Handbook on Guidelines for Naming of Streets

STREET AND BUILDING NAMES BOARD

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SBNB

STREET AND BUILDING NAMES BOARD

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IMPORTANT NOTE

You are advised not to print any page from this handbook as it may be updated from time to time.

Introduction

Orchard Road and Scotts Road

Guidelines on the Naming of Streets

INTRODUCTION

Established in 2003 under the Property Tax Act, the Street and Building Names Board (SBNB) considers and approves the naming and renaming of buildings, estates and streets proposed by building owners and developers. The Inland Revenue Authority of Singapore will then assign property addresses based on the approved street and building names.

Purpose of handbook

This handbook on street naming guidelines is a public resource that guides building owners and developers in proposing street names to the SBNB for approval.

Please refer to this handbook, together with any updates incorporated, from our website :

Handbook on Guidelines for Naming of Streets
https://www.ura.gov.sg/uol/guidelines/development-control/street-naming.aspx

There is an accompanying handbook on the naming guidelines for buildings and estates. You can access the handbook from our website :

Handbook on Guidelines for Naming of Buildings and Estates
https://www.ura.gov.sg/uol/guidelines/development-control/building-estate-naming.aspx

The importance of naming streets and buildings

In cities, the appropriate naming of streets and buildings, as well as the assignment of property addresses ensure that properties and essential services can be located quickly and efficiently by the general public. Street and building names should provide clear location or direction cues to the public, and not cause confusion with other developments and street names that are located elsewhere in Singapore.

As Singapore is a diverse society with people of different races and religion, the cultural context and heritage of a place should also be considered when it comes to naming our streets and buildings.

We should avoid names that contain controversial, offensive or derogatory words. Similarly, we should avoid misleading the public with names that do not accurately represent the location of the development.

The interest of the community should be preserved. Building and street names that monopolise the locality or street names will not be permitted. Similarly for industry or business sectors, no party will be given exclusive rights to use generic names for a building or an estate.

To prevent the duplication of existing street and building names, building owners and developers are required to submit naming applications to the Board. This will ensure clarity in identifying streets and buildings in Singapore.

General Principles

GENERAL PRINCIPLES

The objective of street naming is to ensure easy and quick location of places by the general public and emergency services such as ambulance, police and fire brigade services, transport, delivery and mail services.

All public streets, including flyovers, viaducts, underpasses, circuses, vehicular bridges, pedestrian malls and private roads which are non-gated and freely accessible by the public (e.g. roads within a university campus) require naming approval by the Street and Building Names Board (SBNB).

A public street must be at least 60 metres in length to qualify for a new street name. Service roads, private access roads, driveways and back lanes do not come under the purview of the SBNB and do not require naming approval.

In assessing the naming applications for streets, SBNB will apply the general guidelines and principles as set out in this handbook. However, the guidelines are not exhaustive. The SBNB will consider all circumstances of each individual application and reserves the right to assess them based on factors including but not limited to those covered in the handbook.

Names should accurately reflect the location and surrounding environment

Location

The street name should be appropriate for the location of the street or the area to provide directional cue, facilitate way finding and allow easy identification of locations. For example, a series of street names in the same neighbourhood near the western coastline can use the same generic locality name "West Coast" with different descriptors as suffixes such as Drive / Avenue / Heights / View, etc.

Nature of developments served by the street

Proposed street names should relate appropriately to the nature of the surrounding developments. For example, street names that contain the word "industrial" clearly reflect that the streets serve developments in an industrial estate. Therefore, Ang Mo Kio Electronics Park Road is named as such to reflect the nature of the estate which houses the companies in the electronics industry. Similarly, the streets in Seletar area that serve the developments in the aerospace industry are named as Seletar Aerospace Avenue / Crescent / Drive / Heights / Lane / Link / Rise / View / Way, etc.

Retain heritage

The memory, legacy and the heritage of a place play an important part in guiding the appropriateness of the names for new streets. Street names that acknowledge the history of the area are encouraged. This helps to promote or reinforce a greater sense of history and identity among the community. Over time, the community becomes familiar with their locality and their associated historical context.

Physical attributes

Proposed street names should accurately reflect the physical attributes of the street which includes the length and width of the street, the street design configuration such as cul-de-sac road, a road that forms a square, curved road or ring road. Examples are Sengkang Square and Yishun Ring Road.

Similarly, the street name can reflect the presence of nearby physical landscape such as sea, river or hill. Some examples are Sea Avenue, River Valley Road and Hill Street.

Street names containing words such as "heights" or "rise" would be acceptable for streets that are on higher ground or elevated levels. Please refer to the section on Naming Conventions for more terms used in street names.

Names should be kept reasonably short and easy to pronounce, spell and remember

Applicants are encouraged to propose street names that are reasonably short and easy to pronounce. If the names are too long, the SBNB will advise the applicant to shorten the name.

The proposed name should not duplicate or be too similar to existing street names in terms of pronunciation and spelling. This is to avoid confusion with another street located in another part of Singapore.

Before submitting the naming application, applicants are advised to conduct an online search of existing street names in the SBNB database to verify if the proposed name is similar to existing names.

Use of creative names and coined words

Creative names such as using coined words in street names can be considered if they are in line with key naming guidelines i.e. easy to pronounce and relate to the locality and the developments in the area. Examples are the series of street names in One-North using Fusionopolis to relate to the information technology industry and Biopolis for biomedical industry.

Naming streets after a specific development

Naming a street after a specific development is generally not allowed as no party should monopolise the street name, particularly where there are other developments located along the same street.

Names of persons, companies, associations and communities

Generally, names of persons (living or dead), companies, associations and communities should not be used in naming new streets unless there is a compelling reason to do so.

Where appropriate, the SBNB and the government will consider naming new streets or places after outstanding persons who had made significant contributions to Singapore, in the area of economics, the arts, sports, education or politics; for example, Zubir Said Drive.

Names that contain words which have controversial, derogatory or offensive meaning

We need to safeguard the public interest by ensuring that names do not contain any meaning that may be deemed controversial, derogatory or offensive to the public.

Extension of street

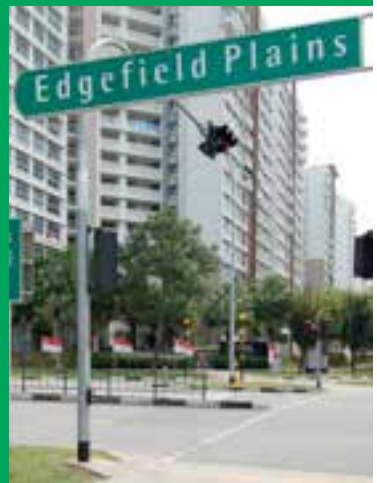
Where a new road is an extension of an existing road, the existing street name can be used to name the new extension instead of using a new street name.

Renaming of streets

Renaming of streets will generally not be considered, especially if the name change affects the history or heritage of the place; and/or involves the change of numerous existing addresses of buildings along the street causing inconvenience to the residents and businesses.

Names of streets may be changed only under special circumstances, for example when an existing road is affected by redevelopment in the area. Such applications will be considered on a case by case basis.

Naming Conventions



NAMING CONVENTIONS

This section covers the guidelines on spelling of street names, the use of numbers, descriptive names based on street hierarchy, configuration and topography; and the names to avoid.

See **Annex 1** for examples of descriptive names for streets.

Language of names

Application for street names is only available in English. Only the UK English form of spelling should be used in street names. Non-English names such as Lorong and Jalan are to be avoided for new street names.

Application of street names is not available in Chinese. The SBNB will liaise with the Ministry of Communications and Information (MCI) to translate the street name into Chinese based on the approved English street name. Chinese street names should reflect the simplified form of writing for Chinese characters used in Singapore except for the form of the numbers which shall use only Arabic numbers.

Use of numerals

For numerical street names, they should be spelt in full and not interchanged with Arabic numerals (e.g. 1, 2, 3) or Roman numerals (e.g. i, ii, iii). This is to avoid confusion with the house number. For example, the street named as Sixth Avenue should not be reflected as 6th Avenue or it will cause confusion with the house number i.e. No.6 6th Avenue.

For street names with alphanumeric suffixes, only Arabic numerals should be used in alphanumeric suffixes. The numbers are not to be interchanged with Roman numerals or the written word of the number. For example, xxx Street 5A should not be reflected as xxx Street Five A or xxx Street VA.

Types of descriptive names for streets

Hierarchy of streets

Street name descriptors should follow the hierarchy of streets in descending order from major arterial roads to local access roads as follows:

Expressway > Highway > Boulevard > Avenue > Way > Road > Street > Walk > Lane

Examples of street name descriptors based on the hierarchy of streets

LTA's Road Category	Description	Examples of street name descriptors
1	Expressway	Highway, Parkway, Expressway
2	Semi-expressway	
	Major arterial	Boulevard, Avenue, Way, Drive
3	Minor arterial	Drive, Road, Street
4	Primary access	Drive, Road, Street
5	Local access	Walk, Lane, Link

East Coast Parkway (ECP) is categorised as an expressway

Topography

For street names that reflect the natural topography, terms such as Mount, Heights, Hill, Ridge, Peak, Crest and Rise may be used selectively for naming of the streets located on higher ground. Examples are Namly Hill, Pasir Ris Heights, Kent Ridge Road and Mount Pleasant Road / Drive.

Mount Pleasant Road is located in hilly and wooded area

Terms such as Vale or Valley, Basin, Field, Green and Grove may be used in naming of streets that are within low-lying areas or wooded areas. Examples are West Coast Vale, Greenwood Grove and Punggol Field Walk.

Water body related descriptors

The proximity of the streets to a water body will be taken into consideration for street names containing words such as Cove, Bay, Marine, Marina, Quay, River, Bayshore, Bayfront, Sea, Ocean, Harbourfront, Straits and Coast. Examples are Bayfront Avenue, Harbourfront Place, East Coast Parkway, Cove Way / Drive / Avenue. See Figure1.

Figure 1: Street map illustration on Ocean Drive and Cove Drive

Locational context

Based on the locational context, the term "Gateway" can be used to name roads at strategic locations that signify the start-point or entrance to a district. Examples are Jurong Gateway Road in Jurong Lake District and One-North Gateway in One-North.

Other descriptive terms such as Central and North / South / East / West may be used in street naming that reflect their location, for example, Happy Avenue North / Central / East / West (See Figure 2); Sengkang Central / Sengkang East Way / Sengkang West Way.

Figure 2: Street map illustration on Happy Avenue series of street names

Configuration of the streets

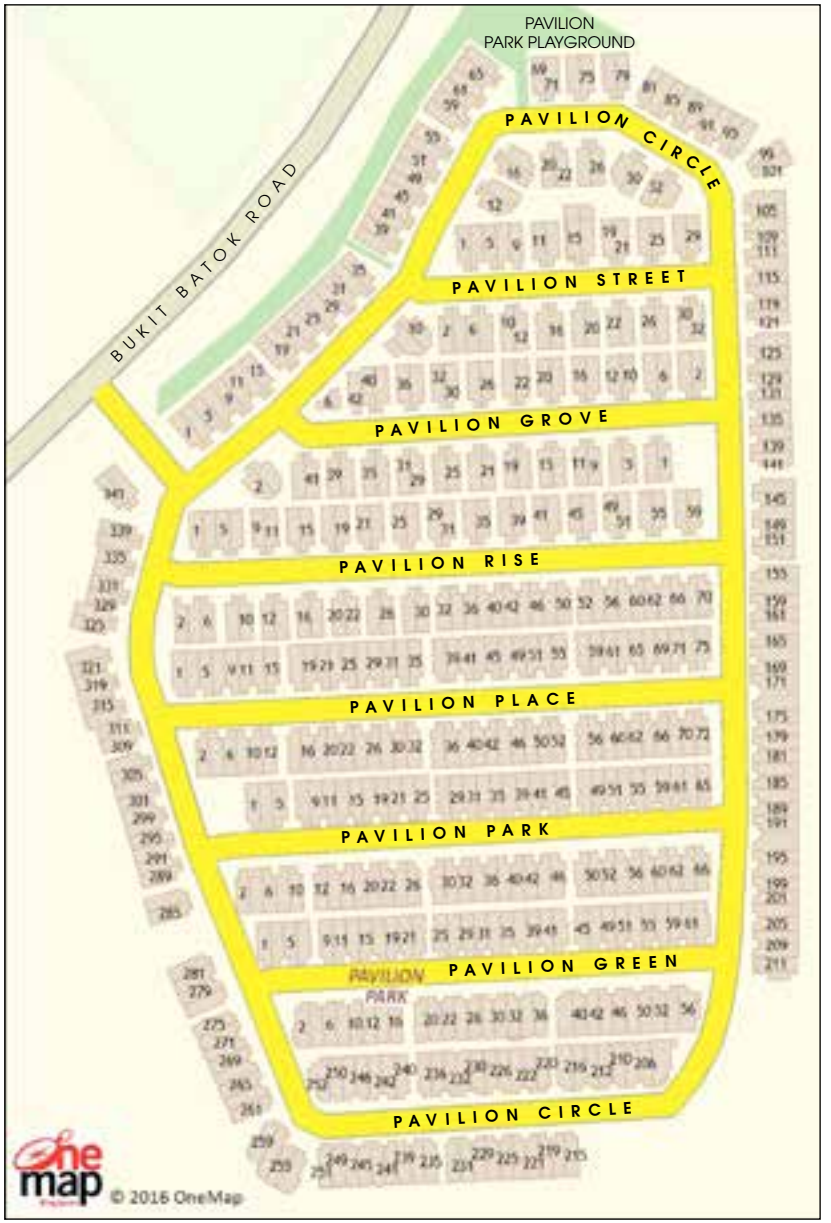
The street names should reflect the configuration of the streets. Some examples are:

- Link – for road linkages
- Close – for cul-de-sac roads
- Loop / Crescent / Ring Road - for curved roads
- Circle - long curved road that connects from one end to the other end of an estate, for example, Pavilion Circle. See Figure 3.

"Themed streets names

"Themed" street names for streets within an estate help to create a sense of history and identity among the community over time. For example, Opera Estate has street names that are related to the opera theme such as Carmen Street and Swan Lake Avenue. Teachers' Estate has streets named after poets and literary figures from Asia, such as Tagore Avenue, Munshi Abdullah Avenue and Tu Fu Avenue.

Figure 3: Street Map illustration of configuration of Pavilion Circle and Pavilion Park estate which has street names with the prefix "Pavilion"



Names to avoid using the following:

Use of prefixes or possessive forms before the street name or locality

We should avoid street names that monopolise the street or locality name and may prevent the creation of a series of street names in the same neighbourhood with the generic locality name.

Some examples are:

Use of definite article "The"

The use of the definite article "The" as a prefix before a street name is to be avoided as it is deemed as monopolizing the area. For example, "The Scotts Road".

Use of prefix "D" with an apostrophe

A capital letter D with an apostrophe is pronounced in the same way as "The" when it is used as a definite article. Using D' as a prefix before a street name should be avoided. For example, "D'Orchard Road".

Use of possessive forms

Similarly, the use of the possessive forms such as "My" and "Our" including apostrophe with alphabet "s" should be avoided. Some examples are "My Katong Road", "Our Tampines Avenue" and "Cheng's Street".

Use of prepositions, punctuations, abbreviations and alphanumeric form in street names

Prepositions

The use of prepositions such as "at", "by", "in" "on" and "of" in street names should be avoided as it unnecessarily lengthens the street name. For example, 'Avenue of Stars'.

Punctuation marks and symbols

The use of punctuation marks and symbols such as hyphen and brackets in street names is to be avoided.

These punctuation marks and symbols are usually not fully pronounced or read together with the wording in the names and have no meaning.

Abbreviations and acronyms

The use of abbreviation and acronyms in street names may cause confusion and should be avoided. For example, ST may stand for Saint or Street.

Alphanumeric names

The use of alphanumeric names should be avoided in street naming except when it is used as a suffix, for example xxx street 5A.

GUIDELINES ON THE CHOICE OF STREET NAME DESCRIPTORS

Street name descriptors based on the hierarchy of streets

For expressway and semi-expressway (category 1 roads)

- Expressway
- Highway
- Parkway

For major arterial road (category 2 roads)

- Boulevard
- Avenue
- Way

For arterial and primary access roads (category 3 & 4 roads)

- Drive
- Street
- Road

For local access roads (category 5 roads)

- Walk
- Lane
- Link

Street name descriptors based on configuration of the streets

- Oval
- Circle
- Circus
- Circuit
- Ring
- Loop
- Crescent
- Bow
- Square
- Court
- Close
- Junction
- Cross
- Turn

Street name descriptors based on topography

- Basin
- Vale and Valley
- Field(s)
- Plain(s)
- Park and Parkway
- Garden(s)
- Green
- Grove
- Heights
- Mount, Hill and other derivative names eg hillside, hillview etc
- Ridge
- Peak
- Crest
- Rise
- Water body related descriptors e.g. coast, cove, bay, sea, ocean, marine, etc.

Street name descriptors based on the locational context

- Central / Centre
- Gate / Gateway
- North / South / East / West
- Upper / Lower
- Old / New
- Numerical order e.g. First, Second, Third, etc.
- View / Vista
- Specialised Industrial or Business Park
- Point
- Perimeter
- Boundary
- Edge
- Sector
- Terrace
- Concourse
- Esplanade / Promenade
- Parade
- Place
- Estate
- Town / Town hall
- Village

ANNEX 1

Street name descriptors based on their function

- Bridge
- Causeway
- Boardwalk
- Flyover
- Tunnel
- Underpass
- Viaduct

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As the handbook will be updated from time to time, please visit *https://www.ura.gov.sg/uol/guidelines/development-control/street-naming.aspx* for the latest version of the handbook.

For more information on street and building names, please refer to the hyperlink above or contact SBNB Secretariat by email : *ura_sbnb_ura.gov.sg* or call us at 63216529 / 63216545.

STREET AND BUILDING NAMES BOARD

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