

Circular No : URA/PB/2008/03-CUDD
Our Ref : DC/ADMIN/CIRCULAR/PB_08
Date : 5 Feb 2008

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CIRCULAR TO PROFESSIONAL INSTITUTES

REVISED EXCLUSION BOUNDARY OF ENTERTAINMENT USES IN KAMPONG GLAM CONSERVATION AREA

Objective

This circular is to disseminate the revised exclusion boundary in Kampong Glam Conservation Area where entertainment uses, ie Bars/Pubs/Karaoke Lounges/Nightclubs, are not allowed.

Effective date

With effect from 5 February 2008.

Who should know

Building owners, tenants, developers, Qualified Persons and real estate agents.

Review of the Kampong Glam Exclusion Boundary

- 1 Within the Historic District of Kampong Glam, certain streets which have a high concentration of ethnic trades and activities have been designated as the core area under the Conservation Guidelines for Historic Districts. Guidelines for change of use of the buildings have been put in place to enhance the ambience and ethnic character of the Kampong Glam Historic District. The first storey of these buildings can only be used for shops or eating establishments to contribute to the street level activities. Certain incompatible and pollutive trades are not permitted.
- 2 Arising from feedback, URA has reviewed the allowable uses in the Kampong Glam Conservation Area in consultation with the Kampong Glam Business Association, the Malay Heritage Centre, the Kampong Glam Citizen's Consultative Committee, the Singapore Police force and other relevant Government Agencies. A joint decision has been taken to extend the entertainment uses exclusion boundary to North Bridge Road (between Arab Street and Jalan Sultan) (see [Appendix 1](#)).

Revision to the Kampong Glam Exclusion Boundary

- 3 With the revised exclusion boundary, North Bridge Road will be strengthened as a celebratory route for the annual Hari Raya light-up and continues to serve as a gateway to Kampong Glam.

- 4 This revision supersedes the exclusion boundary for Kampong Glam in the circular to the Professional Institutes dated 26 Sep 2005 on “Revised Boundary and Change of Use Guidelines for Core Areas within the Historic Districts” (Circular No: [URA/PB/2005/25-CUDD](#)). The control on allowable uses in the core areas of historic districts remains the same as shown in [Appendix 2](#).

- 5 I would appreciate it if you could convey the content of this circular to relevant members of your organisation. If you and your members have any conservation queries concerning this circular, please do not hesitate to call our Conservation Enquiry Hotline on Tel No: 6329 3355 or e-mail us at URA_Conservation_CSO@ura.gov.sg. For your information, the past circulars to the professional institutes are available from our website <http://www.ura.gov.sg>.

Thank you.

LER SENG ANN
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List of Incompatible and Pollutive Trades

Incompatible Trades Not Allowed Inside the Core Areas of Historic Districts

- 1 Western fast-food restaurants
- 2 Supermarkets
- 3 Karaoke lounges, nightclubs, discotheques and amusement centres
- 4 Building materials/car showrooms
- 5 Nursing Homes
- 6 Western knock-down furniture
- 7 Health Centres (except at the upper storeys for Chinatown and Little India only)
- 8
 - i Bars/pubs (except at the upper storeys for Chinatown only)
 - ii Bars/pubs and nightclubs are also not allowed within buildings along Kandahar Street, Baghdad Street, Pahang Street, Aliwal Street, Haji Lane, Sultan Gate and North Bridge Road in Kampong Glam, as shown in the plan in [Appendix I](#).
- 9 Offices (except at the upper storeys)

Pollutive Trades Not Allowed Inside and Outside the Core Areas

- 1 Engineering, spray-painting, welding, plumbing, motor, metal, joinery workshops
- 2 Tyres and battery shops
- 3 Printing presses
- 4 Plastic products manufacturing
- 5 Industries

Note:

Warehouse stores are not allowed. They may only be considered if such a use is ancillary to the main use. Places of worship, unless previously authorised, are not allowed within the conservation buildings. They should be located on land zoned for places of worship.