

Appendix: Summary of guidelines for Serviced Apartments and Serviced Apartments II

Parameter	Guidelines	
	Serviced Apartments (SA)	Serviced Apartments II (SA2)
Minimum Stay Duration	Seven days	Three months
Locational Criteria	<ul style="list-style-type: none"> • Sites zoned for Residential use or within the Residential use quantum of mixed-use developments. • Located within mixed-use areas. If site is within a Residential area, it should front a Category 1, 2, or 3 road. • SA are not allowed in areas where there are already disamenities in the surroundings (examples of existing areas where hotels/backpacker hostels/serviced apartments cannot be allowed are linked) • SA are not allowed in designated landed housing areas or areas where it may pose disamenity to the surroundings. 	<ul style="list-style-type: none"> • Sites zoned for Residential use or within the Residential use quantum of mixed-use developments. • Located within mixed-use areas. If site is within a Residential area, it should front a Category 1, 2, 3 or 4 road. • SA2 can be allowed within the existing areas where hotels/backpacker hostels/serviced apartments cannot be allowed (link), except the Upper Circular Road streetblock. • SA2 are not allowed in designated landed housing areas or areas where it may pose disamenity to the surroundings.
Layout/ Unit size	<ul style="list-style-type: none"> • Minimum unit size of 35sqm (nett) • Self-contained apartments with kitchenettes/ kitchens. 	<ul style="list-style-type: none"> • A mixture of unit sizes can be allowed, as long as they achieve a minimum <u>average</u> of 35sqm. • Individual SA2 units need not be self-contained apartments, but should minimally be en-suite (i.e. with attached bathroom).
Strata Subdivision	Not Allowed	