

Exterior of a Building

SN	Description	Remarks
22	Painting of the exterior of any building.	---
23	Change to the material used for the barrier defining the private enclosed space (PES) of a strata-titled property, provided that there is no additional covering for the PES beyond what is approved.	---
24	Replacement or changing of windows and doors.	URA's approval is not required if: <ol style="list-style-type: none"> a. there is no increase in GFA, b. there is no reduction in setback, and c. it does not involve changing of window from high level to low level.
25	Installation of any roller shutter or grille door.	URA's approval is not required if such installation is carried out for approved or existing door only.
26	Installation of grilles/screens to approved balconies, PES and Private Roof Terraces in all residential developments, provided that: <ol style="list-style-type: none"> i. these spaces had been approved as "covered" spaces, and ii. the grilles/screening complies with the requisite building setback. 	URA's approval is not required if the screens are retractable and allow the screened space to be naturally ventilated at all times. Please ensure that necessary approval from the MCST is obtained.
27	Enclosing of approved balconies by glass/window in landed housing developments only, including strata-landed housing developments, provided that: <ol style="list-style-type: none"> i. the balconies had been approved as "covered" balconies, and ii. the balconies comply with the requisite building setback. 	---
28	Addition of sunshading devices to existing buildings; provided that: <ol style="list-style-type: none"> i. their projections do not exceed 2.0m measured from the building wall line, ii. there are no vertical support and not accessible except for maintenance purpose only, iii. they meet the setback requirement of at least 1.0 m for a landed house outside GCBA, 1.6m for a 	---

	<p>landed house within GCBA, and 2.0m for other developments,</p> <p>iv. they are kept clear of green buffer,</p> <p>v. they are not to be installed over approved "uncovered" balconies, and</p> <p>vi. such addition will not lead to spillage of rainwater to the neighbouring sites.</p>	
29	Re-construction of the roof in its existing form with no increase in height.	---
30	Addition of unenclosed water tanks without any roofing & not higher than 3.0 m (including support structures) on the roof top of an approved industrial / warehouse development not within special control area.	---
31	<p>Installation of Television Receive Only (TVRO) Satellite Dish or Very Small Aperture Terminal (VSAT) with a diameter of 5m or less, provided that:</p> <p>i. no height restrictions are imposed on the surrounding developments (both existing and future)</p> <p>ii. clearances from DSTA, CAAS, IDA and SBA where applicable, prior to such installation, and</p> <p>iii. the site does not fall within any special height control area e.g. view corridor protection.</p>	---
32	<p>Installation of transmission antenna not exceeding 3m in height, and/or uncovered telecommunication equipment, provided that:</p> <p>i. no height restrictions are imposed on the surrounding developments (both existing and future)</p> <p>ii. clearances from DSTA, CAAS, IDA and SBA where applicable, prior to such installation, and</p> <p>iii. the site does not fall within any special height control area e.g. view corridor protection.</p>	---

33	Erection and display of any sign, placard board, notice or other device, whether illuminated or not, employed wholly as an advertisement, announcement or direction, except for the facade of national monuments or any buildings within a conservation area.	---
34	Maintenance or improvement or alterations of a building which do not materially affect the external appearance or the floor area of the building.	---
35	<p>Addition or enlargement, alteration or improvement of a detached dwelling house, semi-detached house or terrace house which is not constructed of temporary materials, including the erection of car porch, conversion of car porch roof for use as an open balcony or garden, garage, lavatory and other outbuilding subject to:</p> <ul style="list-style-type: none"> i. the floor area of the addition or enlargement not exceeding a total of 20 sq. m; ii. the addition or enlargement, alteration or improvement not <ul style="list-style-type: none"> a. be effected on more than one occasion; b. exceeding the original height of the dwelling-house; c. extending beyond the front of the dwelling-house or approved building line except for an open car porch and the works on car porch roof is limited to a 1m (max) high parapet wall around the perimeter of the car porch and a 1.8m (max) high screen wall along the common boundary only; d. affecting road widening or improvement proposals; and e. obstructing the view of persons using the road. 	---
36	Installation of automated teller machine (ATM) which is recessed into the external wall of a building, with no additional gross floor area involved.	---

37	Installation of open-sided covers over private enclosed spaces (PES), private roof terraces (PRT) and balconies in non-landed strata-titled developments (e.g. flats and condominiums), subject to consent from MCST. The covers should also fulfil the requirements of other relevant agencies such as the Building and Construction Authority (BCA) and the Fire Safety and Shelter Department (FSSD, SCDF), where necessary.	---
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