

Appendix 2: Guidelines on Dwelling Units in Non-Landed Residential Developments Island-wide

The guidelines outlined in the table below apply to all flats and condominiums, as well as the residential component of commercial and mixed-use developments. They are not applicable to HDB flats and Serviced Apartments.

	PARAMETERS	DETAILS
	OUTSIDE THE CENTRAL AREA	
1	Maximum Number of Allowable DUs per non-landed Residential Development	<p>For all developments, excluding the estates shown in Appendix 2-1, the following formula shall apply:</p> $\text{Maximum number of DUs per development} \leq \frac{\text{Master Plan Allowable Gross Plot Ratio [GPR]}^7 \times \text{Site Area}}{85 \text{ sqm}}$ <p>Due to the cumulative effect of new developments that could pose a severe strain on local infrastructure, the following formula shall apply to developments within the nine estates shown in Appendix 2-1:</p> $\text{Maximum number of DUs per development} \leq \frac{\text{Master Plan Allowable Gross Plot Ratio [GPR]}^7 \times \text{Site Area}}{100 \text{ sqm}}$ <p>The above formulae exclude the GFA of any proposed strata landed units (see computation in Appendix 2-2). They are also intended to derive an upper bound figure and the actual number of DUs that can be supported in any development will be assessed based on the site context, existing site conditions and the impact on the local infrastructure. URA will also assess the overall layout, design and unit sizes of the development proposals, and may add other requirements where necessary to protect the quality of the living environment.</p>
2	Mix of DUs ⁸	<p>Each development must provide:</p> <p>a. A minimum of 20% of DUs with a nett internal area⁹ of at least 100sqm, and;</p>

⁷ Excludes bonus GFA.

⁸ We have observed private housing developments outside the Central Area generally providing a good mix of DU sizes. This is in line with what URA had previously requested developers to cater for in our 2018 circular. Hence, URA will formalise this existing practice for private housing developments outside the Central Area.

⁹ Refers to the nett living space of a unit, excluding voids, balconies, air-conditioner ledges and other external areas.

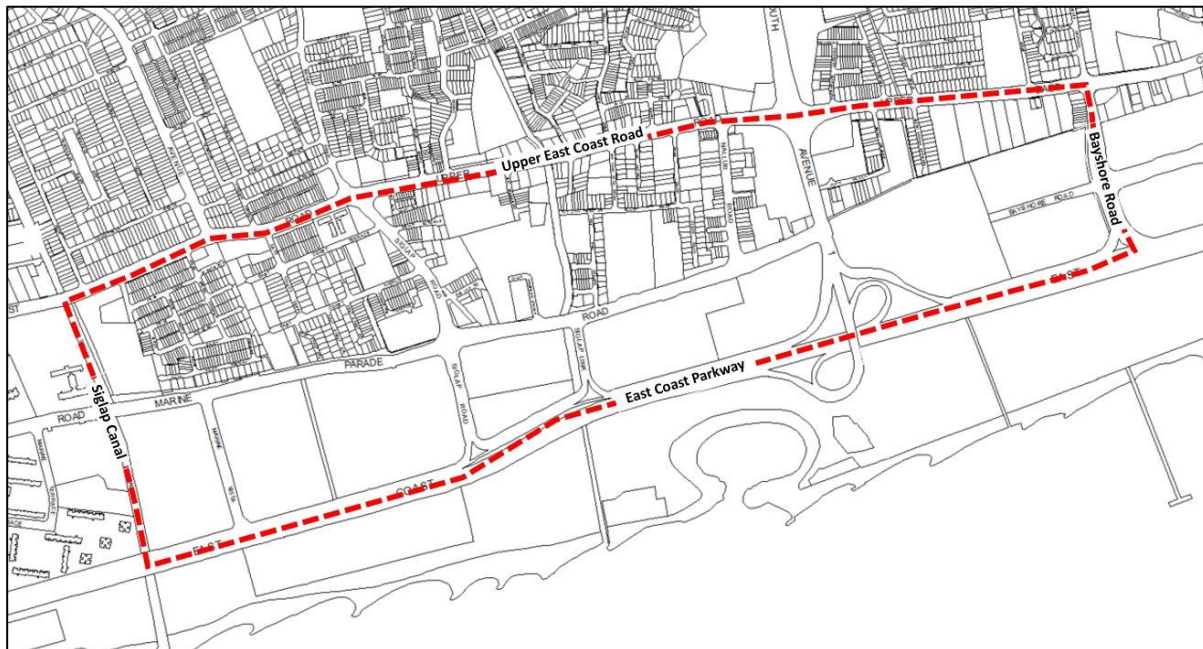
		b. A maximum of 20% of DUs with a nett internal area ⁹ of 50sqm or less.
WITHIN THE CENTRAL AREA		
3	Mix of DUs (New)	Each development must provide a minimum of 20% of DUs with a nett internal area ⁹ of at least 70sqm.

APPENDIX 2-1

Areas with 100sqm Control

Note: Please refer to the Flats and Condominiums section in the [Residential Handbook](#) on the latest updates to the boundaries.

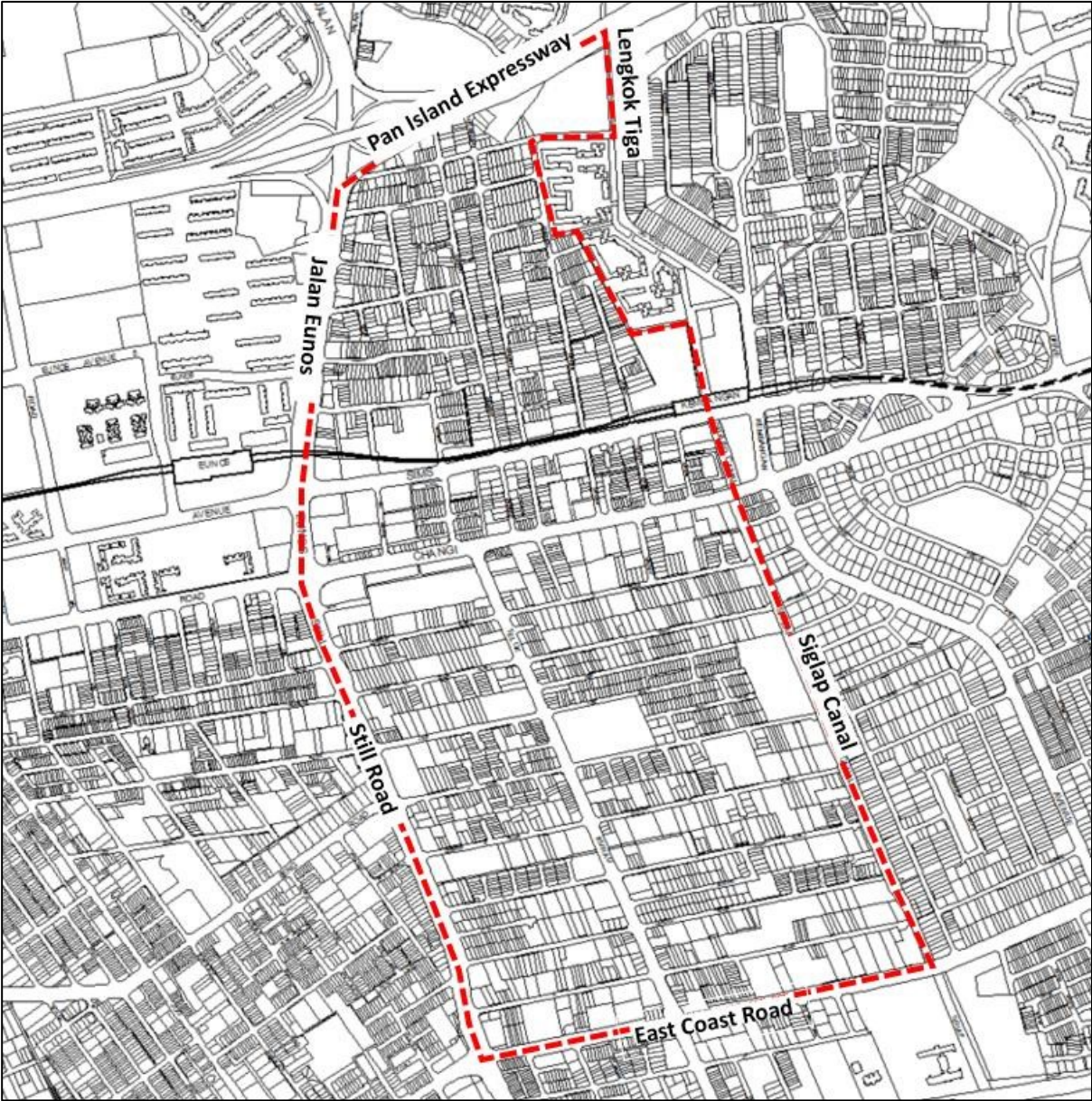
Marine Parade



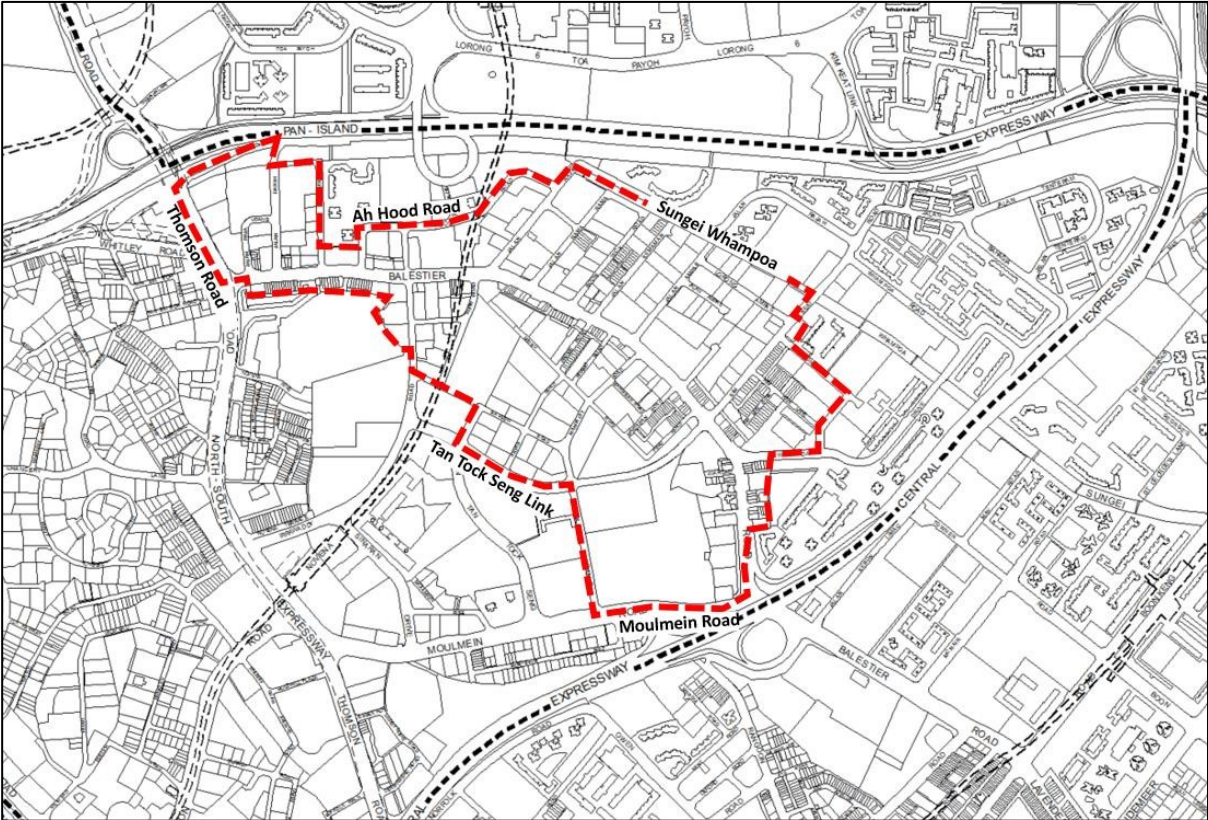
Joo Chiat-Mountbatten



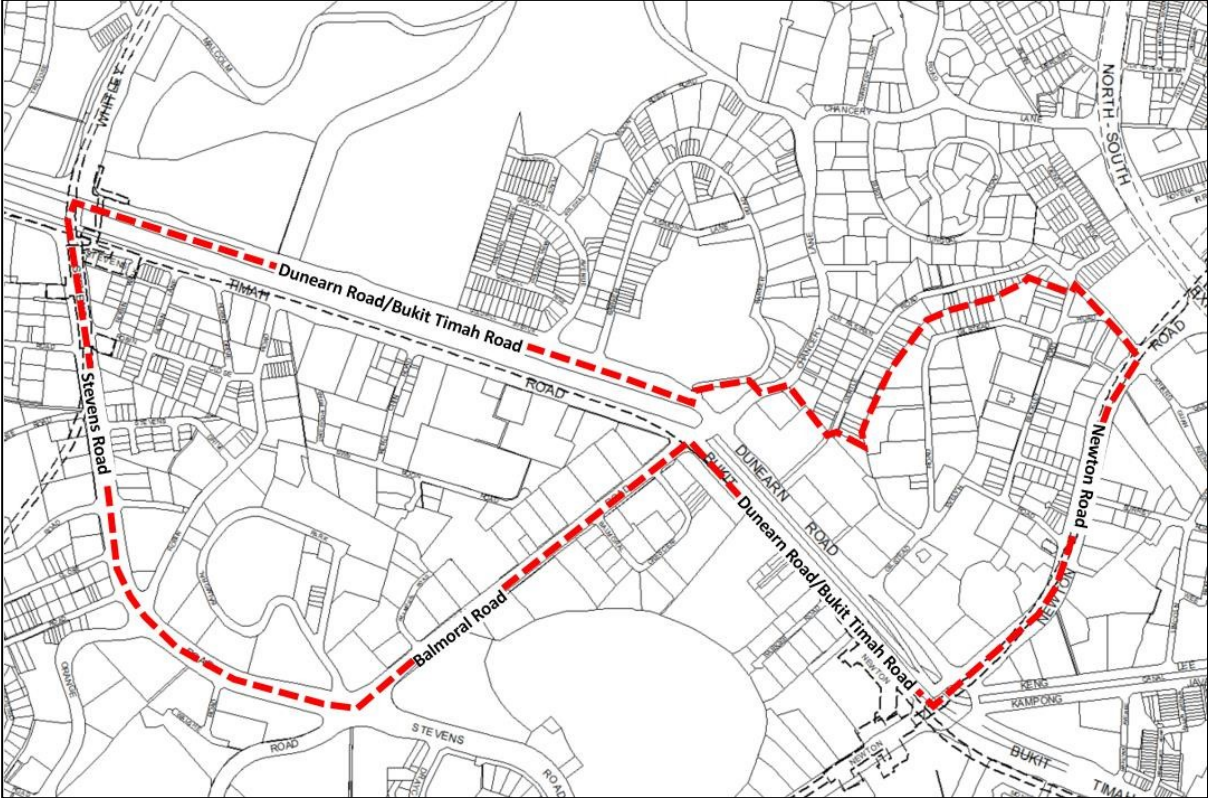
Telok Kurau-Jalan Eunus



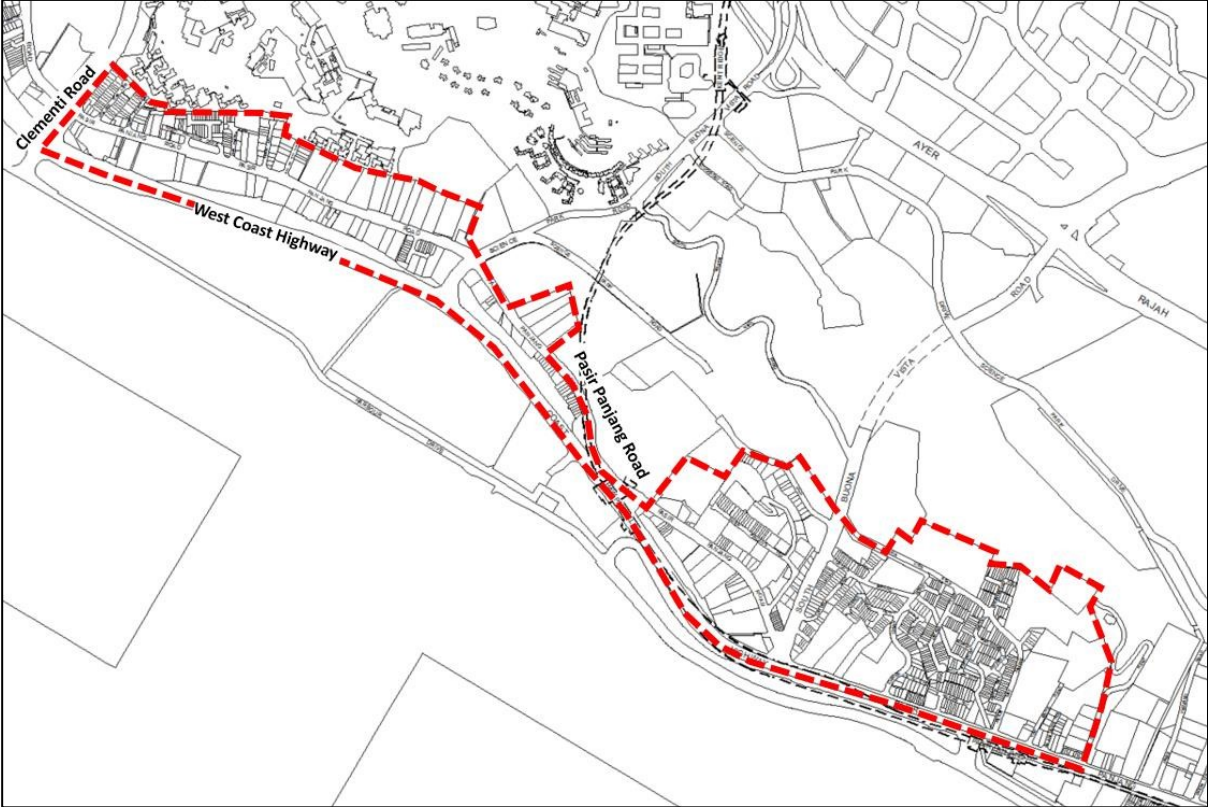
Balestier



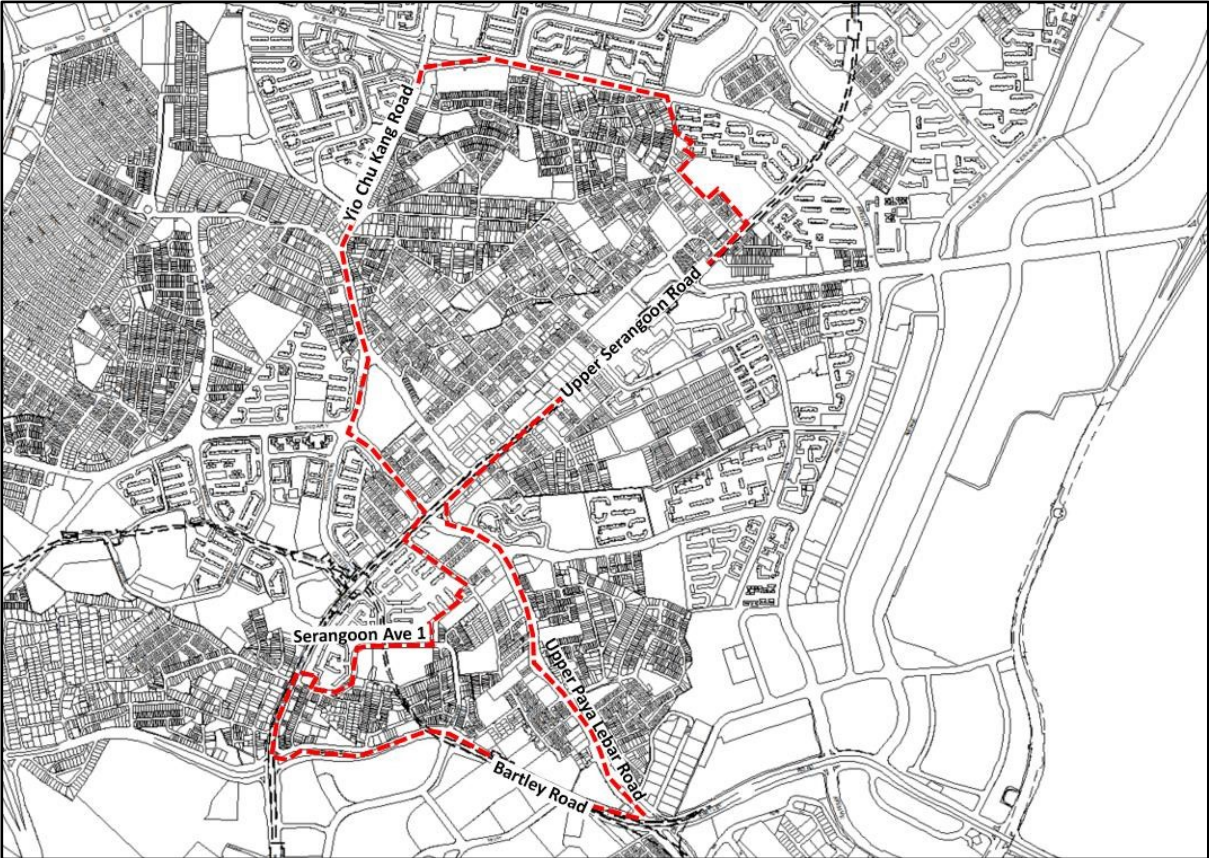
Stevens-Chancery



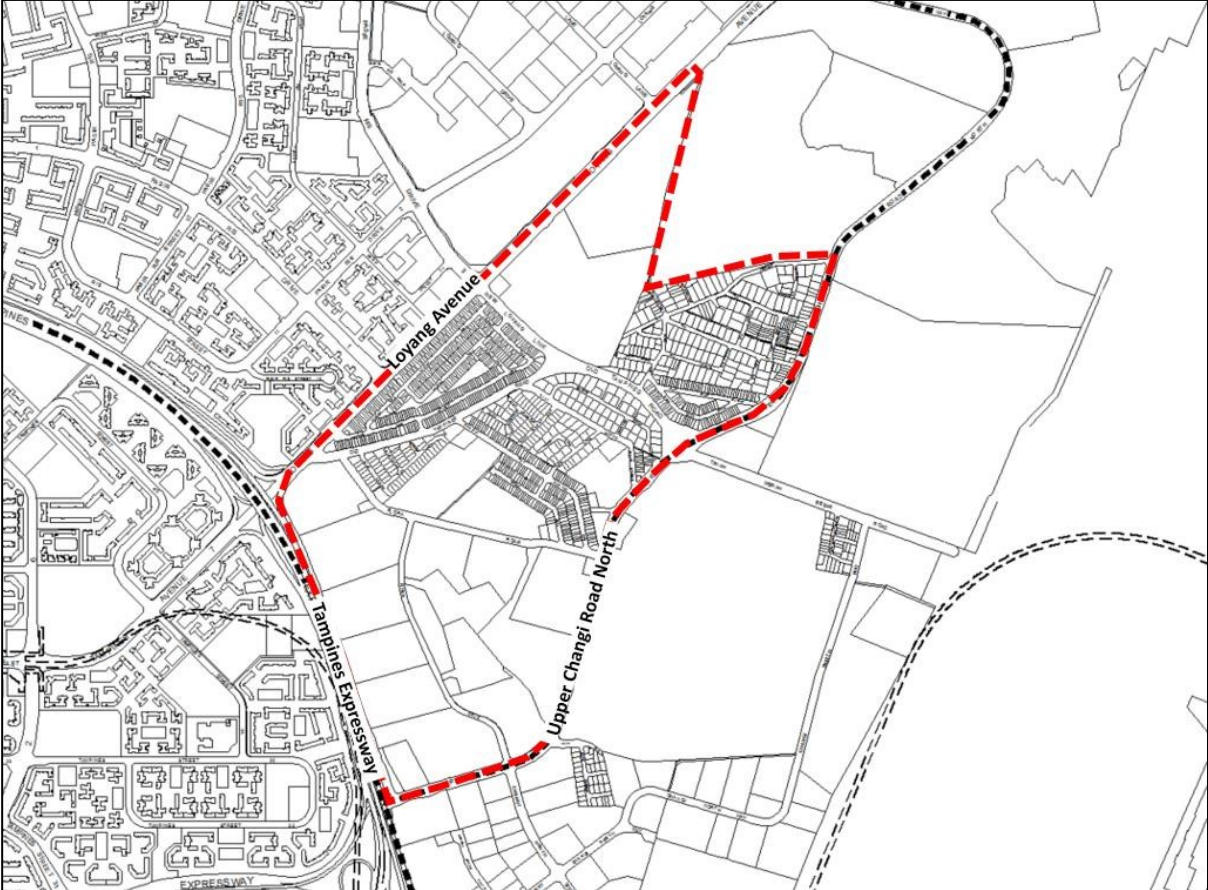
Pasir Panjang



Kovan-How Sun



Loyang



APPENDIX 2-2

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 2-1](#)) 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) : $GPR\ 3.5 \times 2,000 = 7,000\ sqm$

GFA of Strata Landed units : $5 \times 200\ sqm = 1,000\ sqm$

Maximum number of DUs allowed =

$$GPR\ 3.5 \times 2,000\ sqm - 1,000\ sqm$$

$$85\ sqm$$

$$= 70.6$$

$$= 70\ DUs\ [to\ be\ rounded\ down]^{10}$$

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 2-1](#))

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: $GPR\ 3.0 \times 60\% \times 1,600\ sqm = 2,880\ sqm$ (60% of max allowable floor area)

Maximum number of DUs allowed for the residential component =

$$GPR\ 3.0 \times 60\% \times 1,600\ sqm$$

$$100\ sqm$$

$$= 28.8$$

$$= 28\ DUs\ [to\ be\ rounded\ down]$$

¹⁰ 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.