

Appendix B

Updated Guidelines for Workers' Dormitories within an Industrial or Warehouse Development

Type of Workers' Dormitory	<p>Ancillary workers' dormitories are dormitories located within the factory building that house workers employed by the owner or lessee of the factory, as well as workers who work on-site at the subject factory.</p> <p>Secondary workers' dormitories are dormitories located within the factory that can house workers who are not employed by the owner or lessee of the factory; as well as both on-site and off-site workers.</p>
Use Quantum Control	Use quantum of the workers' dormitories (either ancillary or secondary) and other ancillary and secondary uses shall not exceed 40% of the overall gross floor area (GFA) of the development.
Duration	A Temporary Permission (TP) of up to 3 years, subject to the use not causing any amenity problems. Renewal of the TP will be subject to compliance with the prevailing guidelines.
Allowable Number of Workers	The number of workers that can be housed in the workers' dormitory will be subject to compliance with technical requirements of the relevant authorities including MOM, LTA, PUB, SCDF, NEA and SPF. The lowest number allowed will be taken as the cap for the housing capacity.
Applicable DC rate for Temporary Development Levy and Differential Premium	Proposed temporary ancillary and secondary workers' dormitory that result in enhancement in value are subject to temporary development levy (TDL) or differential premium leviable by SLA at Civic & Community Institution (C&CI) rate (i.e. Group E) where applicable.
Location Criteria	<p>All Workers' Dormitories are to satisfy the following:</p> <ol style="list-style-type: none"> 1. All proposals will be subject to planning evaluation. 2. They must not fall within NEA's and SCDF's health and safety buffer zones. 3. For multiple-unit industrial and warehouse developments, new workers' dormitories are to be located within a separate whole block within the factory site. 4. New ancillary or secondary workers' dormitories will not be allowed in the industrial areas as shown in Appendix A.

Plot Ratio	Overall plot ratio of the site including worker's dormitories shall not exceed the Master Plan Gross Plot Ratio (GPR) of the site.
Building setbacks	<ol style="list-style-type: none"> 1. For conversion of space within existing developments to workers' dormitories, the existing industrial setback requirements will apply. 2. For new workers' dormitories blocks within existing developments, front setback (from road) of 7.5m or road buffer (green and physical buffer) will apply, whichever is greater. Side and rear setbacks of 3m (min) will apply.
Building height	Subject to height control for the area.
Floor to floor height	<ol style="list-style-type: none"> 1. There are no controls on floor-to-floor height for conversion of space within existing developments to workers' dormitories. 2. A 3.6m (max) floor-to-floor height control will apply for new workers' dormitories blocks within existing developments.
Other requirements	<ol style="list-style-type: none"> 1. All proposals will require landowners' endorsement. 2. All new proposals will require prior clearances from MOM, NEA, SCDF, PUB and LTA. For more information on PUB's requirement on sewerage, please refer to (link). 3. No land or strata subdivision of the dormitories. 4. Workers' dormitories should cater for the needs and well-being of the residents. Operators are to comply with the prevailing living space standards, amenity provision guidelines, and any other requirements from the relevant authorities e.g. MOM. http://www.ura.gov.sg/Corporate/Guidelines/Circulars/dc16-14)
Renewal applications	<ol style="list-style-type: none"> 1. All proposals will be subject to assessment individually, based on prevailing guidelines and local site context. 2. Applicants are to provide prior clearances from MOM, NEA, SCDF, LTA and PUB. 3. Applicants to comply with the prevailing amenity provision guidelines and living space standard, and show the computation of these provisions in the submission plans 4. If there are changes to the original layout plan or involving any fire safety works, applicants shall engage a Qualified Person to assist in obtaining SCDF's Plan Approval and the Fire Safety Certificate (FSC).