

Circular No : URA/PB/2018/05-DCG
Our Ref : DC/ADMIN/CIRCULAR/PB_18
CW 00300/60
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CIRCULAR TO PROFESSIONAL INSTITUTES

Who should know

Developers, building owners, architects, engineers, Qualified Persons (QPs) and real estate agents

Effective date

26 September 2018

REVISED GUIDELINES FOR NEW LANDED HOUSING DEVELOPMENTS AFFECTED BY MINIMUM PLATFORM LEVEL REQUIREMENTS IN LOW-LYING AREAS

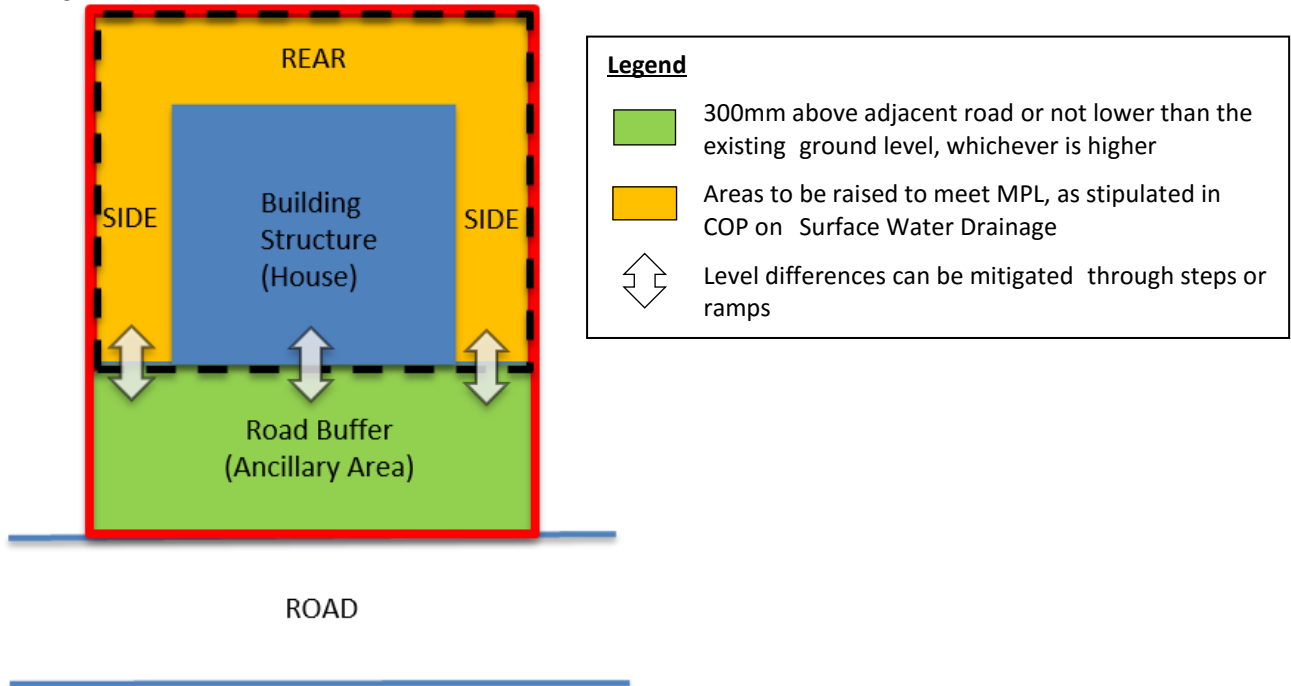
1. URA and PUB have carried out a post implementation review of the guidelines for new landed housing developments affected by Minimum Platform Level (MPL) requirements. The revised guidelines are aimed at mitigating level differences between the existing ground levels and building structures / internal living areas, while still meeting MPL requirements.
2. In 2016, URA and PUB provided clarifications on the guidelines for new landed housing developments in low-lying areas to safeguard the overall character of landed housing estates. Based on these earlier guidelines, only the building structures/internal living areas needed to be raised to meet the stipulated MPL, for flood protection purposes under the Code of Practice (COP) on Water Surface Drainage. The existing ground levels within the rest of the development site, termed as ancillary areas in PUB's COP, were to be generally retained, to avoid excessive earth-fill or new retaining walls. This was to safeguard the overall character of the estate by minimising the impact on the streetscape and surrounding developments.

More Flexibility for Earth-fill Within the Side and Rear Setback Areas

3. In response to feedback from the industry and homeowners, we have refined the guidelines further, and can now allow the side and rear setback areas of the development site to also be raised to meet PUB's stipulated MPL (refer to Figure 1). This will help mitigate level differences between these setback areas and the adjacent building structures / internal living areas, which must meet the MPL. Any common retaining cum boundary walls or fences should be designed sensitively, as these may be higher than the existing levels of adjacent houses or land parcels.
4. The road buffer area of the development site need not be raised to the required MPL, so as to safeguard the streetscape of the estate. For flood protection purposes, the road buffer area has to be 300mm above the adjacent road level,

or not lower than the existing ground level, whichever is higher. Limited earth-fill necessary for access into the house and level mitigation (e.g. for steps/ramps at the front leading into the house) resulting in new outward-facing retaining walls will be assessed individually, based on the site context and impact on the surroundings.

Figure 1



Assessment of Allowable Storey Height

5. The overall allowable height of the building under the envelope control guidelines for landed houses will continue to be measured from the MPL imposed on the site.

Plan Endorsement for Submissions for New Landed Houses

6. The Qualified Person (QP)¹ is required to endorse the following condition on the drawings during the submission:

“The Developer/Owner is fully aware that he shall raise the structures/areas built to lower platform levels, to or above the recommended Minimum Platform Level as and when the adjacent grounds/roads are raised in future and comply with any other conditions deemed necessary by PUB.”

Implementation

7. This circular is to supersede the earlier Circular URA/PB/2016/16-DCG released on 3 Oct 2016, and the revised guidelines will apply with immediate effect to all new applications.
8. I would appreciate it if you could convey the contents of this circular to your members. We have updated the same in the Development Control Handbooks. You are advised to refer to these Handbooks for the most updated guidelines and procedures instead of referring to past circulars.

9. For other information on the master plan, urban design guidelines, private property use and approval, car park locations and availability, private residential property transactions, and conservation areas and buildings, use [URA SPACE \(Service Portal and Community e-Services\)](#). This is an online portal packed with useful data and visualisation to help building professionals, business operators and the general public in their decision-making. It consolidates detailed information on land use and private property into a one-stop platform presented on geospatial maps.

For feedback or enquiries, please [email](#) us. For queries related to PUB's Code of Practices, please contact PUB's Catchment and Waterways Department at Tel: 6731 3512, or by email at PUB_BPU@pub.gov.sg

Thank you.

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