



THE PLANNING ACT
MASTER PLAN WRITTEN STATEMENT
2025

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PREFACE

The Master Plan for the Republic of Singapore was first formulated from 1952 to 1955, and approved by the Government in August 1958. The Master Plan has since undergone eleven reviews and various amendments have been made to it.

In the current planning system, the Long-Term Plan (formerly known as the Concept Plan) maps out the long-term land use strategies for Singapore. The Long-Term Plan is reviewed regularly, and its intentions are translated into detailed land use plans for the different planning areas to form the Master Plan.

In the current review of the Master Plan, the detailed land use plans for the different planning areas were amended and updated where necessary to reflect the land use intentions. After incorporating relevant feedback from the public exhibitions, these amended plans are formalised as the Master Plan 2025.

The contents and provisions of the Master Plan are applied to guide physical development through development control. These contents and provisions do not confer development rights and do not constitute an entitlement to develop the land to the maximum intensity. Application for permission to develop must comply with detailed development control, conservation and preservation requirements, where applicable.

SECTION I

PRELIMINARY

1.0 Definition of Terms

1.1 In this Master Plan Written Statement 2025 (“this Written Statement”, which expression shall include any supplement, amendment or variation made to it from time to time), the following expressions shall have the meanings assigned to them below:

1.1.1 “amendment” in relation to the Master Plan has the same meaning as defined in Section 2 of the Planning Act.

1.1.2 “Amendment Plan” means any plan or plans included in an amendment to the Master Plan made on or after 1 December 2025.

1.1.3 “application” means:

(i) an application for planning permission as defined in Section 2 of the Planning Act; or

(ii) an application for conservation permission as defined in Section 2 of the Planning Act, and shall include any such aforesaid application with regard to a monument.

1.1.4 “competent authority” has the same meaning as defined in Section 2 of the Planning Act.

1.1.5 “conservation area” has the same meaning as defined in Section 2 of the Planning Act.

1.1.6 “demarcated area” means the area demarcated on the Amendment Plan as being the area to which the Amendment Plan shall apply.

1.1.7 “existing use” means the use to which a building or land was put on 1st February 1960 or a use authorised or permitted under the Planning Act or the repealed Act.

1.1.8 “floor area” has the same meaning as defined in the Planning (Development) Rules (Rule 2).

- 1.1.9 “national monument” has the same meaning as defined in the Preservation of Monuments Act 2009; a list of such national monuments as at 13 December 2025 is shown in Table 2.
- 1.1.10 “national park” has the same meaning as defined in Parks and Trees Act 2005; a list of such national parks as at 13 December 2025 is shown in Table 3.
- 1.1.11 “nature reserve” has the same meaning as defined in Parks and Trees Act 2005; a list of such nature reserves as at 13 December 2025 is shown in Table 3.
- 1.1.12 “Planning Act” means the Planning Act 1998.
- 1.1.13 “plot ratio” means the ratio between the floor area of the building and site area.
- 1.1.14 “repealed Act” means the repealed Planning Act (Cap. 232, 1990Ed).
- 1.1.15 “site area” means the area of a development site unless otherwise defined in the Amendment Plan.

2.0 Applicability

- 2.1 This Written Statement shall apply to any Amendment Plan unless otherwise expressly stated therein.
- 2.2 From the effective date (being the date of the Minister’s approval) of the amendment to the Master Plan, all applications in respect of land within the demarcated area to which the Amendment Plan applies, including pending applications on which the competent authority has not made a decision, shall be considered in accordance with the Amendment Plan and this Written Statement and not the Master Plan prior to the effective date of the amendment.
- 2.3 Where Section 14(2) of the Planning Act applies, an application need not be considered in accordance with the Amendment Plan and this Written Statement, it shall instead be determined in such manner as the Minister may approve.
- 2.4 Where there is any contradiction, discrepancy or inconsistency between a map comprised in the Amendment Plan and this Written Statement, this Written Statement shall prevail.
- 2.5 The planning intentions in the Amendment Plan are subject to interpretation and elaboration by the competent authority. The competent authority may for this purpose from time to time publish development control plans, which include envelope control, building height, street block, connectivity, underground and urban design plans.

SECTION II

ZONING AND PLOT RATIO

3.0 Zoning And Plot Ratio

3.1 The zoning and plot ratio parameters referred to in the Amendment Plan prescribe the land use and development intensity permissible within the demarcated area.

4.0 Zoning Interpretation

4.1 The zoning notations in the Amendment Plan reflect the permissible predominant use of land within the demarcated area, subject however to the following:

- (i) Areas shown on the Amendment Plan for use as minor roads shall despite the zoning for the respective area be deemed to be zoned for Road use.
- (ii) Areas shown on the Amendment Plan for use as:
 - (a) drains
 - (b) utilities (such as electrical substations and septic tanks)
 - (c) rapid transit system structures, or
 - (d) at grade or above ground structures of any underground road system or road tunnel,

shall despite the zoning for the respective area be used for such specified uses unless otherwise allowed by the competent authority.

4.2 The competent authority may consider and approve uses (other than those permissible for the zoning) which are ancillary, related or compatible with the permissible predominant use. The type and quantum of uses that may be regarded as compatible with the predominant use shall be determined by the competent authority. The type and quantum of all ancillary or related uses that may be allowed for the support or management of the predominant use shall be determined by the competent authority having regard to the nature and scale of the development.

4.3 Where the existing use for the land is not consistent with the zoning for the land as depicted in the Amendment Plan, the competent authority may despite such zoning for the land consider and approve an application in respect of the land for:

- (i) change in use to a use which would be permissible under the same zone as that under which the existing use is; and
- (ii) additions, alterations and improvements to the existing buildings on the land.

- 4.4 Where the land is located within the designated historic conservation areas of Chinatown, Kampong Glam, Little India, Boat Quay, Blair Plain or Cairnhill and Emerald Hill and is zoned for Commercial use in the Amendment Plan, the competent authority may despite such zoning consider and approve an application in respect of the land for hotel, institutional or residential use.
- 4.5 The interpretations of zonings are given in Table 1.
- 4.6 Within the zones indicated in the Amendment Plan, the competent authority shall control developments in such a manner as to preserve or promote the character of the area as indicated by the notations in the Amendment Plan and any development control plans as may be published by the competent authority from time to time.
- 4.7 For the purpose of paragraph 4.1(i), “minor road” shall include back lanes but exclude:
- (i) any stratum of space on or within any land required and approved by the competent authority for use as public road and which is vested or to be vested to the State;
 - (ii) any road tunnel or underground road.
- 4.8 The competent authority may consider and approve uses of subterranean spaces under land, including uses which are other than those permissible for the zoning of the land as depicted in the Amendment Plan.

5.0 Plot Ratio Interpretation

- 5.1 The plot ratios indicated in the Amendment Plan prescribe the maximum permissible intensity for developments within the demarcated area. The actual intensity to be permitted for any development shall be determined by the competent authority subject to the prescribed maximum permissible plot ratio and having regard to the intensity of the surrounding developments.
- 5.2 The intensity to be permitted for any development is also subject to compliance with all other requirements imposed by the competent authority for the development as provided in paragraph 8.1 (ii). The resultant intensity to be permitted for a development may therefore be below the maximum permissible plot ratio prescribed.
- 5.3 For areas without any prescribed intensity, the plot ratio to be allowed shall be determined by the competent authority at his discretion.
- 5.4 Subject to paragraph 5.5, where a development on any land within the demarcated area is approved for:
- (i) a use or uses consistent with the zoning of the land in the Amendment Plan; and
 - (ii) an intensity higher than the prescribed maximum permissible intensity,
- such approved intensity of the development shall, subject to the provisions of Part V

and Part VA of the Planning Act, be deemed to be the prescribed maximum intensity for the land.

5.5 Paragraph 5.4 shall not apply in the following circumstances:

- (i) the competent authority has in the grant of planning permission or conservation permission for the development on the land expressly imposed a term or condition to the effect that the approved intensity of the development shall not be deemed to be the prescribed maximum intensity for the land;
- (ii) the development on the land is approved for landed dwelling house or houses and the land is zoned for Residential purpose with a maximum permissible plot ratio prescribed.

5.6 For the purpose of paragraph 5.5, a “landed dwelling house” means any detached, semi-detached, linked or terrace house used wholly or mainly for the purpose of human habitation and includes a dwelling-house governed by the provisions of the Land Titles (Strata) Act 1967.

5.7 For the purpose of paragraph 5.4, the competent authority may require the approved intensity of a development to be calculated and determined based on such method and requirements as the competent authority may specify.

5.8 Subject to Paragraphs 5.9 and 6, where land proposed for development includes land zoned or shown on the Amendment Plan for use as road or waterbody, the maximum permissible floor area for the development shall be determined as follows:

$$\begin{array}{l} \text{Area of the land proposed} \\ \text{for development} \end{array} \quad \times \quad \begin{array}{l} \text{The prescribed plot ratio for the part of the land} \\ \text{not zoned or shown for use as road or waterbody} \end{array}$$

5.9 Paragraph 5.8 shall apply only if the part of the land zoned or shown on the Amendment Plan for use as road or waterbody:

- (i) is not the subject of an acquisition under the Land Acquisition Act 1966; and
- (ii) has not been vested in the State.

6.0 Zoning and Plot Ratio Interpretation for land zoned or shown for use as Road or Waterbody

6.1 Subject to paragraph 6.2, where land proposed for development includes land zoned or shown on the Amendment Plan for use as road or waterbody (“the road or waterbody land”) and the part of the land not zoned for use as road or waterbody comprises of areas with different zonings and/or different prescribed plot ratios, the competent authority shall, at his discretion, determine and assign:

- (i) one or more of the said zonings to different parts of the road or waterbody land;

- (ii) one or more of the said prescribed plot ratios to different parts of the road or waterbody land.

6.2 Paragraph 6.1 shall apply only if the part of the land zoned or shown on the Amendment Plan for use as road or waterbody satisfies the conditions set out in paragraph 5.9.

7.0 Incentive Plot Ratio

7.1 The competent authority may in accordance with and subject to any planning guidelines or incentive scheme approved by the Minister, allow an increase or increases in plot ratio over and above the maximum permissible intensity prescribed for developments, or the maximum permissible intensity as determined by the competent authority under paragraph 5.3. The actual intensity to be permitted for a development shall be determined by the competent authority subject to the prescribed or determined maximum permissible intensity and the allowable increase or increases in plot ratio under the planning guideline or incentive scheme. If the purpose for which the floor area attributable to any such increase in plot ratio may be used is specified in the planning guidelines or incentive scheme, such floor area shall be used only for the specified purpose unless otherwise allowed by the competent authority. Such floor area shall not be taken into consideration for the purpose of paragraph 5.4 unless otherwise allowed under the planning guidelines or incentive scheme.

8.0 Development Control And Other Requirements

8.1 In addition to the contents and provisions of the Amendment Plan, the competent authority in determining an application in respect of land within the demarcated area:

- (i) Will take into consideration:
 - (a) all applicable planning guidelines (e.g. guidelines pertaining to the control of building height, building set back and spacing, connectivity, detailed land and subterranean space use, building use, building form, urban design, plot size, etc.) and relevant conservation guidelines that may be issued by the competent authority;
 - (b) any relevant guidelines for national monuments that may be issued by the National Heritage Board; and
 - (c) any relevant guidelines for nature reserves and national parks that may be issued by the National Parks Board.
- (ii) May impose such development control and/or conservation and/or preservation requirements as well as requirements with regard to nature reserves and national parks as the competent authority may deem expedient or necessary.

TABLE 1 - Zoning Interpretation

S/No	Zoning	Uses	Examples Of Developments	Remarks
1	Residential	<p>These are areas used or intended to be used mainly for residential development.</p> <p>Serviced apartments and student hostels may be allowed subject to evaluation by the competent authority.</p>	<p>Residential developments for:</p> <ol style="list-style-type: none"> 1. Flats 2. Condominium 3. Townhouse 4. Terrace House 5. Semi-Detached House 6. Detached House 7. Strata-Landed Housing 8. Retirement Housing 9. Serviced Apartments 10. Student Hostel 	<p>The developments in this zone are subject to controls on building form and building height as determined by the competent authority. The quantum of all ancillary or non-residential uses needed for support or management of a residential estate such as a condominium development are to be determined by the competent authority according to the scale of the residential development.</p>
2	Residential with Commercial at 1st storey	<p>These are areas used or intended to be used mainly for residential development with commercial use at the 1st storey only.</p> <p>Residential developments, without any commercial use, may be allowed subject to evaluation by the competent authority.</p>	<ol style="list-style-type: none"> 1. Flats with commercial uses at 1st storey 2. Shophouse 3. Residential Developments (e.g. Flats) 	<p>Commercial areas are normally restricted to the 1st storey.</p> <p>Commercial areas may be allowed above and/or below the 1st storey subject to evaluation by the competent authority.</p> <p>Where the competent authority allows commercial areas above and/or below the 1st storey, the total quantum of the floor area of commercial uses in the 1st and other storeys shall not exceed the maximum allowable floor area at the 1st storey.</p>
3	Commercial & Residential	<p>These are areas used or intended to be used mainly for mixed commercial and residential development.</p>	<ol style="list-style-type: none"> 1. Mixed Commercial & Residential development (e.g. Shopping/Hotel/Office & Residential) 	<p>Commercial areas shall not be located above residential areas.</p> <p>The type and quantum of commercial and related uses and the total quantum of such commercial and related uses shall be determined by the competent authority. The total quantum of commercial and related uses shall not, unless otherwise allowed by the competent authority exceed 40% of the maximum allowable floor area.</p>

TABLE 1 - Zoning Interpretation

S/No	Zoning	Uses	Examples Of Developments	Remarks
4	Commercial	<p>These are areas used or intended to be used mainly for commercial development.</p> <p>Recreation Clubs may be allowed subject to evaluation by the competent authority.</p>	<p>Developments for:</p> <ol style="list-style-type: none"> 1. Offices 2. Mixed Uses (e.g. Office/ Shopping/Cinema/Hotel/ Flat) 3. Convention/Exhibition Centre 4. Commercial School 5. Bank 6. Market/Food Centre/ Restaurant 7. Cinema 8. Entertainment 9. Foreign Trade Mission/ Chancery 	<p>The developments in this zone are subject to controls on the type and quantum of commercial uses as determined by the competent authority.</p>
5	Hotel	<p>These are areas used or intended to be used mainly for hotel development.</p>	<ol style="list-style-type: none"> 1. Hotel 2. Backpackers' Hostel 	<p>At least 60% of the total floor area shall be used for hotel room floors and hotel related uses. Commercial and residential uses may be considered by the competent authority subject to control on the use quantum as determined by the competent authority and they shall not exceed 40% of the total floor area.</p>
6	White	<p>These are areas used or intended to be used mainly for commercial, hotel, residential, sports & recreational and other compatible uses, or a combination of two or more such uses as a mixed development.</p>	<p>A development for any one or more of the following uses:</p> <ol style="list-style-type: none"> 1. Residential 2. Office 3. Shop 4. Hotel 5. Serviced Apartments 6. Recreation Club 7. Association 8. Convention/Exhibition Centre 9. Entertainment 	<p>To realise the overall planning intention for an area, specific controls on quantum and types of uses may be imposed in some areas.</p>

TABLE 1 - Zoning Interpretation

S/No	Zoning	Uses	Examples Of Developments	Remarks
7	Business Park	These are areas used or intended to be used for business park operations.	<ol style="list-style-type: none"> 1. Business Park 2. Science Park 	<p>At least 85% of the total floor area shall be used for any combination of business park operations (as may be defined and set out in guidelines issued by the competent authority on Business Park) and other permitted ancillary uses. Not more than 40% of the total floor area comprised in this 85% shall be used for other permitted ancillary uses.</p> <p>Not more than 15% of the total floor area shall be used for uses permissible under White Zone.</p>
8	Business Park - White	These are areas used or intended to be used mainly for business park operations and other uses permissible under White zone as a mixed use development.	<ol style="list-style-type: none"> 1. Mixed Business Park and commercial, residential, hotel (or other compatible uses) development 2. Mixed Science Park and commercial, residential, hotel (or other compatible uses) development 	<p>The quantum for the uses permissible under White zone shall not exceed the percentage of the total floor area specified in the Amendment Plan. For example, for a site zoned as BP-W[40], the total quantum of permissible White use shall not exceed 40% of the total floor area of the development.</p> <p>The Business Park use quantum shall be used for any combination of business park operations (as may be defined and set out in guidelines issued by the competent authority on Business Park) and other permitted ancillary uses. Not more than 40% of the total floor area of the Business Park use quantum for other permitted ancillary uses.</p>

TABLE 1 - Zoning Interpretation

S/No	Zoning	Uses	Examples Of Developments	Remarks
9	Business 1 (B1)	<p>These are areas used or intended to be used mainly for clean industry, light industry, public utilities, and telecommunication uses and other public installations for which the relevant authority does not impose a nuisance buffer greater than 50m.</p> <p>General industrial uses that are able to meet the nuisance buffer requirements imposed by the relevant authority for general industries may be allowed in the B1 zones, subject to evaluation by the relevant authority and the competent authority.</p>	<p>Clean and Light industrial factories with one or more predominant uses as listed in the Handbook on Development Control Parameters for industrial developments.</p>	<p>The quantum of permitted ancillary uses shall not exceed 40% of the total floor area.</p> <p>The types of uses that may be allowed are subject to the evaluation of the competent authority and other relevant authorities.</p>
10	Business 2 (B2)	<p>These are areas used or intended to be used for clean industry, light industry, general industry, warehouse, public utilities and telecommunication uses and other public installations.</p> <p>Special industries such as manufacture of industrial machinery, shipbuilding and repairing, may be allowed in selected areas subject to evaluation by the relevant authority and the competent authority.</p>	<p>Clean, Light and General industrial factories with one or more predominant uses as listed in the Handbook on Development Control Parameters for industrial developments.</p>	<p>The quantum of permitted ancillary uses shall not exceed 40% of the total floor area.</p> <p>The types of uses that may be allowed are subject to the evaluation of the competent authority and other relevant authorities.</p>

TABLE 1 - Zoning Interpretation

S/No	Zoning	Uses	Examples Of Developments	Remarks
11	Business 1 - White	These are areas used or intended to be used mainly for uses permissible under B1 zone and White zone as a mixed-use development.	A development for any one or more uses that may be allowed under B1 zone and White zone.	<p>A minimum plot ratio must be achieved for the B1 uses before White uses can be allowed. For example, for a site zoned as “4.2 [B-2.5] W”, the permissible B1 uses must achieve a minimum plot ratio of 2.5 before White uses can be allowed subject to the maximum prescribed plot ratio of 4.2 for the whole development.</p> <p>The quantum of permitted ancillary uses shall not exceed 40% of the total floor area for B1 uses. The types of B1, White and ancillary uses that may be allowed are subject to the evaluation of the competent authority and other relevant authorities.</p>
12	Business 2 - White	These are areas used or intended to be used mainly for uses permissible under B2 zone and White zone as a mixed-use development.	A development for any one or more uses that may be allowed under B2 zone and White zone.	<p>A minimum plot ratio must be achieved for the B2 uses before White uses can be allowed. For example, for a site zoned as “4.2 [B-2.5] W”, the permissible B2 uses must achieve a minimum plot ratio of 2.5 before White uses can be allowed subject to the maximum prescribed plot ratio of 4.2 for the whole development.</p> <p>The quantum of permitted ancillary uses shall not exceed 40% of the total floor area for B2 uses. The types of B2, White and ancillary uses that may be allowed are subject to the evaluation of the competent authority and other relevant authorities.</p>

TABLE 1 - Zoning Interpretation

S/No	Zoning	Uses	Examples Of Developments	Remarks
13	Residential/ Institution	These are areas used or intended to be used mainly for residential purpose, community institution facilities or other similar purposes.	<ol style="list-style-type: none"> 1. Residential Developments (e.g. Flats) 2. Community Institution uses (excluding funeral parlour and workers' dormitory) 	The type of community institution uses and other similar developments that may be allowed are subject to evaluation by the competent authority.
13A	Commercial /Institution	These are areas used or intended to be used mainly for commercial purpose, community institution facilities or other similar purposes.	<ol style="list-style-type: none"> 1. Entertainment 2. Recreation Club 3. Offices 4. Bank 5. Shops 6. Commercial School 7. Food Centres/Restaurant 8. Community Institution facilities e.g. child care centres, association premises (excluding funeral parlours and workers' dormitories) 	<p>The types of commercial, community institution and other similar uses that will be allowed are subject to evaluation by the competent authority.</p> <p>Hotel use may be allowed, subject to evaluation by the competent authority. Residential flats will not be permitted.</p>
14	Health & Medical Care	These are areas used or intended to be used mainly for medical services.	<ol style="list-style-type: none"> 1. Hospital 2. Polyclinic 3. Clinic/Dental Clinic 4. Veterinary Clinic 5. Nursing Home 6. Medical suite 	Hospitals shall only be allowed subject to evaluation by the competent authority.
15	Educational Institution	These are areas used or intended to be used mainly for educational purposes including tertiary education.	<ol style="list-style-type: none"> 1. Kindergarten 2. Primary School 3. Secondary School 4. Junior College 5. Institute of Technical Education 6. Polytechnic 7. University 8. Religious School/Institute 9. Foreign System School 10. Special Education School (e.g. School for the Disabled) 	Nil

TABLE 1 - Zoning Interpretation

S/No	Zoning	Uses	Examples Of Developments	Remarks
16	Place of Worship	These are areas used or intended to be used mainly for religious buildings.	<ol style="list-style-type: none"> 1. Church 2. Mosque 3. Temple 	Praying area shall be the predominant use and shall be at least 50% of the total floor area of the development.
17	Civic & Community Institution	These are areas used or intended to be used mainly for civic, community or cultural facilities or other similar purposes.	<p><u>Civic Institutions</u></p> <ol style="list-style-type: none"> 1. Courts 2. Police Station 3. Fire Station 4. Prison 5. Drug Rehabilitation Centre/Halfway House 6. Reformative Centre <p><u>Community Institutions</u></p> <ol style="list-style-type: none"> 7. Association premises 8. Community Centre/Club 9. Community Hall 10. Welfare Home 11. Child Care Centre 12. Home For The Aged 13. Home For The Disabled 14. Funeral Parlour 15. Workers' Dormitory <p><u>Cultural Institutions</u></p> <ol style="list-style-type: none"> 16. Performing Arts Centre 17. Library 18. Museum 19. Arts Centre/Science Centre 20. Concert Hall 	The specific civic and community institution use that may be allowed for a site is subject to evaluation by the competent authority.
18	Open Space	These are areas used or intended to be used as open space.	<ol style="list-style-type: none"> 1. Wooded Area 2. Swamp Area 3. Natural Open Space 4. Public Promenades 5. Outdoor Pedestrian Malls 6. Landscaped Plazas 	Where additional sites for open space are deemed necessary, they may be secured by the competent authority.

TABLE 1 - Zoning Interpretation

S/No	Zoning	Uses	Examples Of Developments	Remarks
19	Park	These are areas used or intended to be used mainly for parks or gardens for the enjoyment of the general public and includes pedestrian linkages.	<ol style="list-style-type: none"> 1. National Park 2. Regional Park 3. Community Park/ Neighbourhood Park 4. Park Connectors 5. Zoological Gardens, Botanic Gardens, etc 	Where additional sites for parks are deemed necessary, they may be secured by the competent authority. The notations used to delineate the park connectors may not show their precise boundaries which are subject to interpretation and determination by the competent authority.
20	Beach Area	These are areas used or intended to be used for coastal recreational purposes for the enjoyment of the general public.	Nil	The notation used to delineate the beach areas may not show their precise boundaries. The extent of a beach area is subject to survey.
21	Sports & Recreation	These are areas used or intended to be used mainly for sports and recreational purposes.	<ol style="list-style-type: none"> 1. Sports Complex/ Indoor Stadium 2. Swimming Complex 3. Golf Course 4. Golf Driving Range 5. Recreation Club 6. Campsite 7. Chalet 8. Marina 9. Water Sports Centre 10. Outward Bound School 11. Theme Park 	Nil
22	Waterbody	These are areas used or intended to be used for drainage purposes and water areas such as reservoirs, ponds, rivers and other water channels.	<ol style="list-style-type: none"> 1. River 2. Major Drain & Canal 3. Reservoir 4. Pond 	The notations used to delineate the drainage reserves may not show their precise alignment which are subject to interpretation and determination by the competent authority and other relevant authorities. Additional drainage reserves may be secured by the competent authority for any locality as may be deemed necessary.

TABLE 1 - Zoning Interpretation

S/No	Zoning	Uses	Examples Of Developments	Remarks
23	Road	<p>These are areas used or intended to be used for existing and proposed roads.</p> <p>Other uses under an elevated road may be allowed subject to evaluation by the competent authority.</p>	<ol style="list-style-type: none"> 1. Expressway 2. Semi-Expressway 3. Major Arterial Road 4. Arterial Road 5. Primary Access Road 6. Local Access Road 7. Service Road & Backlane 	<p>The notations used to delineate the route of the roads may not show their precise alignment, which is subject to interpretation and determination by the competent authority and other relevant authorities.</p> <p>All roads including their junctions are subject to widening and improvement, as may be determined by the competent authority. Buffers along and adjoining roads may be required to be set aside where deemed necessary by the competent authority.</p> <p>Additional road reserves may be secured by the competent authority for any locality as may be deemed necessary.</p>
24	Transport Facilities	<p>These are areas used or intended to be used mainly for the parking of vehicles and transport facilities including garages and at-grade structure of underground road tunnel and rapid transit system.</p>	<ol style="list-style-type: none"> 1. Car Park 2. Heavy Vehicle Park 3. Trailer Park 4. Bus Depot/Terminal 5. Transport Depot 6. MRT/LRT Marshalling Yard/Depot 7. Driving Circuit/Test Centre 8. Petrol Station/Kiosk 	<p>Petrol Station/Kiosk shall only be allowed subject to evaluation by the competent authority.</p>
25	Rapid Transit	<p>These are areas used or intended to be used mainly for Rapid Transit purposes.</p>	<ol style="list-style-type: none"> 1. MRT/LRT Station 	<p>The notations used to denote the MRT/LRT lines and the locations of stations are diagrammatic. The precise alignment of MRT/LRT lines and the locations of stations are subject to interpretation and determination by the competent authority and other relevant authorities.</p>

TABLE 1 - Zoning Interpretation

S/No	Zoning	Uses	Examples Of Developments	Remarks
26	Utility	These are areas used or intended to be used mainly for public utilities and telecommunication infrastructure, including water works, sewage disposal works and other public installations such as electrical substations.	<ol style="list-style-type: none"> 1. Electrical Substation 2. Power Station 3. Gas Installation 4. Natural Gas Receiving Terminal 5. Gas Offtake/Regulator Station 6. Water Treatment Plant 7. Water Reclamation Plant 8. Service Reservoir 9. Water Pump House 10. Sewage Pumping Station 11. Incineration Plant 12. Desalination Plant 13. Transmitting Station/ Receiving Station 14. Earth Satellite Station 	Additional sites for such purposes for any locality may be secured by the competent authority where deemed necessary.
27	Cemetery	These are areas used or intended to be used for burial grounds, crematoria and columbaria.	<ol style="list-style-type: none"> 1. Cemetery 2. Crematorium 3. Columbarium 	Nil
28	Agriculture	These are areas used or intended to be used mainly for agricultural and horticultural purposes.	<ol style="list-style-type: none"> 1. Agrotechnology Park 2. Aquaculture Farm (e.g. Aquarium fish) 3. Plant Nursery and Horticulture Facility 4. Vegetable Farm 5. Livestock Farm 6. Agriculture or Animal research facility 	Animal rescue centres, animal shelters and animal and plant quarantine facilities may be allowed subject to evaluation by the competent authority.
29	Port/Airport	These are areas used or intended to be used for airport/ airfield or dock/port purposes.	<ol style="list-style-type: none"> 1. Airport 2. Port Area 3. Port/Airport Related Facilities 4. Ferry Point/Terminal 5. Cruise Centre 6. Landing Sites 7. Fishing Port 	Nil

TABLE 1 - Zoning Interpretation

S/No	Zoning	Uses	Examples Of Developments	Remarks
30	Reserve Site	These are areas the specific use of which has yet to be determined. Interim uses that are compatible with the uses in the locality may be allowed subject to evaluation by the competent authority.	Nil	Nil
31	Special Use	These are areas used or intended to be used for special purposes.	Nil	Nil

**TABLE 2 - List of National Monuments subject to a Preservation Order
under the Preservation of Monuments Act 2009 as at 13 December 2025**

S/No	Name of National Monument	Location	Year of Gazette
1	Former Thong Chai Medical Institution (1892)	Eu Tong Sen Street	1973
2	Armenian Church of St Gregory the Illuminator (1835-36)	Hill Street	
3	St Andrew's Cathedral (Rebuilt 1856-61)	St Andrew's Road	
4	Former Telok Ayer Market (1890-94)	Raffles Quay	
5	Thian Hock Keng (1839-42)	Telok Ayer Street	
6	Sri Mariamman Temple (Rebuilt 1843)	South Bridge Road	
7	Hajjah Fatimah Mosque (1845-46)	Beach Road	
8	Cathedral of the Good Shepherd (1843-47)	Queen Street	
9	Nagore Dargah (1828-30)	Telok Ayer Street	1974
10	Al-Abrar Mosque (1850-55)	Telok Ayer Street	
11	House of Tan Yeok Nee (1885)	Penang Road	
12	Tan Si Chong Su (1876-78)	Magazine Road	
13	Jamae Mosque (Rebuilt 1830-35)	South Bridge Road	
14	Sultan Mosque (Rebuilt 1924-28)	Muscat Street	1975
15	St George's Church (1910-13)	Minden Road	1978
16	Hong San See (1908-13)	Mohamed Sultan Road	
17	Sri Perumal Temple (1855)	Serangoon Road	
18	Abdul Gafoor Mosque (1907)	Dunlop Street	1979
19	Siong Lim Temple (1898-1912)	Jalan Toa Payoh	1980
20	Raffles Hotel (1887-1907)	Beach Road	1987 (Re-gazetted 1995)
21	Telok Ayer Chinese Methodist Church (1924)	Telok Ayer Street	1989
22	Goodwood Park Hotel (Tower Block) (1900)	Scotts Road	

**TABLE 2 - List of National Monuments subject to a Preservation Order
under the Preservation of Monuments Act 2009 as at 13 December 2025**

S/No	Name of National Monument	Location	Year of Gazette
23	Former Convent of Holy Infant Jesus Chapel (1903) and Caldwell House (1840-41)	Victoria Street	1990
24	Istana and Sri Temasek (1867-69)	Orchard Road	1992
25	City Hall (1926-29)	St Andrew's Road	
26	Victoria Theatre (1856-62) and Concert Hall (1902-05)	Empress Place	
27	Former Parliament House and Annex Building (1826-27)	Old Parliament Lane	
28	Former Supreme Court (1937-39)	St Andrew's Road	
29	Former Empress Place Building (1864-67)	Empress Place	
30	National Museum of Singapore (1884-87)	Stamford Road	
31	Former St Joseph's Institution - Main Building (1855-67), Chapel (1911-12) and Classroom (1906-07)	Bras Basah Road	
32	Former Attorney-General's Chambers (Rebuilt c.a. 1906)	Parliament Place	
33	Former Sun Yat Sen Villa (1900-02)	Tai Gin Road	
34	Yueh Hai Ching Temple (Rebuilt 1895)	Philip Street	1996
35	Former Tao Nan School (1910-1912)	Armenian Street	1998
36	Former Ministry of Labour Building (1928)	Havelock Road	
37	Maghain Aboth Synagogue (1878)	Waterloo Street	
38	Former Hill Street Police Station (1934-36)	Hill Street	
39	Chesed-El Synagogue (1905)	Oxley Rise	
40	Ying Fo Fui Kun (1881-82)	Telok Ayer Street	
41	Central Fire Station (1908-09)	Hill Street	
42	Former Nanyang University Library & Administration Building, Memorial and Arch (1954-56)	Nanyang Drive Upper Jurong Road	
43	Chinese High School Clock Tower Building (1925)	Bukit Timah Road	1999
44	Prinsep Street Presbyterian Church (1930)	Prinsep Street	2000

**TABLE 2 - List of National Monuments subject to a Preservation Order
under the Preservation of Monuments Act 2009 as at 13 December 2025**

S/No	Name of National Monument	Location	Year of Gazette
45	Tan Teck Guan Building (1911)	College Road	2002
46	College of Medicine Building (1926)	College Road	
47	Former Admiralty House (1939)	Old Nelson Road	
48	Former Cathay Building (1939)	Handy Road	2003
49	Church of Sts Peter and Paul (1846)	Queen Street	
50	MacDonald House (1949)	Orchard Road	
51	St Joseph Church (1904-1912)	Victoria Street	2005
52	Church of Our Lady Of Lourdes (1888)	Ophir Road	
53	Church of the Nativity of the Blessed Virgin Mary (1901)	Upper Serangoon Road	
54	Tou Mu Kung (1921)	Upper Serangoon Road	2006
55	Former Ford Factory (1941)	Upper Bukit Timah Road	
56	Bowyer Block (1926)	Third Hospital Avenue	
57	Church of St Teresa (1928-1929)	Bukit Purmei	2009
58	Command House (1939)	Kheam Hock Road	
59	Former Keng Teck Whay (1847-1875)	Telok Ayer Street	
60	Former St James Power Station (1926)	Sentosa Gateway	
61	Former Raffles College (1927-1953)	Bukit Timah Road	2010
62	Former Singapore Conference Hall and Trade Union House (1962-1965)	Shenton Way	
63	Esplanade Park Memorials: Lim Bo Seng Memorial (1953-1954), Tan Kim Seng Fountain (1882) and Cenotaph (1920-1922)	Esplanade Park, Connaught Drive	
64	Former Tanjong Pagar Railway Station (1932)	Keppel Road	2011
65	Civilian War Memorial (1966-1967)	Beach Road	2013
66	Chung Cheng High School (Main) Administration Building and Entrance Arch (1965-1968)	Goodman Road	2014
67	Sri Thendayuthapani Temple (rebuilt 1980-1983)	Tank Road	

**TABLE 2 - List of National Monuments subject to a Preservation Order
under the Preservation of Monuments Act 2009 as at 13 December 2025**

S/No	Name of National Monument	Location	Year of Gazette
68	Alkaff Upper Serangoon Mosque (circa 1931–1932)	Pheng Geck Ave	2014
69	Jurong Town Hall (1971–1974)	Jurong Town Hall Road	2015
70	Istana Kampong Gelam (circa 1839-1843)	Sultan Gate	
71	Former Fullerton Building (1924–1928)	Fullerton Square	
72	Changi Prison Entrance Gate, Wall and Turrets (1936)	Upper Changi Road North	2016
73	Singapore River Bridges: Cavenagh Bridge (1869), Anderson Bridge (1909) and Elgin Bridge (1929)	Singapore River	2019
74	Fort Siloso (1878)	Sentosa	2022
75	Padang (circa 1822)	Connaught Drive / St Andrew's Road	2022
76	Former Kandang Kerbau Hospital (1930s-1950s)	Hampshire Road	2025
77	38 Oxley Road (circa 1898)	Oxley Road	2025

TABLE 3 - List of National Parks and Nature Reserves

List of designated National Parks in Part I of the Schedule under the Parks and Trees Act 2005 as at 13 December 2025		
S/No	Name of National Parks	Location
1	Singapore Botanic Gardens	Cluny Road
2	Fort Canning Park	Fort Canning Road
List of designated Nature Reserves in Part II of the Schedule under the Parks and Trees Act 2005 as at 13 December 2025		
S/No	Name of Nature Reserves	Location
1	Bukit Timah Nature Reserve	Upper Bukit Timah Road
2	Central Catchment Nature Reserve	Upper Bukit Timah Road
3	Sungei Buloh Wetland Reserve	Neo Tiew Crescent
4	Labrador Nature Reserve	Labrador Villa Road