

Circular No : URA/PB/2016/13-PCUDG
Our Ref : DC/ADMIN/CIRCULAR/PB_16
Date : 12 Aug 2016

CIRCULAR TO PROFESSIONAL INSTITUTES

Who Should Know

Architects, engineers, developers, owners and tenants

Effective Date

With effect from 12 August 2016

EXTENSION OF VALIDITY PERIOD FOR CIRCULAR ON NEW DEVELOPMENT APPLICATIONS FOR HOTEL, BOARDING HOUSE AND BACKPACKERS' HOSTEL USES (REF: URA/PB/2014/18-PPG DATED 7 JULY 2014)

1. In July 2014, we had issued a Circular to inform the industry that development applications for new hotels, boarding houses and backpackers' hostels, including change of use proposals on sites that are not zoned for Hotel use¹ will generally not be allowed, and the policy will be further reviewed in 2 years' time (refer to [circular](#)). This was to address the increased numbers for such developments that were displacing other commercial uses or affecting the residential amenity of these areas.
2. The review has now been completed. As the planning concerns are still valid and the supply of hotel rooms in the pipeline remains healthy, the validity period of the Circular will be extended for another two years until 12 August 2018.
3. 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 proposals will generate.
4. 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.
5. 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.

¹ New hotel facilities will similarly not be allowed on sites zoned for Sports and Recreation use, such as in golf clubs. The [circular](#) dated 2 July 2007 on Hotel Room Facilities In Golf Clubs has been rescinded.

6. 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.
7. I 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 email us. For your information, past circulars and guidelines are available at our website <http://www.ura.gov.sg>.

Thank you.

CHOU MEI (MS)
ACTING GROUP DIRECTOR (CONSERVATION AND URBAN DESIGN)
for CHIEF EXECUTIVE OFFICER
URBAN REDEVELOPMENT AUTHORITY







