

Guidelines at a Glance: Flats and Condominiums

The table below is intended to provide an overview of the key guidelines applicable for the development type. The full details of the guidelines are stated in the relevant tabs of this handbook.

Parameter	Guideline
Serviced Apartments (SA)	<ul style="list-style-type: none"> SAs may be allowed in sites zoned Residential and may be considered on mixed-use sites where a residential use may be allowed. Refer to section on <i>Serviced Apartments</i> for more details on locational criteria. SAs shall be rented out for a min. period of 7 days and developed and/or managed under one ownership. Strata subdivision of SAs is strictly not allowed. Restaurants and bar/lounge facilities are capped at 0.3% of the total residential GFA. Support services such as concierge, housekeeping and/or laundry provided for the residents of SAs may be allowed.
Gross Plot Ratio	Varies from 1.4, 1.6, 2.1, 2.8 or more than 2.8 as stipulated in the prevailing Master Plan
Bonus GFA	<p>Applicable Bonus Scheme (with a cumulative maximum of 10%):</p> <ul style="list-style-type: none"> Balcony Incentive Scheme Conserved Bungalows Scheme Indoor Recreation Spaces Scheme Built Environment Transformation Scheme
Balconies, Private Roof Terraces (PRT), Private Enclosed Spaces (PES)	<p>All balconies, PRTs, and PESs proposed on or after 12 January 2013 shall be counted as GFA under the 10% maximum bonus GFA allowed beyond the Master Plan (MP) stipulated GPR, and SLA may levy Land Betterment Charge, where applicable.</p> <p>To qualify for the bonus GFA scheme, balconies, PRTs, and PESs shall retain a semi-outdoor character.</p>
Guidelines on Dwelling Units (DU) in Non-Landed Residential Developments	<p><u>Flats/condominiums outside the Central Area</u></p> <ul style="list-style-type: none"> Within the estates in Maps 2-10, maximum no. of DUs = MP allowable GPR x Site Area / 100sqm All other areas beyond the Central Area (see Map 1) and Maps 2-10, maximum no. of DUs = MP allowable GPR x Site Area / 85sqm

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	<ul style="list-style-type: none"> To provide (a) minimum 20% of DUs with nett internal area of at least 100 sqm & (b) maximum 20% of DUs with nett internal area of 50 sqm or less <p><u>Flats/condominiums within the Central Area</u></p> <ul style="list-style-type: none"> No control on the maximum no. of DUs To provide minimum 20% of DUs with nett internal area of at least 70 sqm <p>As a guide, all self contained DUs island-wide shall be more than 35 sqm nett¹ in internal area</p> <p>¹ Refers to nett living space of a unit excluding voids, balconies, air-conditioner ledges and other external areas</p>			
Site Area	Flats: Minimum 1,000sqm Condominiums: Minimum 4,000sqm			
Site Coverage	Maximum 50%. It has been simplified to include all building structures that protrude more than 1m from the ground as seen from the top-down 'Site Plan' view.			
Building Setback from Boundary	Varies from 3.0m to 15.5m depending on proposed storey height Refer to section on <i>Building Setback from Boundary</i>			
Building Height	GPR / Maximum no. of storeys			Except the following sites which: <ul style="list-style-type: none"> have Street Block Plans have technical height controls (refer to Building Height Plan in URA SPACE) have conservation or urban design requirements have security considerations do not conform to the GPRs shown on the left, eg GPR 2.9, GPR 1.7
	1.4 / 5 storeys			
	1.6 / 12 storeys			
	2.1 / 24 storeys			
	2.8 / 36 storeys			
	More than 2.8 / more than 36 storeys			
Floor-to-Floor Height	TYPE	GPR 1.4	More than GPR 1.6	*Predominant Sky Terrace Storeys (PSTS) are floors where the sky terrace occupies equal to or more

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	1 st storey	5.0m	5.0m	than 60% of the floor plate. Floors with less than 40% of sky terrace are considered 'other storeys'
	Top storey	3.6m	5.0m	
	Other storeys	3.6m	3.6m	
	PSTS*	5.0m	5.0m	
Building Length	Refer to the 'Acceptable Zone' as shown in the section on <i>Building Length</i>			
Landscape Deck	Refer to the section on <i>Landscape Deck</i>			
Basements	<p>Basements with protrusions of up to 1.0m:</p> <ul style="list-style-type: none"> shall comply with the road buffer and building setback. any basement protrusions of more than 1.0m above the ground level are treated as a storey. <p>Sunken basements may be built up to the street reserve line and lot boundary provided:</p> <ul style="list-style-type: none"> the portion underneath the green buffer is submerged at least 2m or more below the ground level. there are no technical requirements. it does not cause any adverse impact to the adjoining property. 			
Special and Detailed Control Plans	Special and Detailed Control Plans Special Control Area 1 Special Control Area 2		Developments within special control areas may be subject to screening requirements (to be confirmed upon submission of a proposed development)	
Street Block Plans	Refer to section on <i>Street Block Plans</i>			
Developments involving Waterbodies	Refer to section on <i>Developments involving Waterbodies</i>			
Attic	<ul style="list-style-type: none"> Maximum height: 5m Maximum pitch: 45 degrees from the springing line Attic and the unit below cannot be strata subdivided Primary access to the attic is from the internal staircase to the unit below 			

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Shops	<p>Up to 0.3% of the proposed GFA (excluding bonus balcony GFA, if any) may be proposed for shops providing personal services, subject to the following criteria:</p> <ul style="list-style-type: none"> • scale of the development in terms of gross floor area; • location of the site in relation to the main road; • character of the surrounding developments; and • planning intention of the surrounding area. <p>The total permissible GPR and GFA shall include the shopping GFA.</p> <p>Only personal service trades are allowed (eg mini-marts/laundromats). Independent offices are not allowed</p>
Ancillary Structures	<p>Refer to section on <i>Ancillary Structures</i> for detailed setback requirements depending on the type of ancillary structure.</p> <p>Other ancillary structures located within the physical buffer and building setback that exceed the guidelines but are less than 6m in height will be evaluated depending on merits.</p>
Parking	<ul style="list-style-type: none"> • Parking standards and requirements are prescribed by the Land Transport Authority (LTA). • Residential strata titled units may have a maximum of 2 private car parking lots, which have to be physically integrated to the respective residential strata lots and capable of being formed into single strata lots.
RC Flat Roofs	<p>RC flat roofs shall remain inaccessible except for maintenance purposes only. Activating the rooftop for uses such as roof terraces may be allowed depending on the merits of the proposal. No structures shall be allowed unless otherwise approved by URA. Where allowed, structures (including any safety barriers) shall comply with height controls and the following guidelines.</p> <p>Communal Pavilions Communal pavilions shall be accessed from common areas only.</p> <p>They shall be computed as GFA unless they meet the following criteria:</p> <ul style="list-style-type: none"> • Maximum 50sqm or 50% of roof coverage, whichever is lower; • For developments with storey height control, pavilions shall be open-sided; • For developments without storey height control, maximum 50% perimeter enclosure of the pavilions may be allowed;

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	<ul style="list-style-type: none"> • Communal pavilions shall be integrated with lush greenery. The greenery on the rooftop shall be both enjoyable by the building users and visible from the surroundings; • Plants shall be incorporated on permanent and preferably sunken planting, planned with sufficient soil depth based on the types of plants proposed. Some space shall be set aside for the provision of communal facilities and furniture to enhance the rooftop. <p>Solar Panels Planning permission is not required except in the following locations and contexts:</p> <ul style="list-style-type: none"> • Site is subject to urban design guidelines or located within Conservation Areas; • Elevated¹ solar panels; • Spaces under solar panels are enclosed or put to commercial use. <p>¹ A solar panel is deemed to be elevated if it is raised more than 1m from the roof level for landed housing developments or 1.8m from the roof level for other developments.</p>
Greenery	Refer to section on <i>Greenery</i>
Walking and Cycling Plan	Flats and condominiums with more than 700 DUs shall provide a Walking and Cycling Plan (WCP) as part of their Development Application. Refer to section on <i>Walking and Cycling Plan</i>
Strata Subdivision	Only residential units and shop units, if any, may be strata sub-divided. Common areas shall not be strata subdivided into a separate strata unit.
Earthworks	<ul style="list-style-type: none"> • Earthworks are not allowed within the building setback area. • Earthworks within the build-able area are subject to evaluation. If earthfill of more than 1m is allowed, the overall aggregate building height measured from the allowable platform level shall comply with the maximum allowable building height control. • Earthfill involving the entire development site may only be considered if the proposed earthworks are required to meet the Minimum Platform Level (MPL) stipulated by PUB.
Boundary and Retaining Walls	Maximum allowable height for boundary walls is 1.8m.

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	<p>Erection of retaining walls are subject to evaluation. If retaining walls are allowed:</p> <ul style="list-style-type: none">• the height shall be less than 1.5m;• retaining walls higher than 1.5m may be considered depending on site constraints and the need for extensive excavation;• the total visible height of the solid boundary-cum-retaining wall shall not exceed 2.8m, of which the solid boundary wall shall not exceed 1.8m.