

APPENDIX 3

Computation on the Maximum Number of DUs Allowed for Flats and Condominium Developments Outside the Central Area

Worked Example 1

Proposed Residential Development on a plot zoned for Residential use at GPR 3.5 in Woodlands (outside Central Area and outside areas listed in Appendix 2) with 5 units of 200 sqm strata landed units

Development Site Area : 2,000 sqm
Master Plan Zoning : Residential
Master Plan Allowable GPR : GPR 3.5
Maximum GFA (not including bonus GFA) : $\text{GPR } 3.5 \times 2,000 = 7,000 \text{ sqm}$
GFA of Strata Landed units : $5 \times 200 \text{ sqm} = 1000 \text{ sqm}$
Maximum number of DUs allowed =

$$\text{GPR } 3.5 \times 2,000 \text{ sqm} - 1000 \text{ sqm}$$

$$85 \text{ sqm}$$

= 70.6
= 70 DUs [to be rounded down] ⁵

Worked Example 2

Proposed Mixed Commercial & Residential Development on a plot zoned for Commercial & Residential use at GPR 3.0 at Joo Chiat (outside Central Area and inside areas listed in Appendix 2)

Development Site Area: 1,600 sqm
Master Plan Zoning: Commercial & Residential use
(The commercial quantum cannot exceed 40% of the max allowable floor area)
Master Plan Allowable GPR: GPR 3.0
Maximum GFA (not including bonus GFA): 4,800 sqm

Proposed residential main building GFA: $\text{GPR } 3.0 \times 60\% \times 1,600 \text{ sqm} = 2,880 \text{ sqm}$ (60% of max allowable floor area)

Maximum number of DUs allowed for the residential component =

$$\text{GPR } 3.0 \times 60\% \times 1,600 \text{ sqm}$$

$$100 \text{ sqm}$$

= 28.8
= 28 DUs [to be rounded down]

⁵ Refers to non-landed units. The total DUs, including strata landed units, shall also not exceed maximum GFA divided by 85 sqm i.e. 82 DUs in this example.