

**LANDSCAPE REPLACEMENT REQUIREMENTS FOR NON-LANDED PRIVATE
RESIDENTIAL AND COMMERCIAL/MIXED-USE/HOTEL DEVELOPMENTS
OUTSIDE STRATEGIC AREAS**

No.	Parameter	Details																				
1	Definition	<p>Landscape Replacement Areas (LRAs) are landscaped areas (softscape only) provided on the first storey or upper levels of the development. Developments are required to provide LRA in accordance to the GPR and development type, shown in the table below:</p> <p align="center">Non-Landed Private Residential Developments</p> <table border="1" data-bbox="555 678 1393 1240"> <thead> <tr> <th></th> <th>GPR ≤ 1.4</th> <th>1.4 < GPR < 2.8</th> <th>GPR ≥ 2.8</th> </tr> </thead> <tbody> <tr> <td>Minimum overall greenery provision (as % of site area)</td> <td align="center">30</td> <td align="center">35</td> <td align="center">40</td> </tr> <tr> <td>Sub-control on minimum on-ground greenery provision (as % of site area)</td> <td align="center">20</td> <td align="center">30</td> <td align="center">35</td> </tr> </tbody> </table> <p align="center">Commercial/Mixed-Use/Hotel Developments</p> <table border="1" data-bbox="555 1323 1393 1630"> <thead> <tr> <th></th> <th>GPR ≤ 1.4</th> <th>1.4 < GPR < 2.8</th> <th>GPR ≥ 2.8</th> </tr> </thead> <tbody> <tr> <td>Minimum overall greenery provision (as % of site area)</td> <td align="center">30</td> <td align="center">35</td> <td align="center">40</td> </tr> </tbody> </table>		GPR ≤ 1.4	1.4 < GPR < 2.8	GPR ≥ 2.8	Minimum overall greenery provision (as % of site area)	30	35	40	Sub-control on minimum on-ground greenery provision (as % of site area)	20	30	35		GPR ≤ 1.4	1.4 < GPR < 2.8	GPR ≥ 2.8	Minimum overall greenery provision (as % of site area)	30	35	40
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2	Computation requirements	<p>The computation of the LRAs is determined by the horizontal surface area of the landscaped areas. Only the softscape areas will count towards meeting the landscape replacement requirements.</p> <p>These landscaped areas have to be computed as part of the LRAs within developments. They should be:</p> <p>a) Unenclosed and exposed to the sky; or</p>																				

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		<p>b) If covered, to be open sided, naturally ventilated and qualify for GFA exemption under the LUSH 2.0 guidelines for Communal Planter Boxes, Sky Terraces and Covered Communal Ground Gardens.</p> <p>The public and/or building users should be able to access these communal landscaped areas easily during the normal opening hours of the development⁴.</p>
3	Performance requirements	<p>The LRAs should meet the following performance requirements:</p> <p>a) Designed with safety in mind (e.g. consider wind/structural loading issues associated with upper storey landscape areas) and easily maintained (e.g. with irrigation and maintenance systems); and</p> <p>b) Well-designed, lushly-landscaped and integrated with the overall form and architectural treatment of the building.</p>
4	Softscape requirements	<p>Planting should be incorporated on permanent and sunken planting beds to enhance the spatial and visual quality of the sky terrace. The sunken planting beds should have sufficient soil depth to accommodate plants and landscaping. If it is not possible to provide sunken planting beds due to FSSD's fire safety requirements, building owners can provide well-landscaped, low-raised planting beds at 300mm high, planted with trees or shrubs (i.e. no turfing allowed). Otherwise, they will be treated as habitable spaces for determining fire safety requirements.</p> <p>Requirements for the softscape areas:</p> <p>a) As a guide, a minimum soil depth of 1000mm should be provided for trees and palms, 500mm for shrubs and climbers, and 300mm for ground covers;</p> <p>b) A combination of trees, palms, shrubs, ground covers and creepers is required; and</p> <p>c) Potted plants will not be counted as part of the softscape area as they can be easily removed.</p>
5	Planting references	<p>Please refer to the following publications for more detailed planting references:</p> <p>a) 1001 Garden plants in Singapore (2nd edition)(2006),</p>

⁴ For example, the communal landscaped areas in a shopping mall should be open and accessible to the public during the mall's normal operating hours. Similarly, the communal landscaped areas in an office development should be accessible to the larger office community and not limited to users of one specific office premises.

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		<p>NParks</p> <p>b) CS E09:2012 - Guidelines on planting of trees, palms and tall shrubs on rooftop (2012), NParks</p> <p>c) A Selection of Plants for Green Roofs in Singapore 2nd Edition (2008), NParks</p> <p>d) Trees of our Garden City, 2nd edition (2009), NParks</p> <p>e) Concise Guides to Safe Practices on Rooftop Greenery and Vertical Greenery (2013), NParks</p>
6	Exemption	<p>The URA will exercise flexibility on the above requirements when evaluating individual developments affected by specific constraints (e.g. developments with conserved buildings, party wall developments, developments subject to specific urban design requirements, and developments with storey height constraint of 4-storeys and below). In addition, conserved buildings in historic districts will be exempted from the above requirements.</p>
7	Maintenance	<p>Consideration should be given to the choice of plant species, relative to the level of sunlight and maintenance required. Irrigation and maintenance systems should be well designed to ensure the safety of the maintenance personnel.</p>
8	Ownership	<p>The LRAs will form part of the common property for strata subdivided developments. LRAs for hotels within mixed-use developments, however, may be attributed to the hotel strata should they be contiguous to other hotel uses and be adequately segregated from other uses.</p>
9	Alterations to the required Landscape Replacement Areas	<p>URA's approval is required if there is a reduction in the softscape areas (e.g. planting and structure of the planting beds).</p> <p>URA's approval is not required for changes to the planting species as long as the softscape area requirements are complied with.</p>