

### APPENDIX 3

#### 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) 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 :  $5 \times 200\ sqm = 1000\ sqm$   
Maximum number of DUs allowed =

$$GPR\ 3.5 \times 2,000\ sqm - 1000\ sqm$$

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$$85\ sqm$$

= 70.6  
= 70 DUs [to be rounded down] <sup>5</sup>

##### 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)**

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 =

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

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$$100\ sqm$$

= 28.8  
= 28 DUs [to be rounded down]

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<sup>5</sup> 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.