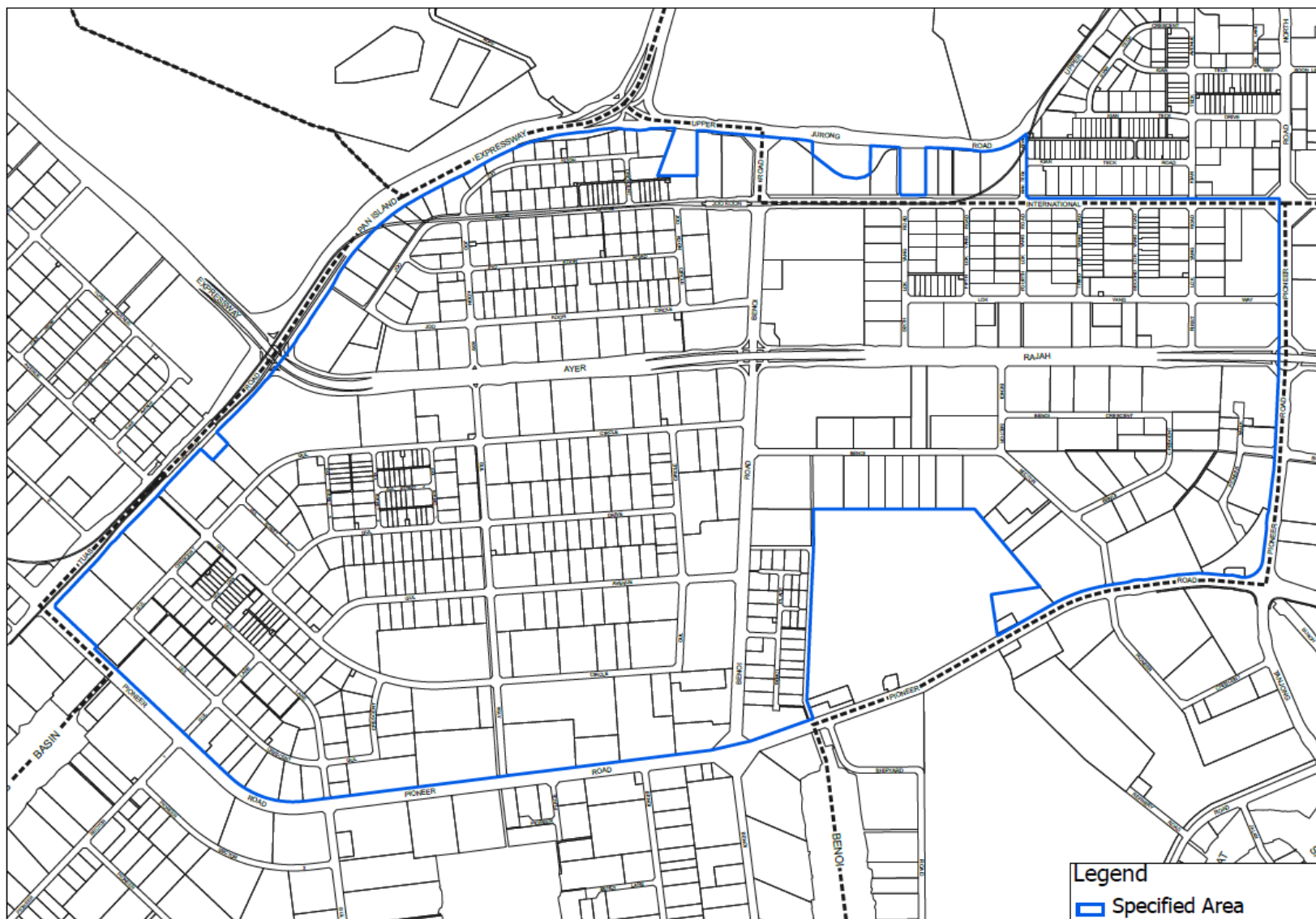




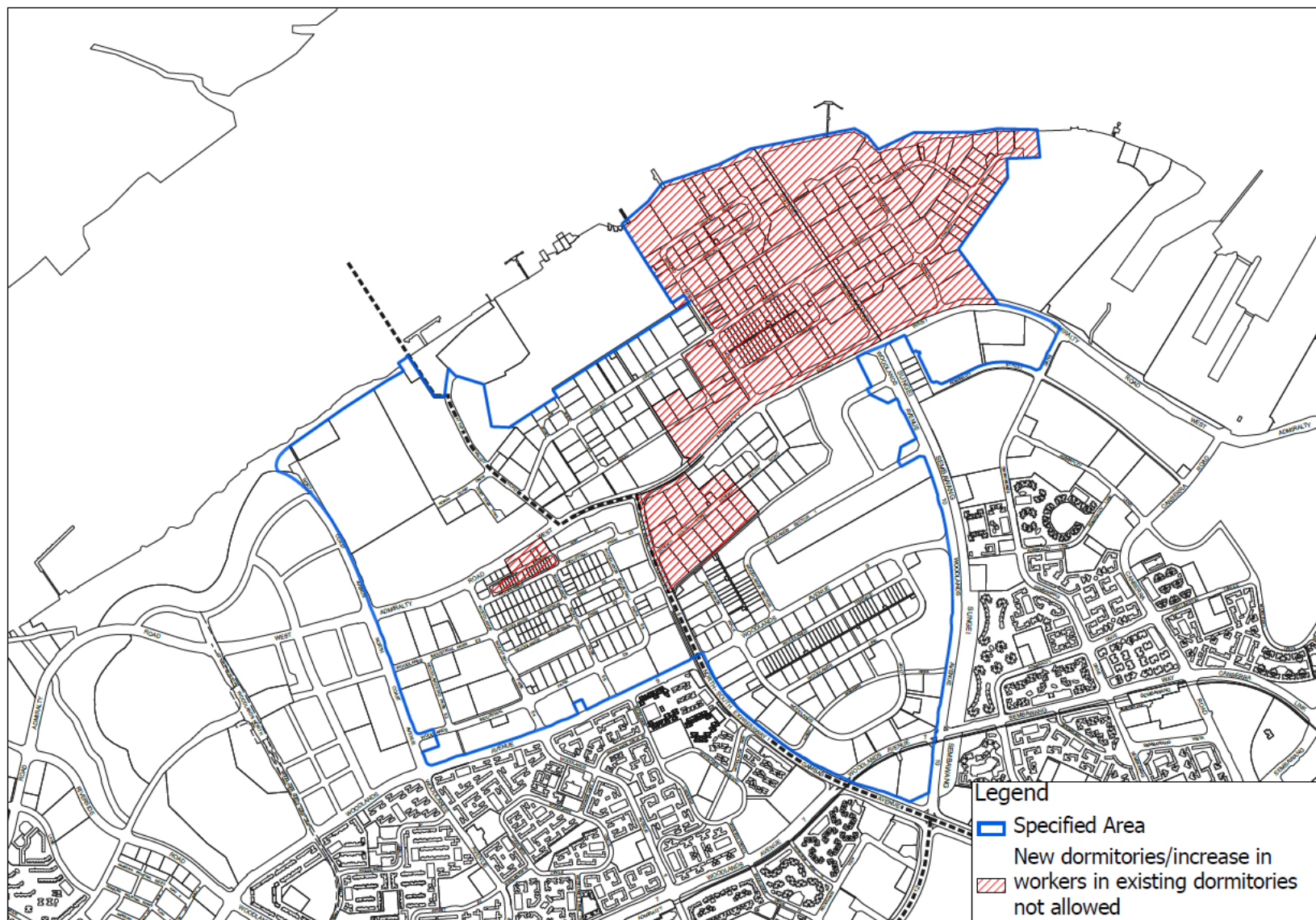
## A4 – Loyang



## A5 – Pioneer




## A6 – Senoko



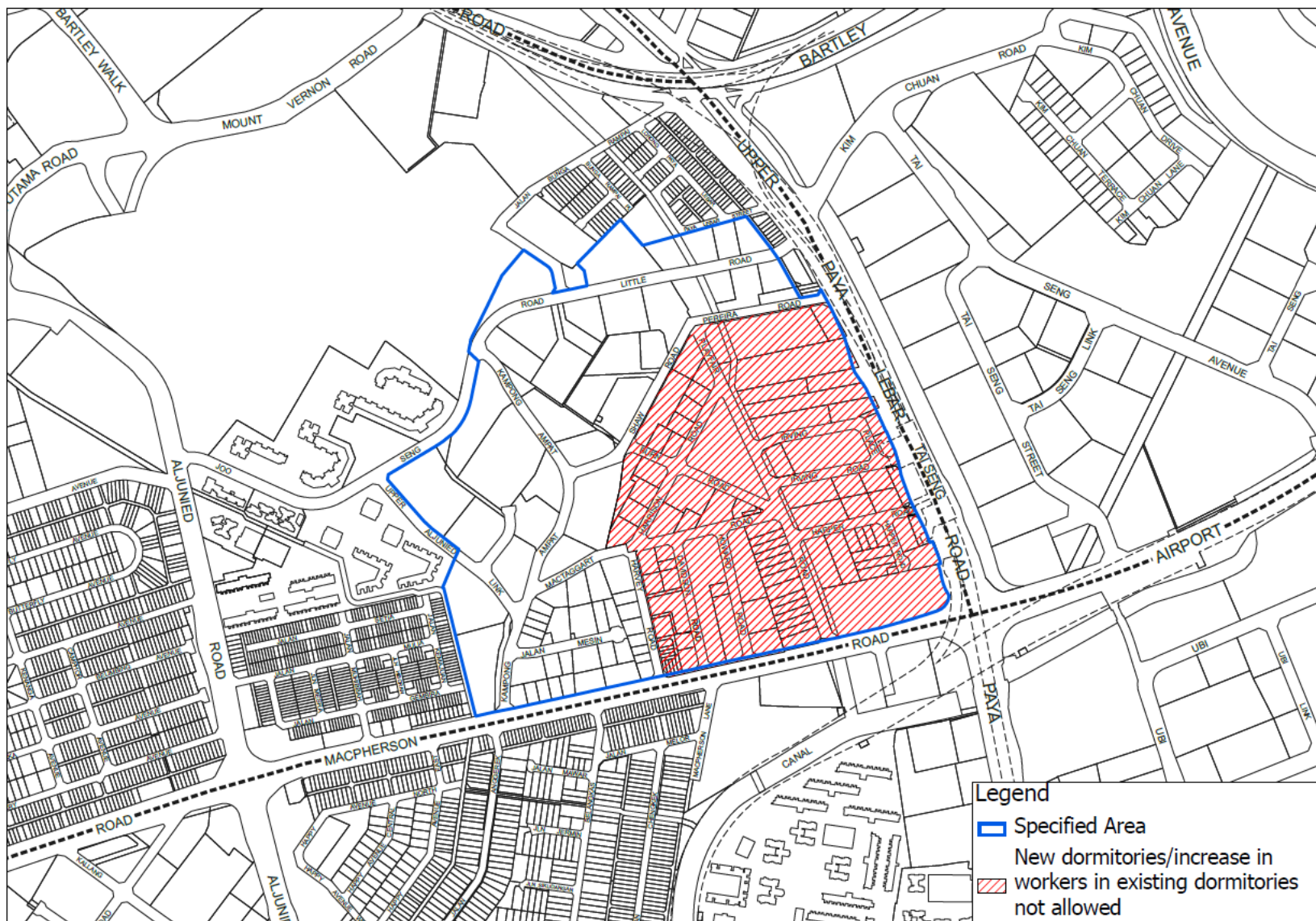


The map shows the Serangoon North area in Singapore. A blue outline marks the specified area, which is bounded by Kio Avenue to the north, Ang Mo Kio Avenue to the east, and Serangoon North Avenue to the south. The area includes Ang Mo Kio Industrial Park 2A and Serangoon North Avenue 1. The map also shows surrounding roads like Kio Avenue, Ang Mo Kio Avenue, and Serangoon North Avenue, and landmarks like Ang Mo Kio Industrial Park 2A and Serangoon North Avenue 1. A legend in the bottom right corner indicates that the blue outline represents the 'Specified Area'.

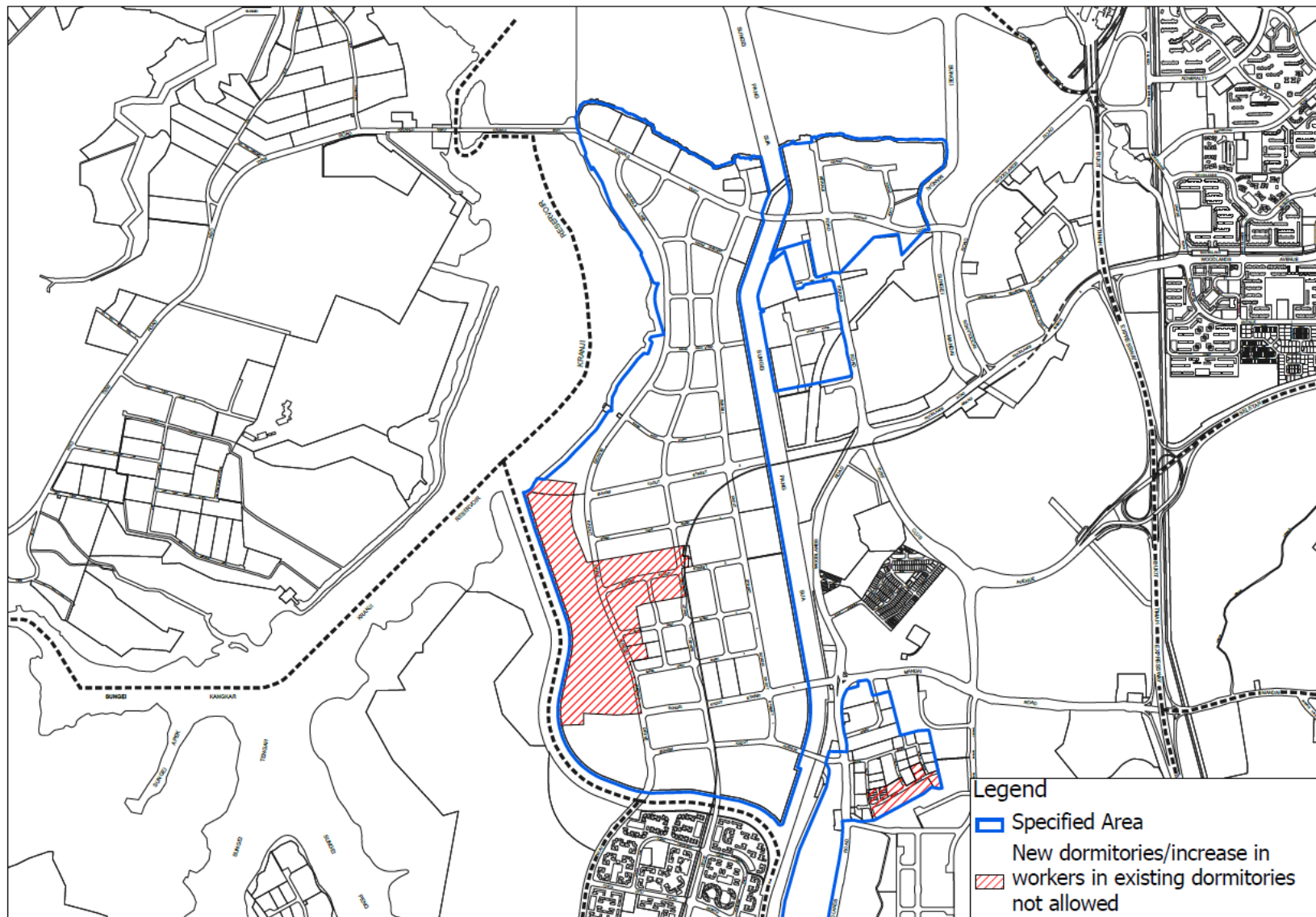
Legend

 Specified Area

## A8 – Shaw Road

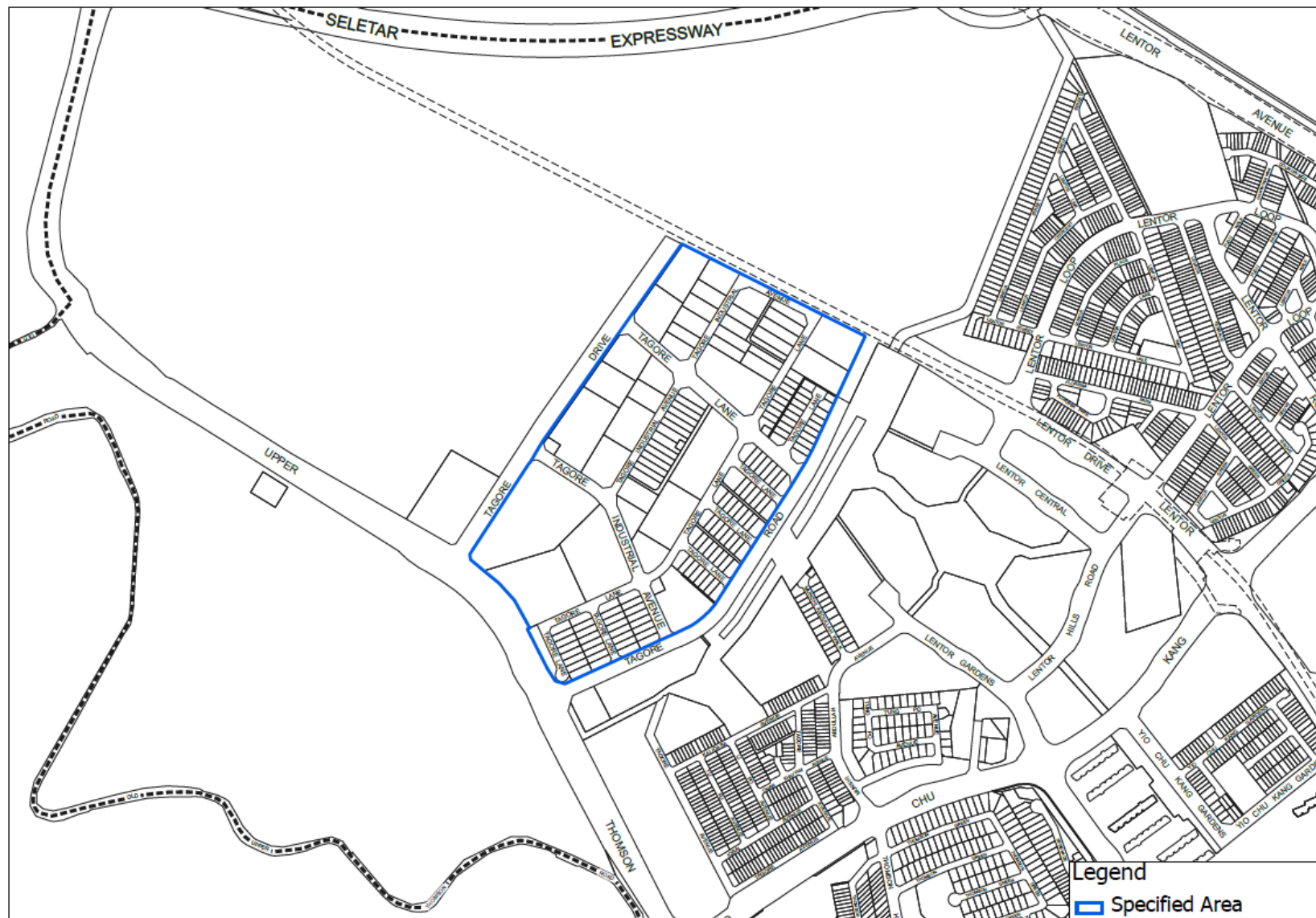


## A9 – Sungei Kadut

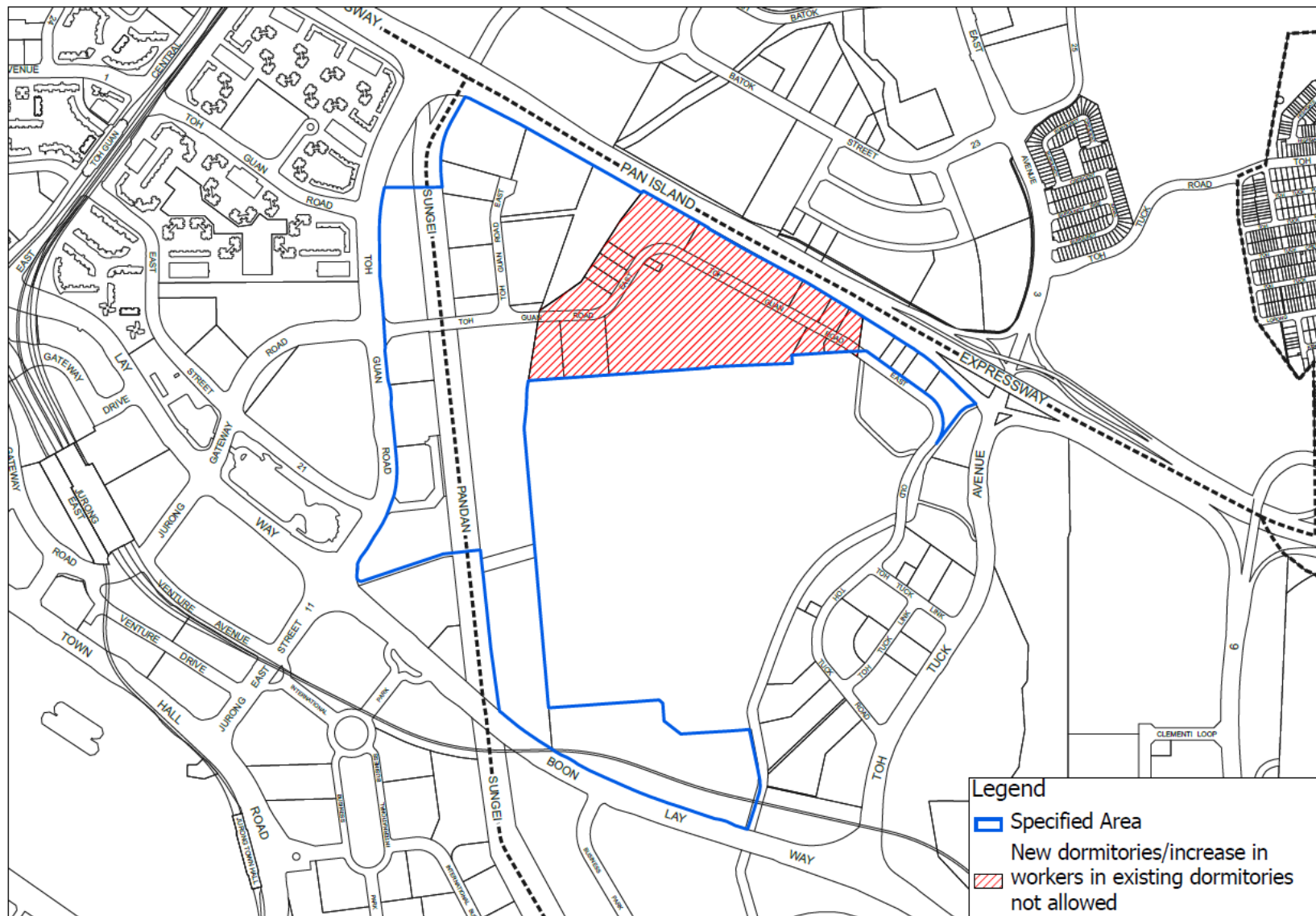




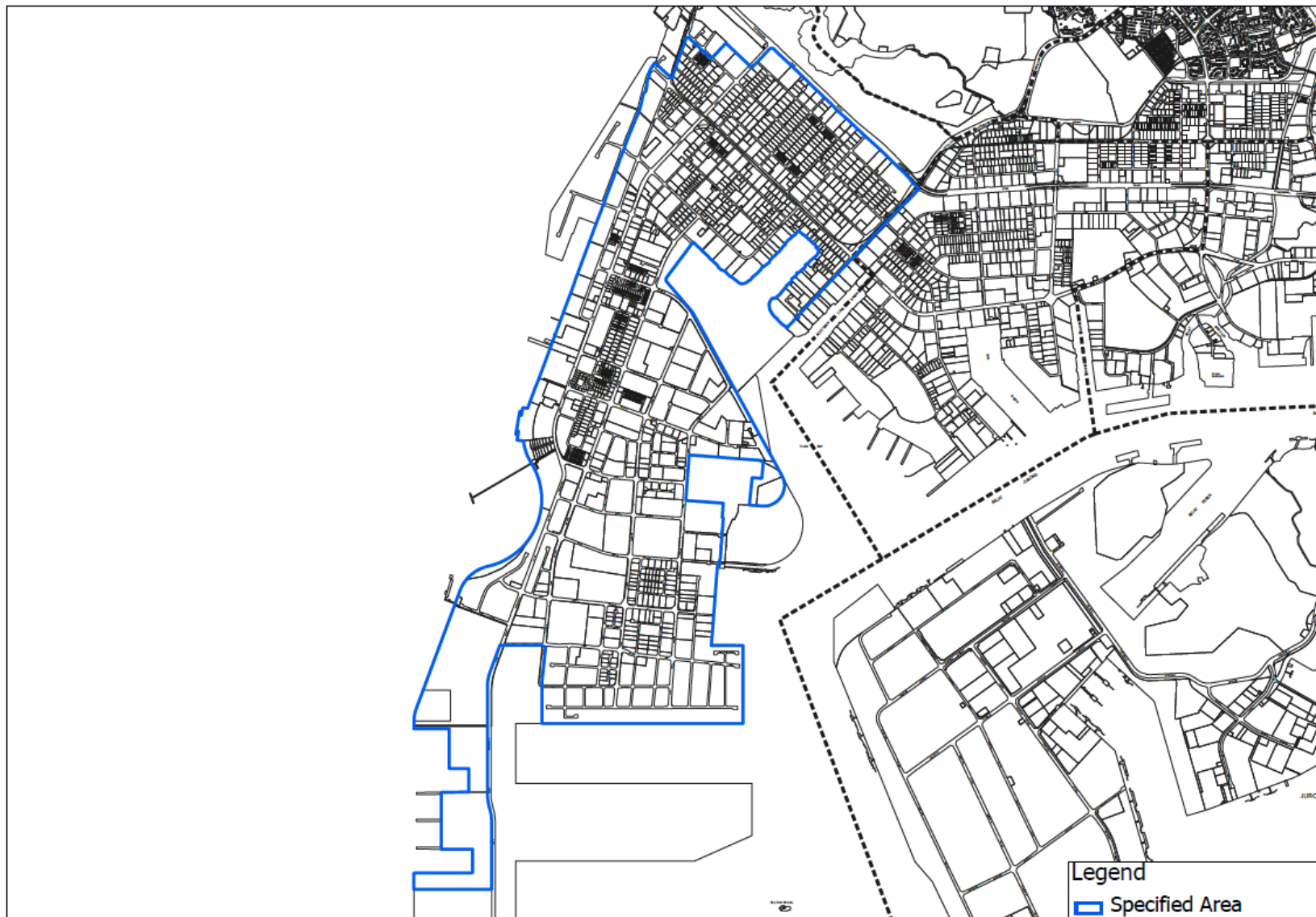
## A10 – Tagore



## A11 – Toh Guan Road

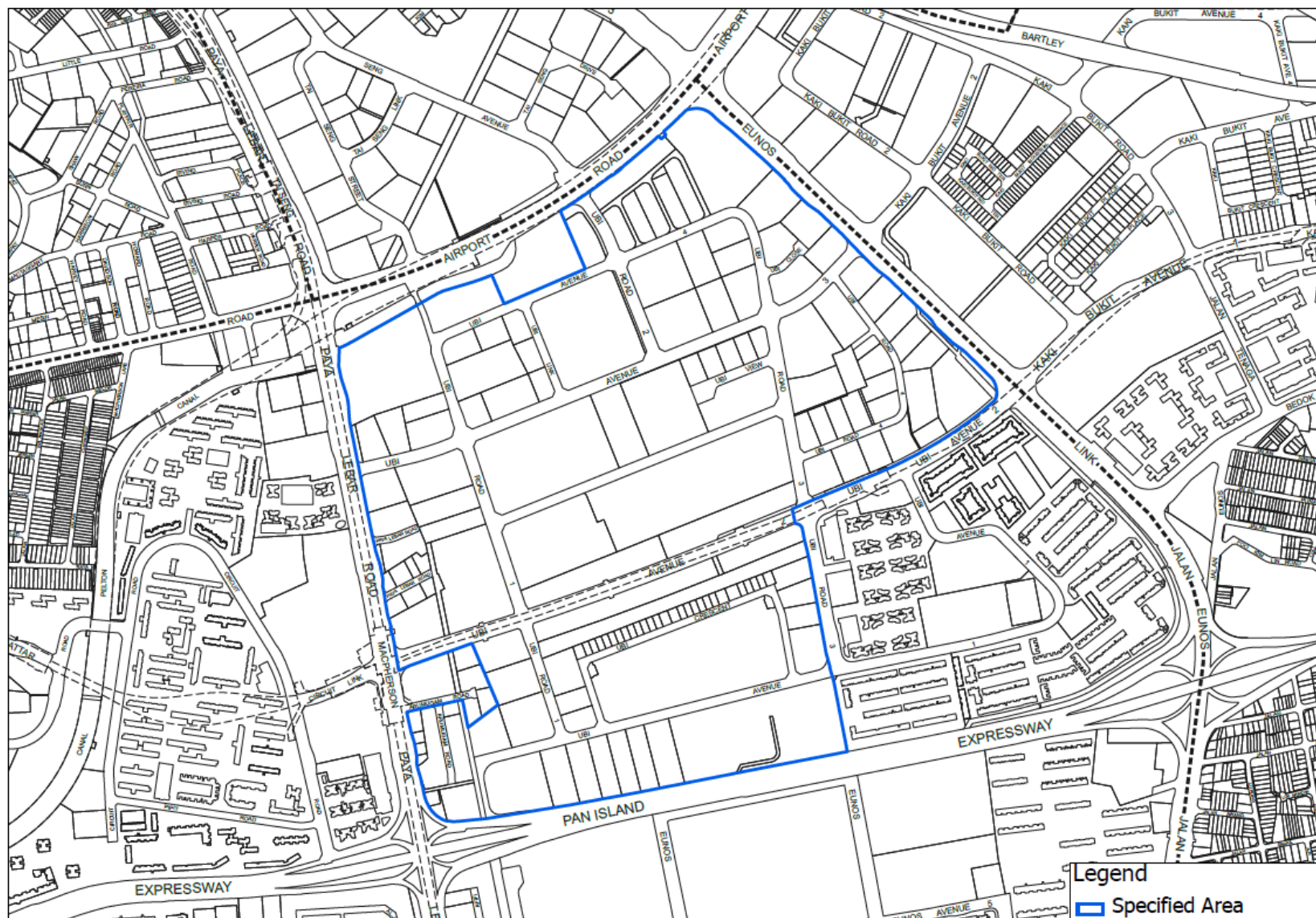


## A12 – Tuas





## A13 – Ubi

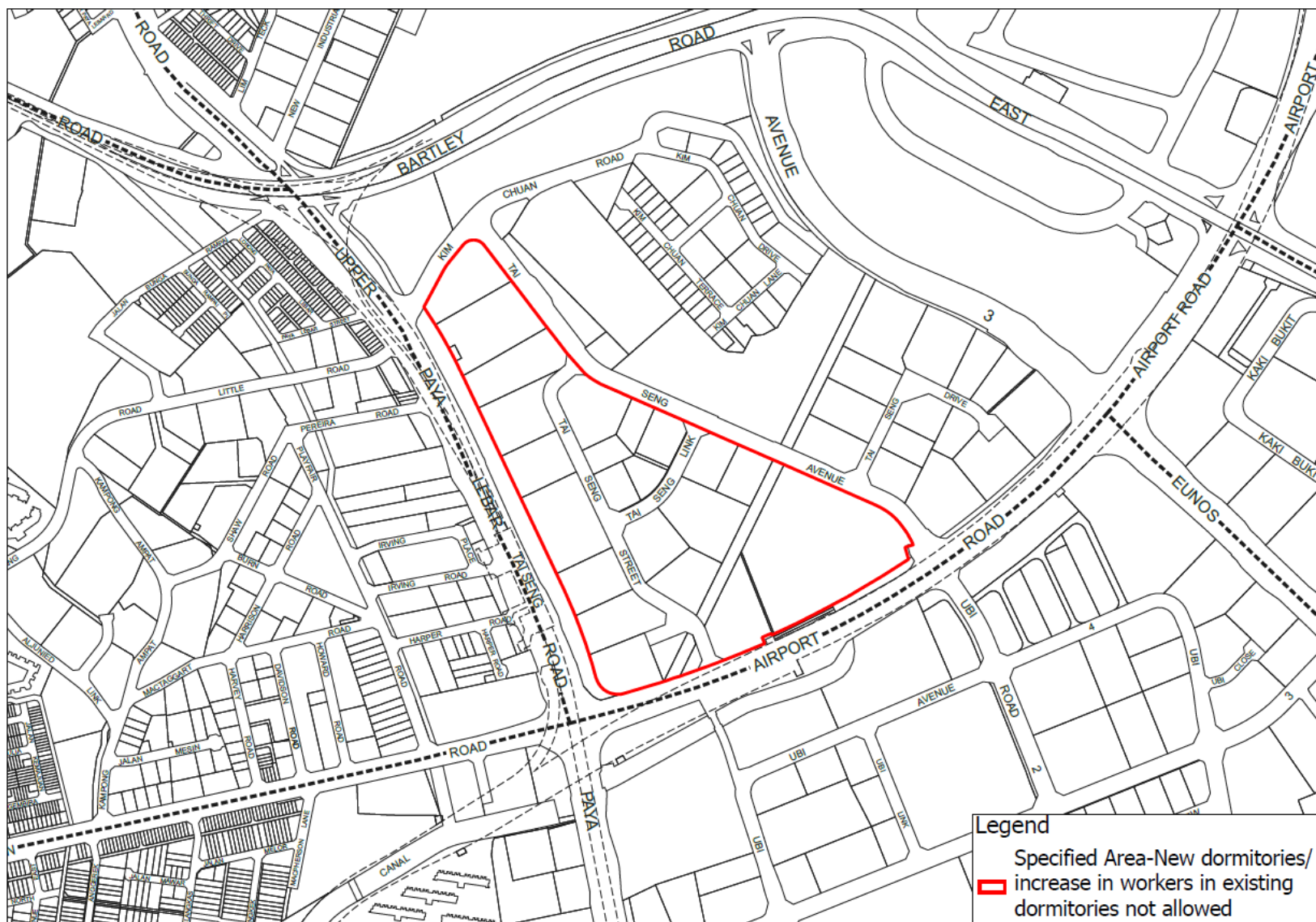


**Specified Areas Where New Temporary Workers' Dormitories and Increase In Number Of Workers For Existing Dormitories Are Not Allowed**

**A14 – Jurong Island**



## A15 – Tai Seng





## A16 – Tanglin Halt

