

## Guidelines at a Glance: Health and Medical Care

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.

All H&MC Developments		
Parameter	Guideline	
<b>Sensitive Design</b>	The design of HMC developments shall take into consideration the surrounding uses. Refer to section on <i>Sensitive Design</i> for more information.	
<b>Gross Plot Ratio</b>	As stipulated in the prevailing Master Plan	
<b>Bonus GFA</b>	Applicable Bonus Schemes: <ul style="list-style-type: none"> <li>• Built Environment Transformation Scheme</li> <li>• ORAs within Privately-Owned Public Spaces</li> </ul>	
<b>Building Height</b>	Subject to technical height controls imposed by other authorities such as CAAS and DSTA or where there are conservation or urban design requirements	
<b>Floor-to-Floor Height</b>	Maximum 5.0m	
<b>Road Buffer</b>	Category 1 – Expressway	15m (5m green buffer)
	Category 2 – Major Arterial A	7.5m (3m green buffer)
	Category 3 – Major Arterial B	5m (3m green buffer)
	Category 4 & 5 – Other Major Roads, Minor Roads & Slip Roads	5m (3m green buffer)
<b>Building Setback from Boundary</b>	Minimum 4.5m along common boundaries (including 2m peripheral planting verge) along common boundaries with other developments	
<b>Basements</b>	Basements with protrusions of up to 1.0m: <ul style="list-style-type: none"> <li>• shall comply with the road buffer and building setback.</li> <li>• any basement protrusions of more than 1.0m above the ground level are treated as a storey.</li> </ul>	

## All H&MC Developments

Parameter	Guideline
	<p>Sunken basements may be built up to the road reserve line and lot boundary provided:</p> <ul style="list-style-type: none"> <li>the portion underneath the green buffer is submerged at least 2m or more below the ground level.</li> <li>there are no technical requirements.</li> <li>it does not cause any adverse impact to the adjoining property.</li> </ul>
Special and Detailed Control Plans	<p><a href="#">Special and Detailed Control Plans</a>  <a href="#">Special Control Area 1</a>  <a href="#">Special Control Area 2</a></p> <p>Developments within special control areas may be subject to screening requirements (to be confirmed upon submission of a proposed development)</p>
Street Block Plans	Refer to section on <i>Street Block Plans</i>
Developments involving Waterbodies	Refer to section on <i>Developments involving Waterbodies</i>
Ancillary Structures	Refer to section on <i>Ancillary Structures</i> for detailed setback requirements based on the type of ancillary structure
Parking	Parking standards and requirements are prescribed by the Land Transport Authority (LTA).
Use Quantum	<ul style="list-style-type: none"> <li>At least 60% of the total proposed GFA shall be used for HMC purposes only.</li> <li>Maximum 40% of the total proposed GFA are for supporting or ancillary uses.</li> </ul> <p>Ancillary Visitors' Hostel</p> <ul style="list-style-type: none"> <li>The hostel shall not exceed 10% of the total proposed GFA or 1,500sqm, whichever is lower.</li> <li>SLA may assess such ancillary visitors' hostels based on Group B2 (Non-landed Residential) rate for the purpose of computing Land Betterment Charge, where applicable.</li> <li>A Letter of Undertaking (LOU) shall be provided by the applicant, declaring that the visitors' hostel shall only be occupied by the family members and companions of the patients and outpatients of the hospital.</li> </ul>

## All H&MC Developments

Parameter	Guideline
	<p>Supporting Commercial Uses</p> <ul style="list-style-type: none"><li>• Supporting commercial uses such as retail pharmacies, shops, F&amp;B outlets, food court, banks etc. shall not exceed 5% of the total proposed GFA.</li><li>• SLA may assess such supporting commercial uses based on Group A (Commercial) rate for the purposes of computing Land Betterment Charge, where applicable.</li></ul>
<b>RC Flat Roofs</b>	<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><b>Communal Pavilions</b> Communal pavilions shall be accessed from common areas only.</p> <p>They shall be computed as GFA unless they meet the following criteria:</p> <ul style="list-style-type: none"><li>• Maximum 500sqm or 50% of roof coverage, whichever is lower;</li><li>• For developments with storey height control, pavilions shall be open-sided;</li><li>• For developments without storey height control, maximum 50% perimeter enclosure of the pavilions may be allowed;</li><li>• Communal pavilions shall be integrated with lush greenery. The greenery on the rooftop shall be both enjoyable by the building users and visible from the surroundings;</li><li>• Plants shall be incorporated on permanent and preferably sunken planting, planned with sufficient soil depth based on the types of plants proposed. Some space shall be set aside for the provision of communal facilities and furniture to enhance the rooftop.</li></ul> <p><b>Solar Panels</b> Planning permission is not required except in the following locations and contexts:</p> <ul style="list-style-type: none"><li>• Site is subject to urban design guidelines or located within Conservation Areas;</li><li>• Spaces under solar panels are enclosed or put to commercial use.</li></ul>

## All H&MC Developments

Parameter	Guideline
Greenery	Refer to section on <i>Greenery</i>
Walking and Cycling Plan	Walking and Cycling Plan submission is required for Hospitals with GFA of at least 40,000sqm or 320 beds (whichever is triggered first). Refer to section on <i>Walking and Cycling Plan</i> .
Earthworks	<ul style="list-style-type: none"><li>• Earthworks are not allowed within the building setback area.</li><li>• 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.</li><li>• 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 PUB.</li></ul>
Retaining and Boundary Walls	<p>Maximum allowable height for boundary walls is 1.8m.</p> <p>Erection of retaining walls are subject to evaluation. If retaining walls are allowed:</p> <ul style="list-style-type: none"><li>• the height shall be less than 1.5m;</li><li>• retaining walls higher than 1.5m may be considered depending on site constraints and the need for extensive excavation;</li><li>• 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.</li></ul>

## Private Medical Clinics in Non-HMC Developments

Parameter	Guideline
Use Quantum	<p>Private medical clinics may be allowed in commercial buildings of non-HMC developments subject to the following conditions:</p> <ul style="list-style-type: none"><li>• The total GFA for medical clinics is capped at 3,000sqm or 20% of the total floor area approved for commercial use, whichever is lower.</li><li>• The 20% GFA cap does not apply to medical clinics located in shophouse developments and HDB shops where the 20% quantum limit would be too restrictive. The total GFA for medical clinic shall, however, not exceed 3,000sqm.</li></ul>
Planning Permission	<p>Planning permission is required for new private medical clinics in commercial buildings except in the following situations:</p> <ul style="list-style-type: none"><li>• The total medical clinic GFA in the development including the proposed clinic does not exceed 1,000sqm or 20% of the total commercial GFA of the development, whichever is lower.</li><li>• For shophouses and HDB shops, the total medical clinic GFA in the block including the proposed clinic does not exceed 1,000sqm, and HDB's prior approval has been obtained.</li></ul>