

Guidelines at a Glance: Hotel

The table below is intended to provide an overview of the key guidelines applicable for the development type. The full details of the guidelines are stated in the relevant tabs of this handbook.

Parameter	Guideline	
Gross Plot Ratio	As stipulated in the prevailing Master Plan	
Bonus GFA	Cumulative maximum of 10%. Applicable schemes include: <ul style="list-style-type: none"> Balcony Incentive Scheme Rooftop ORA on Landscaped Roofs Built Environment Transformation Scheme ORAs within Privately-Owned Public Spaces 	
Road Buffer	Category 1 – Expressway	15m (5m green)
	Category 2 – Major Arterial	7.5m (3m green)
	Category 3 – Minor Arterial	5m (3m green)
	Category 4 & 5 – Primary Access and slip road	5m (3m green)
Building Setback from Boundary	<ul style="list-style-type: none"> Minimum 3m (including 2m planting strip) along common boundaries with other developments Refer to section on <i>Building Setback from Boundary</i> for detailed setback requirements for ancillary structures 	
Building Height	No storey-height control except for sites which <ol style="list-style-type: none"> have technical height controls have conservation or urban design requirements 	
	Resultant building height shall comply with technical height controls imposed by other authorities such as CAAS and DSTA	
Floor-to-Floor Height	Maximum 5.0m	
Basements	Basements with protrusions of up to 1.0m: <ul style="list-style-type: none"> shall comply with the road buffer and building setback. any basement protrusions of more than 1.0m above the ground level are treated as a storey. 	

Parameter	Guideline	
	<p>Sunken basements may be built up to the road reserve line and lot boundary provided:</p> <ul style="list-style-type: none"> the portion underneath the green buffer is submerged at least 2m or more below the ground level. there are no technical requirements. it does not cause any adverse impact to the adjoining property. 	
Special and Detailed Control Plans	Special and Detailed Control Plans Special Control Area 1 Special Control Area 2	Developments within special control areas may be subject to screening requirements (to be confirmed upon submission of a proposed development)
Street Block Plans	Refer to section on <i>Street Block Plans</i>	
Urban Design Requirements	<p>Urban Design Requirements including activity generating uses may apply to developments within the Central Area and Key Growth areas (such as Jurong Gateway, Paya Lebar Central, Punggol Digital District and Woodlands Central).</p> <p>Refer to URA's Urban Design Website.</p>	
Developments involving Waterbodies	Refer to section on <i>Developments involving Waterbodies</i>	
Parking	<p>Parking standards and requirements are prescribed by the Land Transport Authority (LTA).</p> <p>LTA may require the provision of coach parking bays.</p>	
Use Quantum	<p>Minimum 60% of overall GFA for predominant uses</p> <p>Maximum 40% of overall GFA for ancillary uses</p>	
Allowable Uses	<p><u>Predominant Uses</u> = Hotel rooms and hotel related uses</p> <p><u>Ancillary Uses</u> = Shopping and other commercial uses</p>	
Open-sided and Covered Walkways	All hotel developments shall provide covered walkways along the periphery of the building facing roads and pedestrian routes. Refer to section on <i>Covered Walkways</i> for requirements.	

Parameter	Guideline
Average Retail Unit Size	Minimum 50sqm
Internal Corridor Width	<u>Corridor serving single row of retail units</u> = Minimum 2m to 2.4m <u>Corridor serving retail units on both sides</u> = Minimum 2.4m to 3m
RC Flat Roofs	<p>RC flat roofs shall remain inaccessible except for maintenance purposes only. Activating the rooftop for uses such as roof terraces may be allowed depending on the merits of the proposal. No structures shall be allowed unless otherwise approved by URA. Where allowed, structures (including any safety barriers) shall comply with height controls and the following guidelines.</p> <p>Communal Pavilions Communal pavilions shall be accessed from common areas only.</p> <p>They shall be computed as GFA unless they meet the following criteria:</p> <ul style="list-style-type: none"> • Maximum 50sqm or 50% of roof coverage, whichever is lower; • For developments with storey height control, pavilions shall be open-sided; • For developments without storey height control, maximum 50% perimeter enclosure of the pavilions may be allowed; • Communal pavilions shall be integrated with lush greenery. The greenery on the rooftop shall be both enjoyable by the building users and visible from the surroundings; • Plants shall be incorporated on permanent and preferably sunken planting, planned with sufficient soil depth based on the types of plants proposed. Some space shall be set aside for the provision of communal facilities and furniture to enhance the rooftop. <p>Solar Panels Planning permission is not required except in the following locations and contexts:</p> <ul style="list-style-type: none"> • Site is subject to urban design guidelines or located within Conservation Areas; • Elevated¹ solar panels; • Spaces under solar panels are enclosed or put to commercial use. <p>¹ A solar panel is deemed to be elevated if it is raised more than 1m from the roof level for landed housing developments or 1.8m from the roof level for other developments.</p>

Parameter	Guideline
Greenery	Refer to section on <i>Greenery</i>
Walking and Cycling Plan	Walking and Cycling Plan submission is required for Hotels with at least 700 rooms. Refer to section on <i>Walking and Cycling Plan</i> .
Underground Pedestrian Links to Rapid Transit System (RTS) Stations	Refer to section on <i>Underground Pedestrian Links to RTS Stations</i>
Earthworks	<ul style="list-style-type: none"> • Earthworks are not allowed within the building setback area. • Earthworks within the build-able area are subject to evaluation. If earthfill of more than 1m is allowed, the overall aggregate building height measured from the allowable platform level shall comply with the maximum allowable building height control. • Earthfill involving the entire development site may only be considered if the proposed earthworks are required to meet the Minimum Platform Level (MPL) stipulated by PUB.
Retaining and Boundary Walls	<p>Maximum allowable height for boundary walls is 1.8m.</p> <p>Erection of retaining walls are subject to evaluation. If retaining walls are allowed:</p> <ul style="list-style-type: none"> • the height shall be less than 1.5m; • retaining walls higher than 1.5m may be considered depending on site constraints and the need for extensive excavation; • the total visible height of the solid boundary-cum-retaining wall shall not exceed 2.8m, of which the solid boundary wall shall not exceed 1.8m.