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Guidelines on Allowable Uses at 1-29 (Odd), 45-65 (Odd) Club Street, 2-22 (Even) & 5 Gemmill Lane (Outram Planning Area)

Fax: 6220 3201

Circular No: URA/PB/2014/11-CUDG
 Our Ref: DC/ADMIN/CIRCULAR/PB_14
 Date: 10 Jun 2014

CIRCULAR TO PROFESSIONAL INSTITUTES

Who should know

Architects, Developers, Engineers, Owners, Tenants and Real Estate Agents

Effective date

With effect from 10 June 2014

Guidelines on Allowable Uses at 1-29 (Odd), 45-65 (Odd) Club Street, 2-22 (Even) & 5 Gemmill Lane (Outram Planning Area)

Details

1. URA has reviewed the Gemmill Lane and Club Street streetblocks as part of Master Plan 2014 and decided to rezone the shophouses at 1-23 (Odd) Club Street, 2-22 (Even) and 5 Gemmill Lane from Residential with 1st Storey Commercial to be consistent with the same Commercial zoning as the rest of the shophouses along Club Street. See [Appendix 1](#) for the location plan.
2. As these streetblocks are in close proximity to an adjacent residential development, and the upper storeys of the shophouses directly face the residences, the shophouse owners and tenants are encouraged to use the upper storeys for residential or institutional purpose. If they are used for commercial purpose, **only office use¹** is allowed as they are less likely to cause disturbance to the residences. Today, the upper storeys of the commercial units are predominantly offices. The few existing approved non-office uses in the streetblocks can remain if they have valid written permissions and do not cause disturbance to the residences.
3. I would appreciate it if you could convey the contents of this circular to the relevant members of your organisation. If you or your members have any queries concerning this circular, please do not hesitate to call our Conservation Department Enquiry Line at Tel: 6329 3355 or email us at ura_conservation_cso@ura.gov.sg. For your information, our past circulars and guidelines are available from our website <http://www.ura.gov.sg>

Thank you.

LER SENG ANN
 GROUP DIRECTOR (CONSERVATION & DEVELOPMENT SERVICES)
 for CHIEF EXECUTIVE OFFICER
 URBAN REDEVELOPMENT AUTHORITY

¹ Commercial school use, although in the same use class as office, is **not allowed**.

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