



Circular No : URA/PB/2025/06-SPG
Our Ref : DC/ADMIN/CIRCULAR/PB_25

5 August 2025

CIRCULAR TO PROFESSIONAL INSTITUTES

Dear Sir/Madam,

REVISION OF OBSTACLE LIMITATION SURFACES STANDARDS AND RECOMMENDED PRACTICES BY INTERNATIONAL CIVIL AVIATION ORGANIZATION (ICAO) AND RELATED REVIEWS

1. This circular informs the industry on the ongoing review of the allowable building heights in various parts of Singapore.

Revision of Aviation Height Requirements and Limits

2. On 22 May 2025, the Government announced that CAAS chaired an international taskforce under the ICAO to review the aviation height restriction requirements around airports. The revised ICAO requirements for civil aviation, which enable more airspace to be freed up while still ensuring safety, have come into effect internationally on 4 Aug 2025 (Montreal Time).

Review of Allowable Building Heights and Development Intensity

3. The revised aviation height limits present opportunities to raise building height limits and development intensity in some parts of Singapore. However, the appropriate building heights and development intensity for any specific site or area would need to take into account several factors to support a sustainable and good quality living environment.

4. This includes considering if the transport and utilities infrastructure in the area is sufficient to support intensification as well as the scale and compatibility of proposed developments with surrounding uses. As these studies will take time, the current GPRs reflected in the latest Master Plan remain in force.

Implementation Timeline

5. CAAS has updated Singapore's civil aviation regulations to implement the revised requirements in Singapore, effective 5 Aug 2025 (Singapore Time). Meanwhile, the review of RSAF's technical height requirements is underway. The existing RSAF aviation height limits will continue to apply for areas around military airbases until the completion of the review, which is estimated by 2Q2026.

6. For Government Land Sales (GLS) Sites, unless otherwise conveyed/communicated by URA, developers / Qualified Persons (QPs) will be required to comply with the stipulated parameters, including maximum technical height limit/building height control, in the Technical Conditions of Tender (TCOT) and/or subsequent URA's Planning Permissions.

7. For Non-GLS Sites, the developer / QP can verify the maximum allowable technical height limits via email with CAAS (CAAS_ATS_ANSP@caas.gov.sg) and RSAF (height_control@defence.gov.sg). Development proposals submitted to URA will continue to be assessed holistically, taking into consideration the prevailing GPR and building height controls, and other site-specific factors.

8. Thank you.

Yours faithfully

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DIRECTOR
AIR NAVIGATION SERVICES POLICY
CIVIL AVIATION AUTHORITY OF SINGAPORE

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HEAD

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