

Party Wall Guidelines		
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1	Definition	<p>a A party wall development is a development that is built up to its side boundaries at the podium levels. It shall provide a continuous covered pedestrian walkway on the first storey with the covered walkways of adjacent developments.</p> <p>b For the selected developments, extensions are allowed at the podium levels to abut the common boundary of the development to create party wall developments.</p>
2	Location & Connectivity Requirements	<p>a To be applied to buildings which are currently setback from common boundaries as shown in Appendix 2: Building Form Plan of the Urban Design Guide Plans for Orchard Planning Area. Party wall developments are not allowed over public roads and pedestrianised side streets.</p> <p>b As the party wall development provides cover for pedestrians at the first storey level, it should be designed to connect with the existing first storey covered walkways of any adjoining developments.</p> <p>c The party wall development is to be built up to the building setback line to create a continuous covered walkway along Orchard and Scotts Roads.</p> <p>d Minimally, one 6.0m – 7.0m wide connection each is to be provided on both the 2nd and 3rd storey of the development at appropriate location(s) along the party wall that abuts the common boundary line with the adjacent development. Single-loaded corridors shall be minimally 6.0m wide while double-loaded corridors shall be minimally 7.0m wide.</p>

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		<p>e In the event that the connection stated in part (e) cannot be immediately achieved as the adjacent development is not yet ready to receive it, knock-out panels at appropriate locations on both 2nd and 3rd storey along the party wall that abuts the common boundary line with the adjacent development / site are to be provided, and a 6.0m – 7.0m wide corridor is to be safeguarded on both 2nd and 3rd storey of the development, adjacent to the knock-out panels.</p> <p>f Knock-out panels are to be sufficiently wide to cater for a minimum 6.0m – 7.0m wide corridor space.</p>
3	Size	<p>a The minimum depth of the party wall shall be at least 15m measured from the buffer line.</p> <p>b The height of the party wall is to match that of the adjacent development where possible, and is subject to detailed evaluation at the formal submission stage.</p> <p>c There will be no restrictions to the number of floors or depth of connection at the podium levels.</p> <p>d URA will evaluate all proposed party wall developments on a case-by-case basis based on site conditions and the merit of the proposal.</p>
4	Design	<p>a For existing developments, extensions at the podium levels must be designed such that they are properly integrated with the existing podium block.</p> <p>b Where internal pedestrian connection is provided between the adjoining developments within the new extension(s), any difference in level with the adjacent development at each of the podium levels shall be mediated with ramps; no steps will be allowed within the connection.</p>

5	Gross Floor Area (GFA)	<p>a <u>For existing developments:</u></p> <p>i) For developments which have maximised their development potential, the GFA for the extensions to create party wall can be considered over and above the maximum intensity stipulated in the Master Plan for the site, subject to the overall 10% GFA bonus cap for each development and the payment of Development Charge, or Differential Premium whichever is applicable. Developments may make use of any combination of applicable bonus GFA incentive schemes, as long as the cumulative bonus GFA does not exceed the overall cap of 10% above the Master Plan GPR.</p> <p>ii) All additional GFA granted under the bonus GFA incentive schemes will not form the future development potential of the site upon redevelopment.</p> <p>b <u>For new developments:</u></p> <p>i) The GFA incentives <u>do not apply</u> for new developments and existing developments which undergo complete redevelopment.</p>
6	Temporary Uses & Reinstatement of Connecting Corridor	<p>a In the event where the adjacent development is not ready to receive the connection, the 6.0m-7.0m wide corridor space adjacent to the knock-out panels can be allowed for Commercial uses on a temporary basis. The Commercial uses within the corridor space are to be removed and the space reinstated into a corridor upon the expiry of the Temporary Permission for the Commercial uses.</p> <p>b As and when the adjacent development is ready to receive the connection, or upon notification by the Competent Authority to construct the connection, the building owner is required, at his own cost and expense, to undertake all</p>

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		<p>necessary works to reinstate the corridor to the approval of the Competent Authority and connect to the adjacent development.</p> <p>c In strata developments, the pedestrian corridor must form part of the common property and not be strata sub-divided.</p>
7	Submission Requirements	<p>a Properly annotated plans and elevations showing the proposed layout of the extension in relation to the existing development, as well as the adjacent developments.</p> <p>b The choice of materials and finishes should be clearly indicated.</p> <p>c For existing developments to be considered for GFA incentives for the extensions, all internal pedestrian connection provided between the public circulation networks of both adjoining developments are to be clearly indicated in the submitted plans at each of the floors where a connection is provided. The safeguarded corridor space(s) and the knock-out panels, as well as any proposed temporary use(s) are to be clearly indicated in the plans.</p>