Circular No : URA/PB/2014/18-PPG   Fax: 6226 3546
Our Ref   : DC/ADMIN/CIRCULAR/PB_14
Date   : 07 Jul 2014

CIRCULAR TO PROFESSIONAL INSTITUTES

NEW DEVELOPMENT APPLICATIONS (DAs) FOR HOTEL, BOARDING HOUSE, AND BACKPACKERS' HOSTEL USES

Who should know

Architects, engineers, developers, owners and tenants

Effective date

With effect from 07July 2014

1.   Hotels, boarding houses and backpackers' hostels provide accommodation for visitors to Singapore. These uses are generally found in commercial areas. However, such uses should not dominate and displace other commercial activities in these areas. In addition, they are generally not permitted within or at the fringe of residential estates so as to protect the amenity of nearby residents.

2.   In recent years, the Urban Redevelopment Authority (URA) has received more applications for new hotels, boarding houses and backpackers' hostels, including change of use proposals to such uses on sites that are not zoned for Hotel use.

3.   To address the potential proliferation of such developments, the URA will implement the following measures:

     a.   Within the Central Area, proposals for new hotels, boarding houses and backpackers' hostels, including any change of use proposals to such uses on sites that are not zoned or permitted for Hotel use, will generally not be allowed within certain areas inside the Outram, Rochor, Downtown Core and Singapore River Planning areas shown in Appendix 1a-d. For hotel, boarding house or backpackers' hostel proposals in other parts of the Central Area, URA will evaluate such proposals individually, considering the planning intention for the locality and the potential traffic impact that the individual proposal will generate.

     b.   Outside the Central Area, all proposals for new hotels, boarding houses and backpackers' hostels, including any change of use proposals to such uses on sites that are not zoned or permitted for Hotel use will generally not be allowed.

c.   For existing approved hotels and boarding houses on sites that are zoned or permitted for Hotel use, any proposed intensification of the Gross Floor Area (GFA) will continue to be subject to evaluation.

d.   Expansion of the existing approved boarding house and backpackers' hostel uses that are on Temporary Permission (TP) will be considered individually, up to the total GFA of the existing building that it occupies. URA will only allow further renewal of the TP for these uses if they have not caused any adverse traffic impact and disamenity to the surrounding users.

4.   This policy will take effect from 07 July 2014 for all applications for hotels, boarding houses and backpackers' hostels. Only formal development applications (excluding Outline Applications) submitted before the effective date of 07 July 2014 which have already been granted Provisional Permission or which will result in a Provisional Permission will not be subject to the revised guidelines[1].

5.   This policy will be reviewed in two years' time.

6.   We would appreciate it if you could convey the contents of this circular to the relevant members of your organisation. If you or your members have any queries concerning this circular, please contact Ms Agnes Won at 6671 1003 or agnes_won@ura.gov.sg; or Ms Andrea Goh at 6329 3526 or andrea_goh@ura.gov.sg. Our past circulars and guidelines are also available on our website: http://www.ura.gov.sg

Thank you.

HWANG YU-NING (MS)
GROUP DIRECTOR (PHYSICAL PLANNING)
for CHIEF EXECUTIVE OFFICER
URBAN REDEVELOPMENT AUTHORITY

FUN SIEW LENG (MS)
GROUP DIRECTOR (URBAN PLANNING & DESIGN)
for CHIEF EXECUTIVE OFFICER
URBAN REDEVELOPMENT AUTHORITY

*Join URA's mailing list to get the latest updates on current and future plans and developments around Singapore. Click here to subscribe (*http://www.ura.gov.sg/uol/Newsletters/Subscribe.aspx)

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[1] If a development application is submitted prior to 07 July 2014 and results in an Advice or Refusal of Written Permission (RWP), this policy will apply to the subsequent submission of the development application after the Advice or RWP.
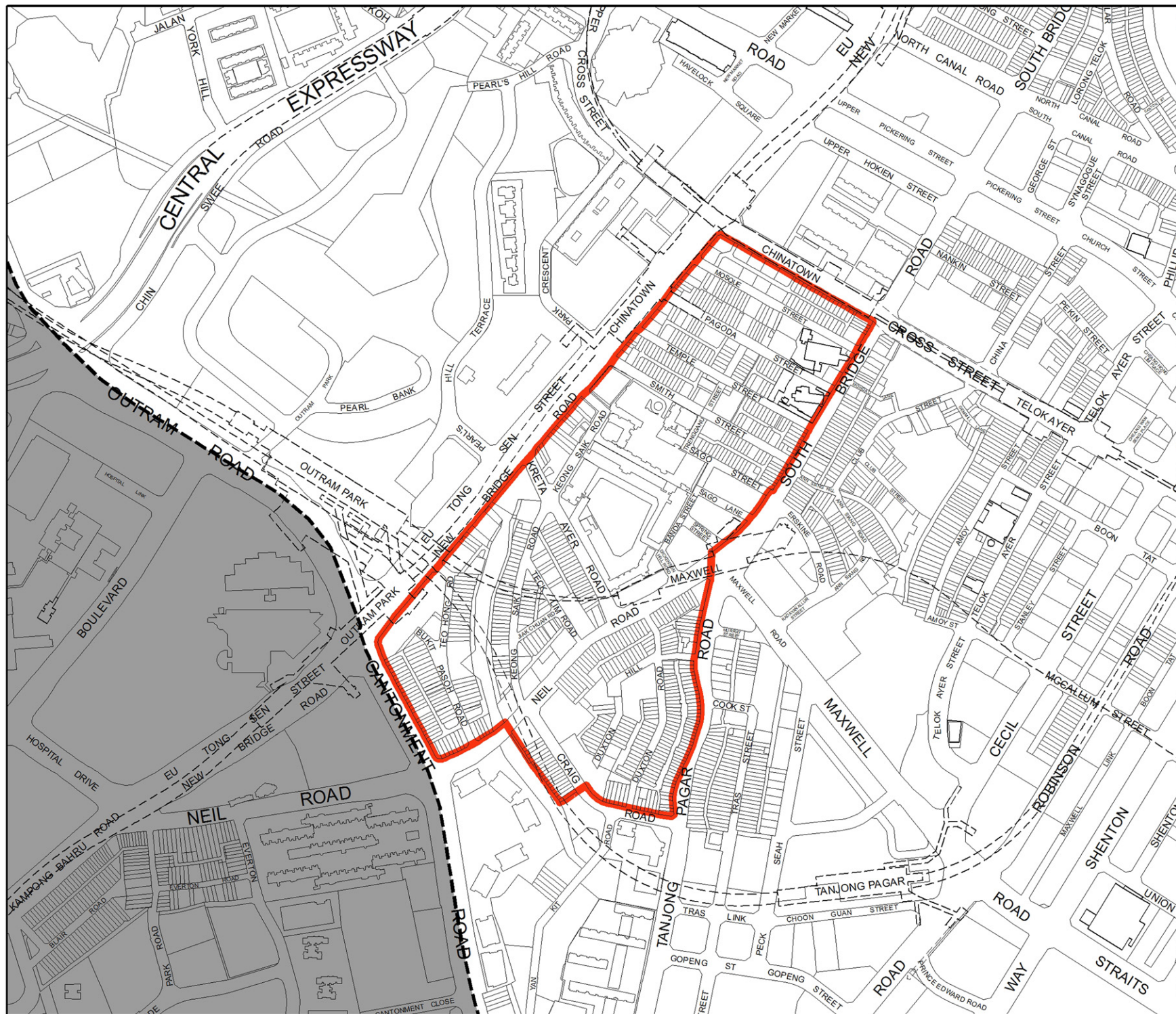
OUTRAM PLANNING AREA

OUTSIDE CENTRAL AREA (OCA), SUBJECT TO POLICY FOR OCA (REFER TO CIRCULAR FOR DETAILS)

LOCATIONS WHERE NEW HOTELS, BOARDING HOUSES & BACKPACKER HOSTELS ARE NOT ALLOWED

SCALE : 1:5000 @A3

0   120 M

DRWG NO : OT/2014/007
DATE : APRIL 2014
GROUP : CUDG, PPG

UR URBAN REDEVELOPMENT AUTHORITY
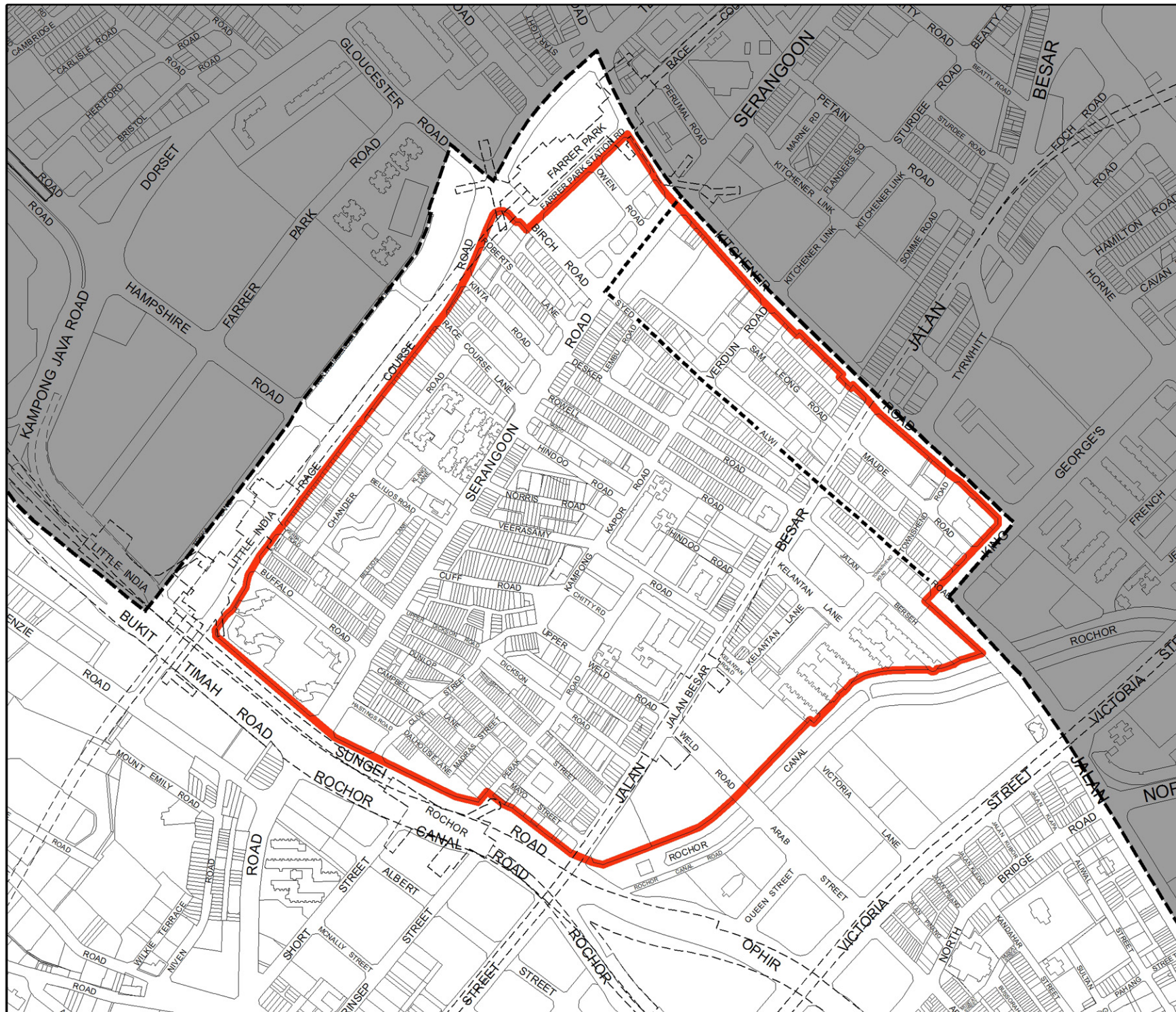To make Singapore a great city to live, work and play

ROCHOR PLANNING AREA

OUTSIDE CENTRAL AREA (OCA), SUBJECT TO POLICY FOR OCA (REFER TO CIRCULAR FOR DETAILS)

LOCATIONS WHERE NEW HOTELS, BOARDING HOUSES & BACKPACKER HOSTELS ARE NOT ALLOWED
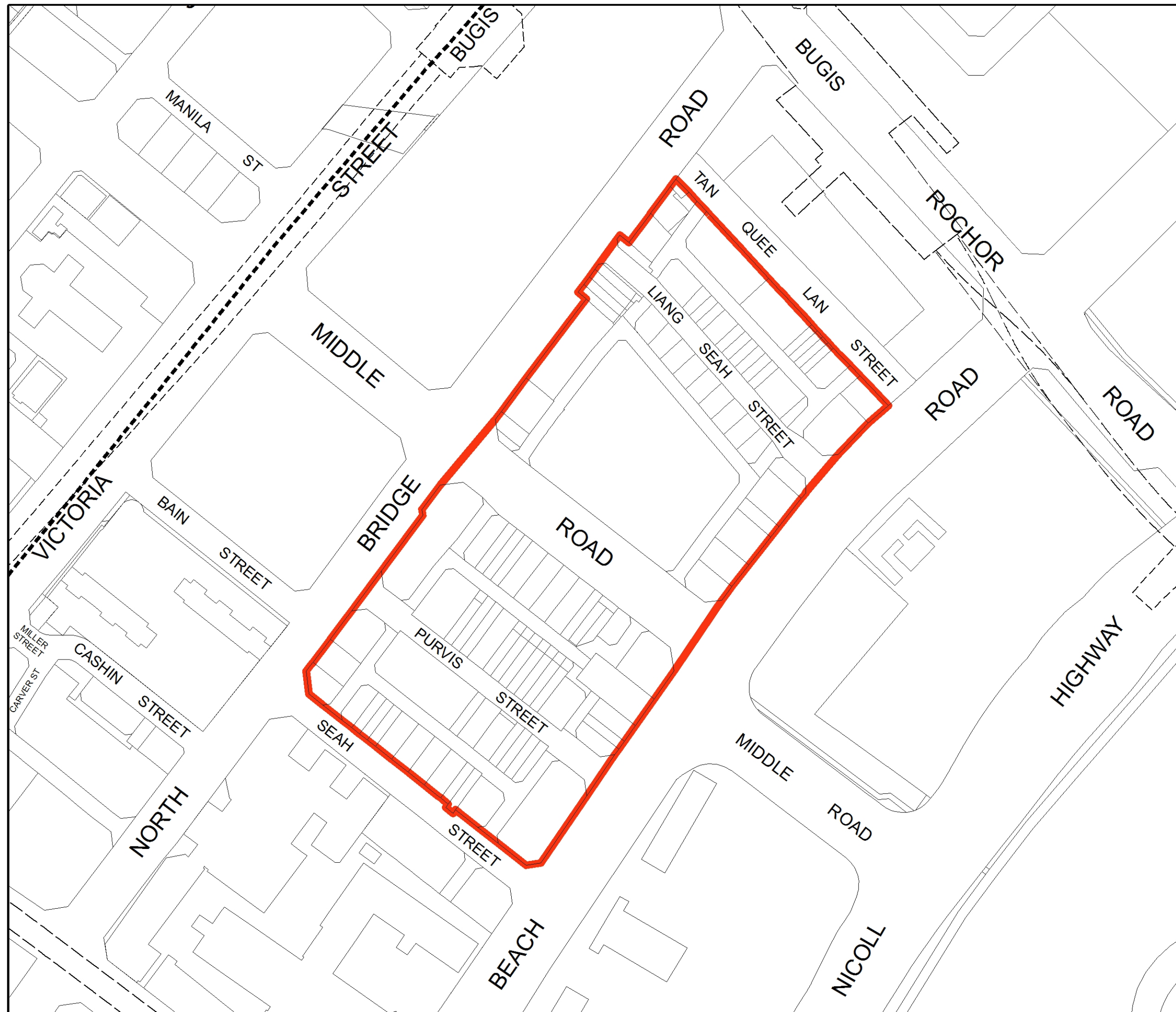
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DRWG NO : RC/2014/017
DATE : APRIL 2014
GROUP : CUDG, PPG

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DOWNTOWN CORE PLANNING AREA

LOCATIONS WHERE NEW HOTELS,
BOARDING HOUSES &
BACKPACKER HOSTELS ARE NOT ALLOWED

MANILA ST

BUGIS STREET

BUGIS ROAD

ROCHOR ROAD

ROCHOR ROAD

MIDDLE ROAD

TAN QUEE LAN STREET

LIANG SEAH STREET

VICTORIA STREET

BAIN STREET

MILLER STREET

CARVER ST

CASHIN STREET

NORTH BRIDGE ROAD

PURVIS STREET

SEAH STREET

BEACH ROAD

MIDDLE ROAD

NICOLL HIGHWAY

SCALE : 1:2000 @ A3

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DATE : APRIL 2014
GROUP : CUDG, PPG
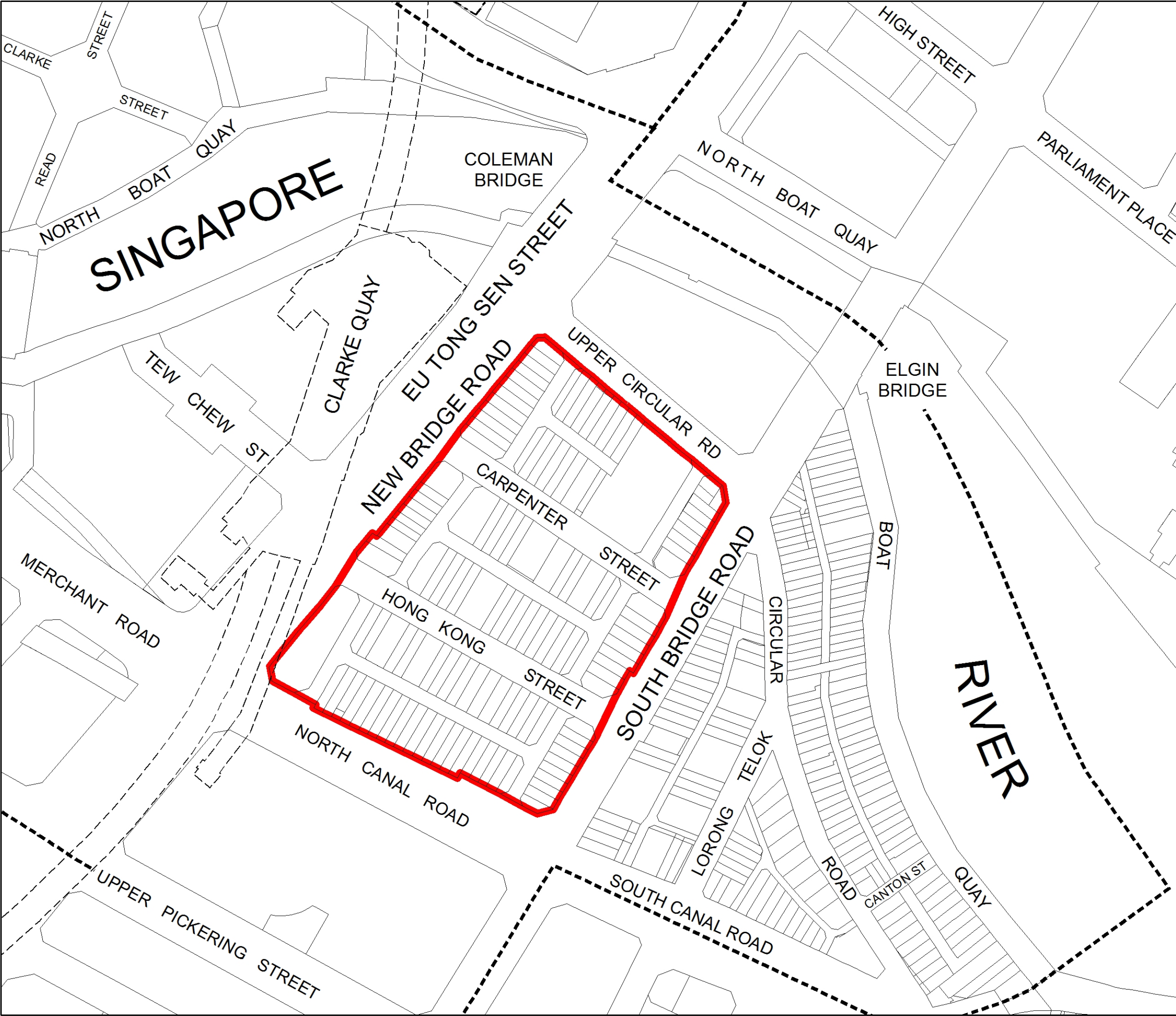
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SINGAPORE RIVER PLANNING AREA

LOCATIONS WHERE NEW HOTELS, BOARDING HOUSES & BACKPACKER HOSTELS ARE NOT ALLOWED

CLARKE STREET

STREET

READ

NORTH BOAT QUAY

SINGAPORE

COLEMAN BRIDGE

HIGH STREET

NORTH BOAT QUAY

PARLIAMENT PLACE

TEW CHEW ST

CLARKE QUAY

EU TONG SEN STREET

NEW BRIDGE ROAD

CARPENTER STREET

UPPER CIRCULAR RD

ELGIN BRIDGE

MERCHANT ROAD

HONG KONG STREET

SOUTH BRIDGE ROAD

CIRCULAR

BOAT

RIVER

NORTH CANAL ROAD

LORONG TELOK

ROAD

CANTON ST

QUAY

UPPER PICKERING STREET

SOUTH CANAL ROAD

SCALE : 1:2000 @A3

0   50 M

DRWG NO : SR/2014/064

DATE : APRIL 2014

DIVISION : CUDG , PPG

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