

## APPENDIX 1

### PLANNING GUIDELINES TO FACILITATE THE INTEGRATION OF COMMUNITY AND SPORTS FACILITIES IN COMMERCIAL DEVELOPMENTS

1. The commercial sites proposed for the additional GFA for community and/or sports uses can be supported from the planning, land use and traffic points of view, and are in close proximity to transport nodes or Town Centres/Neighbourhood Centres. A formal application to obtain PP is to be submitted to URA for consideration.
2. The additional GFA for the community and sports uses is subject to an overall cap of 10% of total GFA for the site allowed under the Master Plan or 2,000sqm (whichever is lower).
3. The proposed community and sports uses should primarily be intended for public or community use and not profit driven. The proposed sports facility must be endorsed and supported by SSC. For community uses, they are restricted to only the list of social and community services listed below.
  - a. Only the following categorization of social and community services that are compatible in a commercial development can qualify under the Community/Sports Facilities Scheme:
    - i. Child care services  
Child care services, under the purview of Ministry of Community, Youth and Sports (MCYS), refer to services which provide working parents with reliable and affordable child care services.
    - ii. Disability services  
Disability services, under the purview of MCYS, refer to services and programmes in place for people with disabilities to help them integrate into society with the support from their families and caregivers. Disability services include Day activity centres which provide training in daily living skills; social skills development; and vocational abilities development.
    - iii. Family services  
Family services, under the purview of MCYS, refer to services to the public on family-related matters. Family services include individual and family counselling; family life education; parenting advice, talks or seminars, family finances or financial counselling, and marriage counselling (non-commercial).

iv. Eldercare services

Eldercare services refer to services that:

- a) facilitate the elderly to continue to live with their family in the community;
- b) enrich their lives by engaging the elderly and promoting their continued participation in the community; and
- c) provide support to the elderly, their family, and their caregiver.

The services should predominantly provide practical assistance, social engagement, and respite care, not for primarily health or medical care. These services must be endorsed by the MCYS/NCSS to have satisfied their policy objectives and requirements.

v. Volunteerism and volunteer-based programmes

These programmes refer to those that:

- a) reach out, recruit, train, and/or deploy volunteers to serve the social sector (i.e. volunteers in arts and sports, for example would not qualify); and
- b) provide services that are long-term and/or on-going basis and not on a project basis.

The need for the space for volunteer-based programmes should be clearly justified and the programme endorsed by MCYS/NCSS.

vi. Community Libraries

Community libraries, under the purview of National Library Board (NLB), provide the public easy access to information to promote a knowledgeable and engaged society.

vii. Community Clubs

Community Clubs (CCs), under the purview of People's Association (PA), provide a venue where citizens can connect for community bonding, carry out volunteer work, and promote active citizenry and multiracial harmony.

viii. Other uses

The Competent Authority would evaluate other deserving proposals on a case-by-case basis. The proposal should be endorsed by a supporting government agency before an application is made to URA for evaluation.

- b. Ancillary office to support the community and sports uses within the same premise can be allowed.
- c. Ancillary commercial uses within the community and sports space (e.g. cafes, souvenir or gift shops) will be computed as part of the overall commercial quantum of the entire development.

- d. Pure office, religious uses and recreational club would not be supported
  - e. For sports uses, the facility must be operated by a National Sports Association (NSA) and endorsed by the Singapore Sports Council (SSC).
4. For community spaces, developers have the option of offering government agencies and NGOs/VWOs the strata-title of the community spaces or a long lease with a minimum tenure of 10 years with option of renewal by the government agencies or NGOs/VWOs. Direct transfer of ownership or leases to NGOs/VWOs using the Community space is allowed, subject to support from the relevant government agencies. A letter of undertaking and an endorsement letter from the supporting government agency are to be submitted as part of the planning application to URA to obtain PP. For sports spaces, SSC will take up ownership of the strata-title or head lease with minimum tenure of 10 years with option of renewal by SSC.
5. Development charge or differential premium (DC/DP) is to be levied at C&CI rate for the additional community space and the relevant sports/recreational rate for the additional sports space.