

Guidelines at a Glance: Strata Landed Housing

The table below is intended to provide an overview of the key guidelines applicable for the development type. The full details of the guidelines are stated in the relevant tabs of this handbook.

Parameter	Guidelines
Number of Units	<p>Maximum number of strata landed units (within GCBA)</p> <p>No. of units = 35% of site area / 500sqm</p> <p>The number of units will be rounded down to the nearest whole number.</p>
	<p>Maximum number of strata landed units (Outside GCBA) – single housing form</p> <p>No. of bungalow units = 40% of site area / 200sqm</p> <p>No. of terrace OR No. of semi-detached housing units = 40% of site area / 100sqm</p> <p>The number of units will be rounded down to the nearest whole number.</p>
	<p>Maximum number of strata landed housing units (Outside GCBA) - mix of terrace, semi-detached and detached housing forms</p> <p>(No. of Bungalow units x 200sqm) + (No. of Semi-detached units x 100sqm) + (No. of Terrace units x 100sqm) less than or equal to 40% of site area</p> <p>The number of units will be rounded down to the nearest whole number.</p>
Gross Floor Area	<p>Gross Floor Area (individual units)</p> <p>The gross floor area for each individual strata landed housing unit is resultant of the building form and envelope.</p>
	<p>Gross Floor Area (overall development)</p> <p>For developments comprising strata landed housing only, the overall gross floor area is resultant of the number of strata landed units allowed.</p>

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	<p>For residential developments with a mix of strata landed housing and flat units, the overall Gross Floor Area is controlled by the Master Plan Gross Plot Ratio for the site.</p>
<p>Private Enclosed Spaces (PES) and Private Roof Terraces (PRT)</p>	<p>All PES in new strata landed submitted on or after 1 June 2023 will be computed as GFA. PES in strata landed submitted before 1 June 2023 will not be computed towards the development's GFA.</p> <p>All PRTs, and PESs shall retain a semi-outdoor character.</p> <p>Private Enclosed Spaces (PES)</p> <ul style="list-style-type: none"> • PES which form part of the strata area shall not be located within the 45% COS, 2m planting strips and green buffers. <p>Private Roof Terrace (PRT)</p> <ul style="list-style-type: none"> • PRT shall be orientated to face away from any Good Class Bungalow Area.
<p>Site Coverage</p>	<ul style="list-style-type: none"> • Outside Good Class Bungalow Areas (GCBA): 50% (maximum) <ul style="list-style-type: none"> ○ Sub-control: 40% (maximum) • Within Good Class Bungalow Areas (GCBA): 45% (maximum) <ul style="list-style-type: none"> ○ Sub-control: 35% (maximum)
<p>Communal Open Space (COS)</p>	<p>Minimum 45% of the nett site area¹.</p> <ul style="list-style-type: none"> • Of the 45%, at least 25% (as % of nett site area) shall be set aside for communal, on-ground greenery. • COS areas shall not be included in the boundary of the individual strata plots. <p>¹The nett site area excludes land to be set aside for road widening & drainage reserve.</p>

<p>Vehicular Access and Car Parking</p>	<p>Vehicular Access</p> <ul style="list-style-type: none">• Vehicular access to any strata unit within the development shall be taken only from the common driveway.• Individual strata units shall not have direct vehicular access from public roads. <p>Parking</p> <p>Any private car park lots serving the strata units will be computed as GFA. These shall be contiguous with the respective strata unit.</p>
<p>Building Setbacks</p>	<p>Road Buffer/ Green Buffer</p> <p>Cat 1 Road: 24m (incl. 5m green buffer)</p> <p>Cat 2 Road: 12m (incl. 5m green buffer)</p>

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	<p>Cat 3-5 Road and slip road: 7.5m (incl. 3m green buffer)</p> <p>Setback from common boundaries with Good Class Bungalow Areas 1-2 storeys: 3m (incl. 2m planting strip) 3 storeys: 25m (incl. 2m planting strip)</p> <p>Setback from common boundaries with all other developments 1-2 storeys: 3m (incl. 2m planting strip) 3 storeys: 3m (incl. 2m planting strip)</p>	
Ancillary Structures	Refer to <i>Ancillary Structures</i> in the Setbacks section for detailed setback requirements based on the type of ancillary structure	
Spacing between Units	Owners/developers and QPs are free to decide the suitable front, side and rear spacing between individual strata landed units within the site	
Building Appendages (maximum projection into setbacks)	Within GCBA	Outside GCBA
	<p>Main roof eaves Into road buffer: 2m Into common boundary setback: 1.4m</p> <p>Cantilevered ledges/ lightweight awnings: Into road Buffer: 1.4m Into common boundary setback: 1.4m</p> <p>Horizontal sun-shading devices or vertical fins (without supports), planter boxes: Into road buffer: 0.5m Into common boundary setback: 0.5m</p> <p>Bay windows Into road buffer: Not allowed Into common boundary setback: Not allowed</p>	<p>Main roof eaves Into road buffer: 2m Into common boundary setback: 1m</p> <p>Cantilevered ledges/ lightweight awnings: Into road Buffer: 1m Into common boundary setback: 1m</p> <p>Horizontal sun-shading devices or vertical fins (without supports), planter boxes: Into road buffer: 0.5m Into common boundary setback: Not allowed</p> <p>Bay windows Into road buffer: Not allowed Into common boundary setback: Not allowed</p>

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	<p>While the building appendages may be within the permissible building envelope, such features may require further evaluation depending on the site context.</p>	<p>The prevailing GCBA setback requirements (ie 3m and 1.6m) shall apply to a landed housing plot if it abuts a Good Class Bungalow Area.</p> <p>While the building appendages may be within the permissible building envelope, such features may require further evaluation depending on the site context.</p>
<p>RC Flat Roofs</p>	<p>RC flat roofs shall remain inaccessible except for maintenance purposes only. Activating the rooftop for uses such as roof terraces may be allowed depending on the merits of the proposal. No structures shall be allowed unless otherwise approved by URA. Where allowed, structures (including any safety barriers) shall comply with height controls and the following guidelines.</p> <p>Solar Panels Planning permission is not required except in the following locations and contexts:</p> <ul style="list-style-type: none"> • Site is subject to urban design guidelines or located within Conservation Areas; • Elevated solar panels, ie raised more than 1m from the roof level; • Spaces under solar panels are enclosed or put to commercial use. 	
<p>Envelope Control Guidelines</p>	<p>Strata landed housing is controlled by the envelope control guidelines. This defines an allowable building envelope for each strata landed unit based on the setbacks, storey height and external platform level.</p> <p>The building footprint of each strata landed unit shall have minimum ground contact of 50sqm.</p> <p>The permissible building envelopes for 2 and 3-storey landed housing is shown below.</p>	
<p>Minimum Building Footprint (per unit)</p>	<p>50sqm</p>	

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<p>Strata Subdivision</p>	<p>The upper storeys and basement of each strata unit shall not be subdivided into separate strata units.</p> <p>Common areas shall not be strata subdivided into a separate strata unit.</p>
<p>Special and Detailed Control Plans</p>	<p>Special and Detailed Control Plans Special Control Area 1 Special Control Area 2</p> <p>Developments within the special control areas may be subject to screening requirements.</p>
<p>Earthworks</p>	<ul style="list-style-type: none"> • Earthworks are not allowed within the building setback area. • Earthworks within the build-able area are subject to evaluation. If earthfill of more than 1m is allowed, the overall aggregate building height measured from the allowable platform level shall comply with the maximum allowable building height control. • Earthfill involving the entire development site may only be considered if the proposed earthworks are required to meet the Minimum Platform Level (MPL) stipulated by the Public Utilities Board (PUB).
<p>Retaining and Boundary walls</p>	<p>Retaining Walls Outward facing retaining walls are not encouraged. If allowed, they shall not be more than 1m high.</p> <p>Boundary walls Boundary walls shall not exceed 1.8m.</p> <p>Boundary-cum-retaining wall The total visible height of the solid boundary-cum-retaining wall shall not exceed 2.8m, of which the solid boundary wall shall not exceed 1.8m.</p>