

Computation on the Maximum Number of DUs Allowed for Flats and Condominium Developments within GPR 1.4 Estates

Worked Example 1

Proposed Residential Development on a plot zoned for Residential use at GPR 1.4

Development Site Area	: 1,295 sqm
Master Plan Zoning	: Residential
Master Plan Allowable GPR	: GPR 1.4
Maximum GFA (not including bonus GFA)	: 1,813 sqm

Proposed main building GFA	: 1,800 sqm
Proposed bonus GFA (e.g. Balcony, Green Mark, etc.)	: 160 sqm
Total proposed GFA (including bonus GFA)	: 1,960 sqm

$$\begin{aligned}
 \text{Maximum number of DUs allowed} &= \frac{\text{GPR 1.4} \times 1,295 \text{ sqm}}{70 \text{ sqm}} \\
 &= \frac{1,813}{70} \\
 &= 25.9 = 25 \text{ DUs [to be rounded down]}
 \end{aligned}$$

Worked Example 2

Proposed Mixed Commercial & Residential Development on a plot zoned for Commercial & Residential use at GPR 3.0 within a GPR 1.4 Residential estate

Development Site Area	: 1,575 sqm
Location	: Within a GPR 1.4 Residential Estate
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)	: 4,725 sqm

Proposed commercial GFA	: 1181.25 sqm (25% of max allowable floor area)
Proposed residential main building GFA	: 3543.75 sqm (75% of max allowable floor area)
Proposed bonus GFA (e.g. Balcony, Green Mark, etc.)	: 354 sqm
Total proposed GFA (including bonus GFA)	: 5,079 sqm

$$\begin{aligned}
 \text{Maximum number of DUs allowed for the residential component} &= \frac{\text{GPR 3.0} \times 75\% \times 1,575 \text{ sqm}}{70 \text{ sqm}} \\
 &= \frac{3,543.75}{70} \\
 &= 50.625 = 50 \text{ DUs [to be rounded down]}
 \end{aligned}$$

Worked Example 3

Proposed Residential Development on a plot zoned for Residential use at GPR 1.4 within Telok Kurau estate

Development Site Area	: 1,295 sqm
Location	: Within Telok Kurau estate
Master Plan Zoning	: Residential
Master Plan Allowable GPR	: GPR 1.4
Maximum GFA (not including bonus GFA)	: 1,813 sqm
Proposed main building GFA	: 1,800 sqm
Proposed bonus GFA (e.g. Balcony, Green Mark, etc.)	: 160 sqm
Total proposed GFA (including bonus GFA)	: 1,960 sqm

$$\begin{aligned} \text{Maximum number of DUs allowed} &= \frac{\text{GPR 1.4} \times 1,295 \text{ sqm}}{100 \text{ sqm}} \\ &= \frac{1,813}{100} \\ &= 18.13 = 18 \text{ DUs [to be rounded down]} \end{aligned}$$