

Circular No : URA/PB/2008/28-DCD  
Our Ref : DC/ADMIN/CIRCULAR/PB\_08  
Date : 5 Dec 2008

Fax: 6227 4792

## **CIRCULAR TO PROFESSIONAL INSTITUTES**

### **REVISED GUIDELINES FOR TEMPORARY WORKERS' DORMITORIES WITHIN AN INDUSTRIAL OR WAREHOUSE DEVELOPMENT**

#### **Objective**

To revise the guidelines for temporary workers' dormitories provided within an industrial or warehouse development.

#### **Effective date**

5 Dec 2008.

#### **Who should know**

Developers, building owners and Qualified Persons.

#### **Details**

- 1 To help further ease the current shortage of housing for foreign workers, URA has reviewed the guidelines for ancillary and secondary workers' dormitories in industrial/warehouse developments together with JTC, HDB and other relevant government agencies. The revised guidelines which incorporated the following changes are summarised in [Appendix A](#):

- a. **Allowable quantum of secondary or ancillary workers' dormitory**

The ancillary quantum control for secondary or ancillary workers' dormitories and other ancillary uses within industrial developments is increased from 40% to 49% (max).

- b. **Number of Workers**

The maximum number of workers to be housed in a dormitory is subject to compliance with technical requirements of FSSD, NEA and clearance from SPF. The previous cap of 500 workers is no longer applicable.

**c. Location Criteria**

The location of proposed workers' dormitory is subject to evaluation. In addition, workers' dormitories are not allowed within any NEA's health and safety buffers. If the proposed workers' dormitory is located within multiple-unit industrial and warehouse developments, it should be located in a separate whole block within the development site.

Within industrial estates that are safeguarded by JTC or HDB for strategic industries or where the workers' dormitories may be incompatible with the surrounding land use, only ancillary workers' dormitories (i.e. housing own workers) are allowed. Secondary worker dormitories are not allowed within these areas (i.e. no-go areas). The list of no-go areas for secondary workers' dormitories has been reviewed to allow for more industrial sites to qualify for conversions to workers' dormitories. The revised list is attached in [Appendix B](#).

**d. Prior clearance from PUB**

Workers' dormitories use may result in an increase of used water discharge which requires an adequate sewerage system to serve the development. Applicants are advised to consult PUB early and obtain their clearance before submitting the planning application to URA.

- 2 Workers' dormitories that comply with the above guidelines may be granted 3-year temporary permission subject to the condition that the use shall not cause any amenity problems. For existing workers' dormitories that have been granted temporary permission under the previous guidelines, renewal of the temporary permission will be subject to compliance with the new revised guidelines.
- 3 For premises which are leased or sold by JTC or HDB, applicants are required to obtain prior clearance from JTC or HDB respectively for the proposed new workers' dormitories or renewal of temporary permission before submitting the application to URA.
- 4 This circular supersedes our previous Circular No. [URA/PB/2006/20-DCD](#) dated 6 November 2006.

5 I would appreciate it if you could convey the contents of this circular to the relevant members of your organisation. If you or your members have any queries concerning this circular, please do not hesitate to call our DCD Enquiry Line at Tel: 6223 4811 or e-mail us at [ura\\_dcd@ura.gov.sg](mailto:ura_dcd@ura.gov.sg). We would be pleased to answer queries on this, and any other development control matter. For your information, the past circulars to the professional institutes are available from our website <http://www.ura.gov.sg>.

Thank you.

HAN YONG HOE  
DIRECTOR (DEVELOPMENT CONTROL)  
for CHIEF EXECUTIVE OFFICER  
URBAN REDEVELOPMENT AUTHORITY

**APPENDIX A**

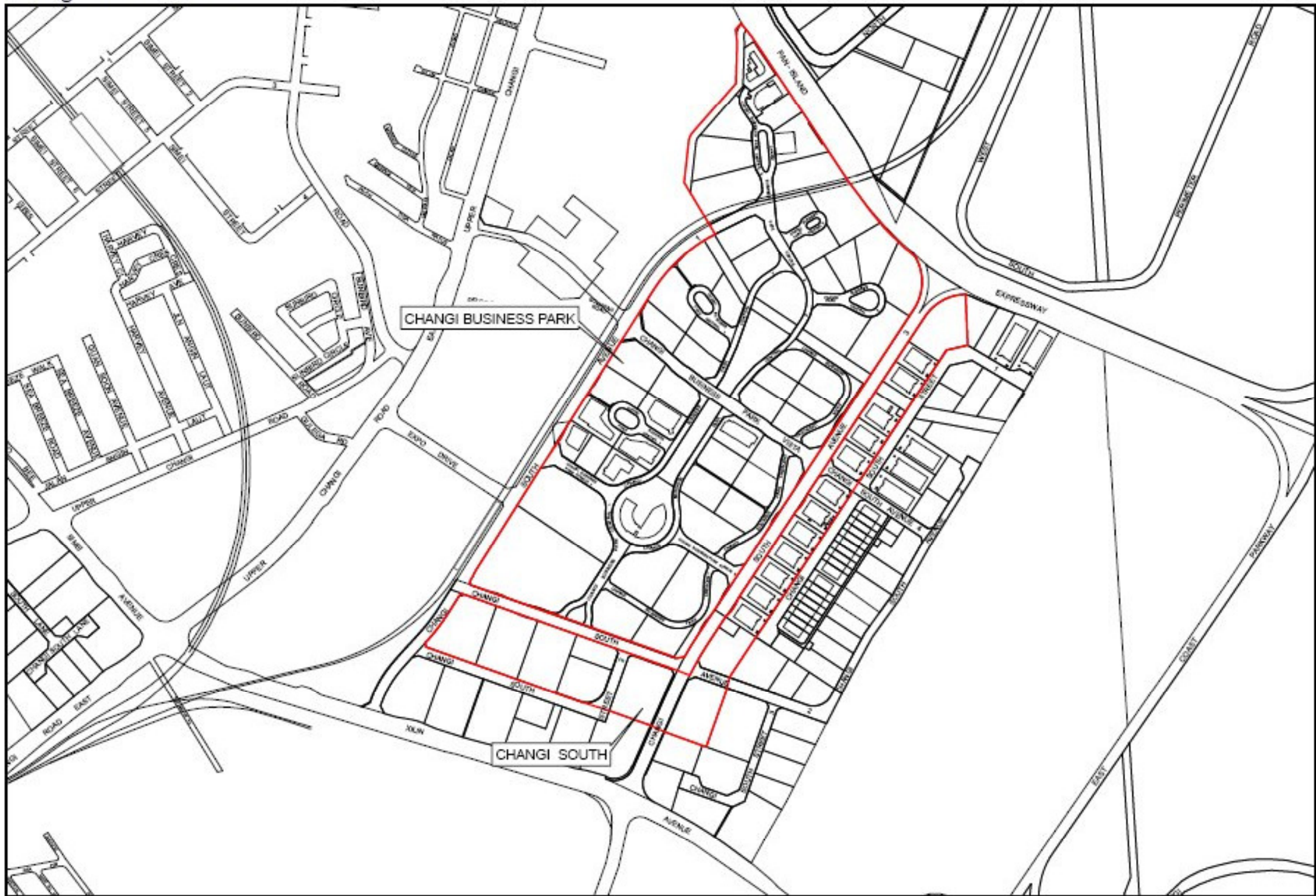
	<b>Revised Guidelines for Workers' Dormitories within an Industrial or Warehouse Development</b>
<b>Type of Workers' Dormitory</b>	<p><u>Ancillary Workers' Dormitories</u>            Only for on-site workers (i.e. employed by the owner or lessee of the factory)  <b>OR</b>  <u>Secondary Workers' Dormitories</u>            For both on-site and off-site workers.</p>
<b>Use Quantum Control</b>	<p>Use quantum of the workers' dormitories (either ancillary or secondary) and other ancillary and secondary uses shall not exceed 49% of the overall gross floor area (GFA) of the development.</p>
<b>Duration</b>	<p>A 3-year Temporary Permission (TP) subject to the use not causing any amenity problems. Renewal of the TP will be subject to compliance with the prevailing guidelines.</p>
<b>Number of Workers</b>	<p>The number of workers that can be housed in the workers' dormitory will be subject to compliance with technical requirements of other agencies (e.g. FSSD, NEA).</p>
<b>Applicable DC rate for Temporary Development Levy and Differential Premium</b>	<p>Proposed ancillary and secondary workers' dormitory that result in enhancement in value are subject to temporary development levy (TDL) or differential premium leviable by SLA where applicable.</p> <p>The relevant DC rates are as follows:</p> <p><u>Ancillary Workers' Dormitories</u>            Ancillary workers' dormitories are to be computed under Industrial use rate i.e. Group D.</p> <p><u>Secondary Workers' Dormitories</u>            Secondary workers' dormitories are to be computed under Civic &amp; Community Institution use rate i.e. Group E.</p>
<b>Location Criteria</b>	<p><u>All Workers' Dormitories</u></p> <ol style="list-style-type: none"> <li>a. All proposals will still be subject to planning evaluation.</li> <li>b. They must not fall within NEA's health and safety buffers.</li> <li>c. For multiple-unit industrial and warehouse developments, new workers' dormitories are to be located within a separate whole block within the factory site.</li> </ol>

	<p><u>Secondary Workers' Dormitories</u></p> <p>a. Not allowed in the areas as shown in <a href="#">Appendix B</a>.</p>
<b>Plot Ratio</b>	Overall plot ratio of the site including worker's dormitories shall not exceed the Master Plan Gross Plot Ratio (GPR) of the site.
<b>Building setbacks</b>	<p>a. For conversion of space within existing developments to workers' dormitories, the existing industrial setback requirements will apply.</p> <p>b. For new workers' dormitories blocks within existing developments, front setback (from road) of 7.5m or road buffer (green and physical buffer) will apply, whichever is greater. Side and rear setbacks of 3m (min) will apply.</p>
<b>Building height</b>	Subject to height control for the area.
<b>Floor to floor height</b>	<p>a. For conversion of space within existing developments to workers' dormitories, there are no controls on floor to floor height.</p> <p>b. For new workers' dormitories blocks within existing developments, 3.6m (max) floor to floor height control will apply.</p>
<b>Other requirements</b>	<p>a. To comply with pollution control and other health and safety requirements by NEA. Applicants are to obtain NEA's prior clearance before submission to URA.</p> <p>b. To ensure the availability or adequacy of sewerage system serving the WD development, applicants are to obtain PUB's prior clearance before submission to URA.</p> <p>c. No land or strata subdivision of the dormitories.</p> <p>d. All proposals will require landowners' endorsement.</p> <p>e. Worker's dormitories should cater for the needs and well-being of the residents. Operators are encouraged to provide adequate recreational facilities and amenities within the premises for the workers' use, e.g. TV lounge, fitness facilities, games room etc.</p>

## APPENDIX B

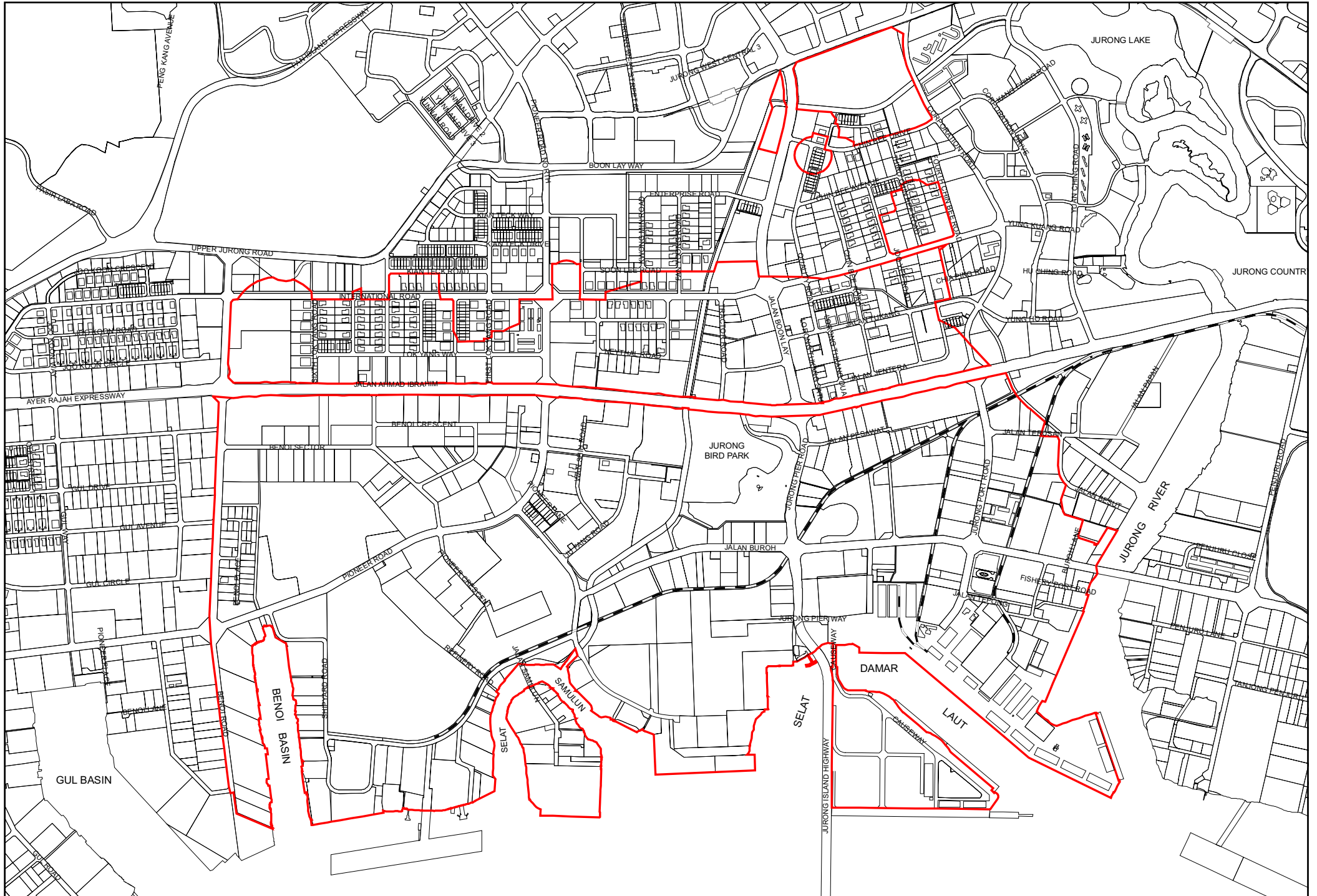
Please click on areas for plans.

No	Areas
1	<a href="#">Changi South Ave 2 / 3</a>
2	<a href="#">Pandan Reservoir areas</a>
3	<a href="#">Jalan Ahmad Ibrahim</a>
4	<a href="#">Southern Tuas Basin / Gul Basin</a>
5	<a href="#">Northern Tuas</a>
6	<a href="#">Southern Tuas</a>
7	<a href="#">Jurong Island</a>
8	<a href="#">Tai Seng Street</a>
9	<a href="#">Senoko Power Station</a>
10	<a href="#">Sungei Kadut</a>
11	<a href="#">Serangoon North Ave 5</a>
12	<a href="#">Science Park</a>
13	<a href="#">One-North</a>
14	<a href="#">Toh Tuck Ave</a>

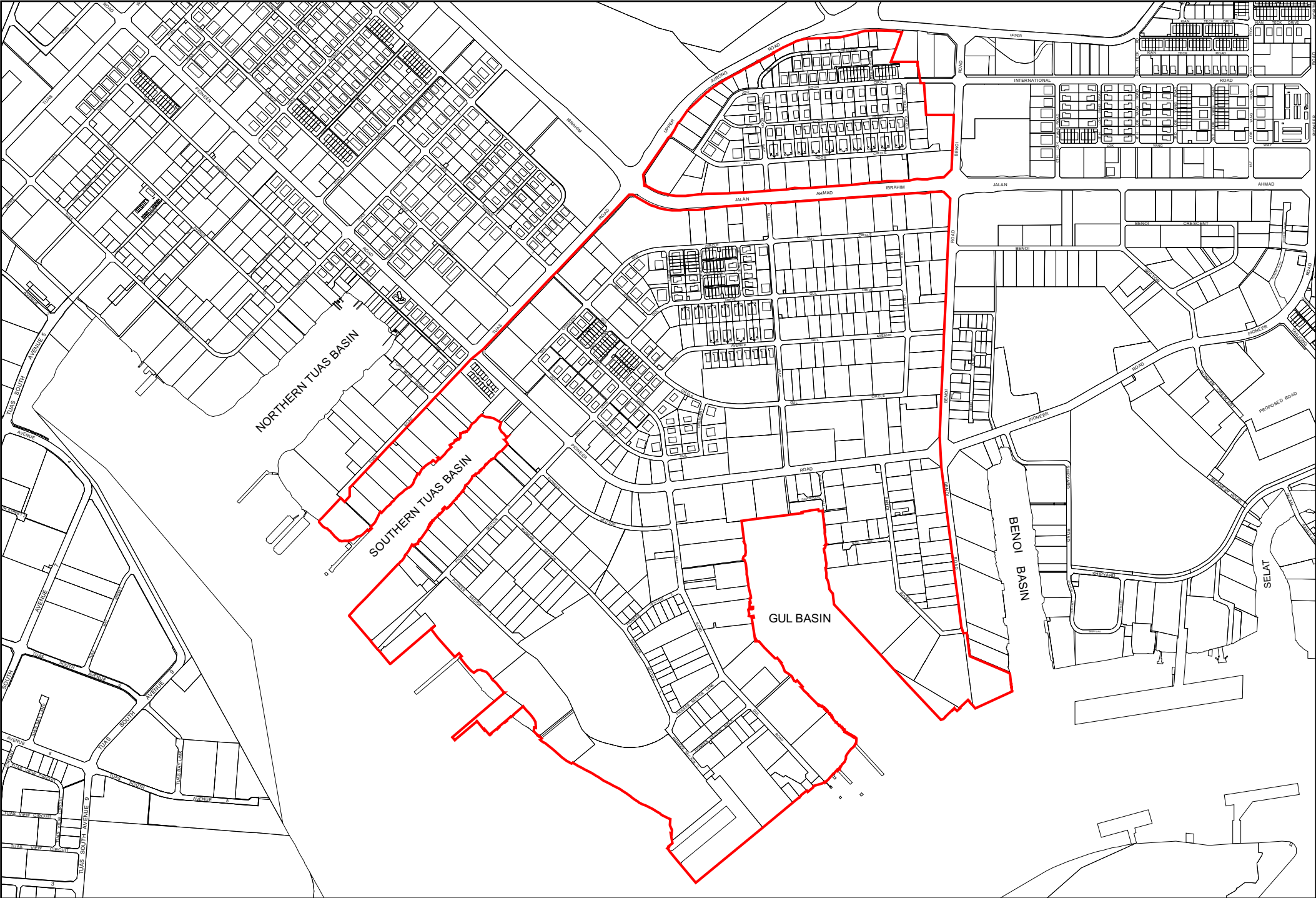




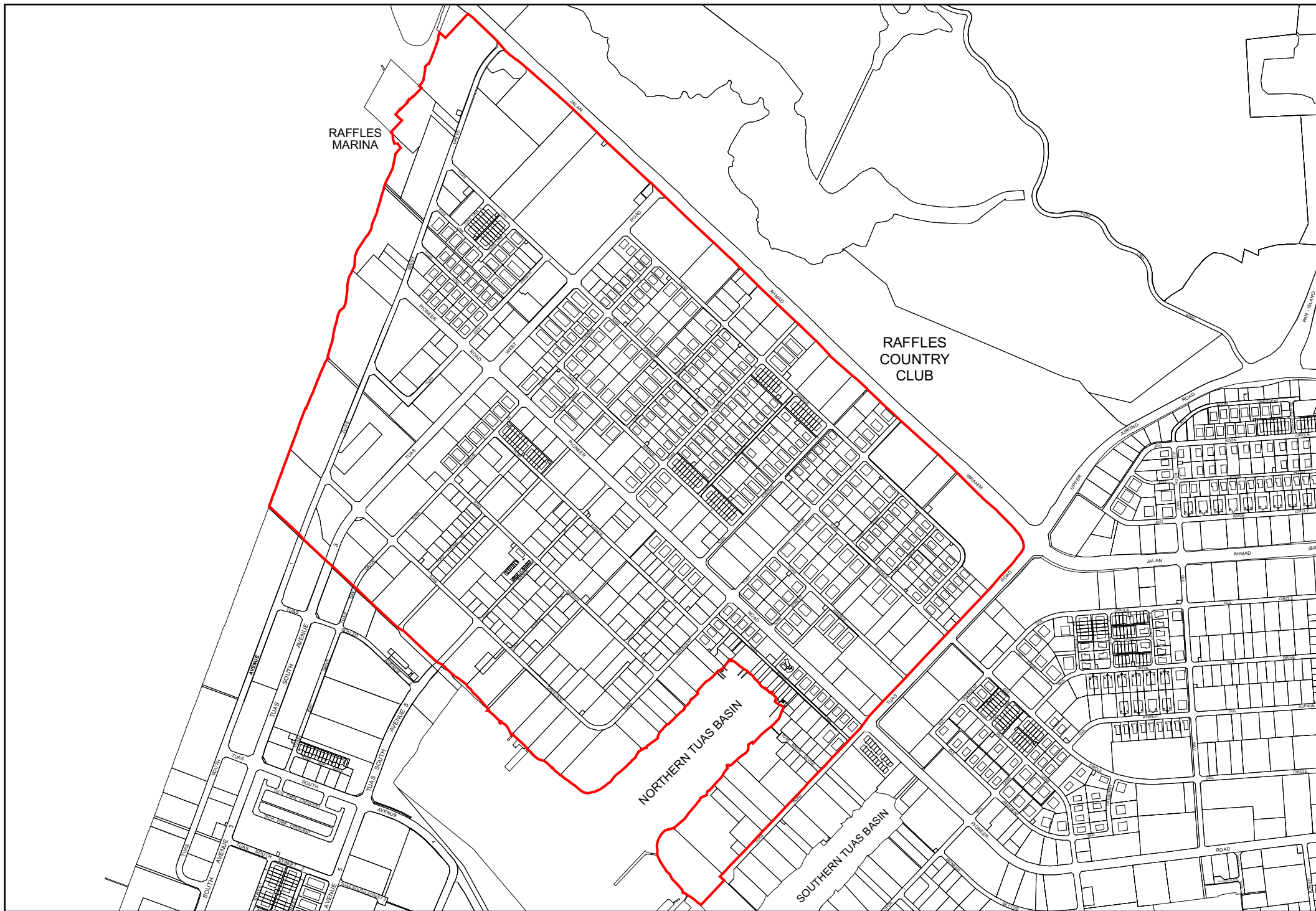
# Jalan Ahmad Ibrahim



# Southern Tuas Basin / Gul Basin



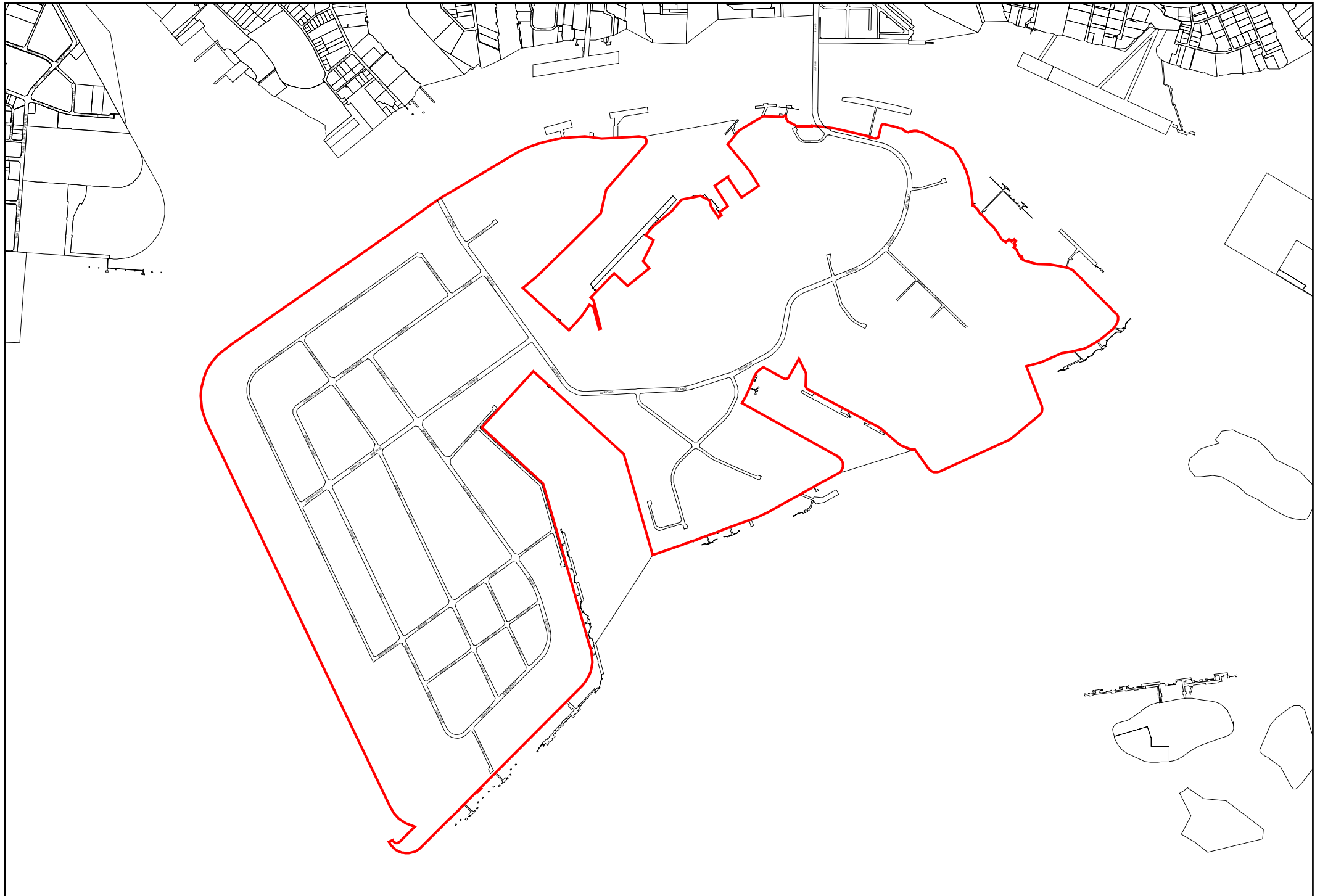
# Northern Tuas



Southern Tuas



# Jurong Island

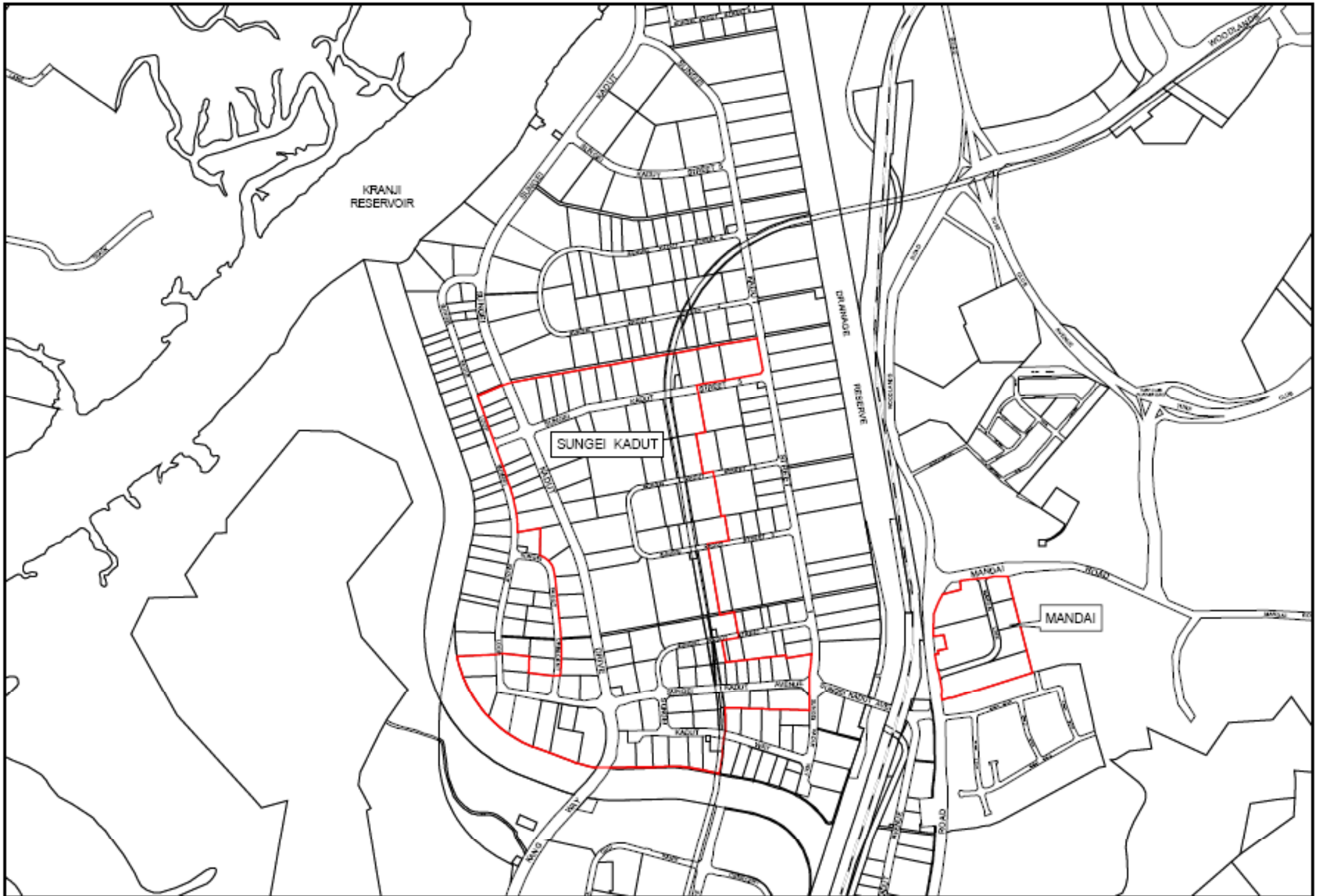


# Tai Seng Street





# Sungei Kadut

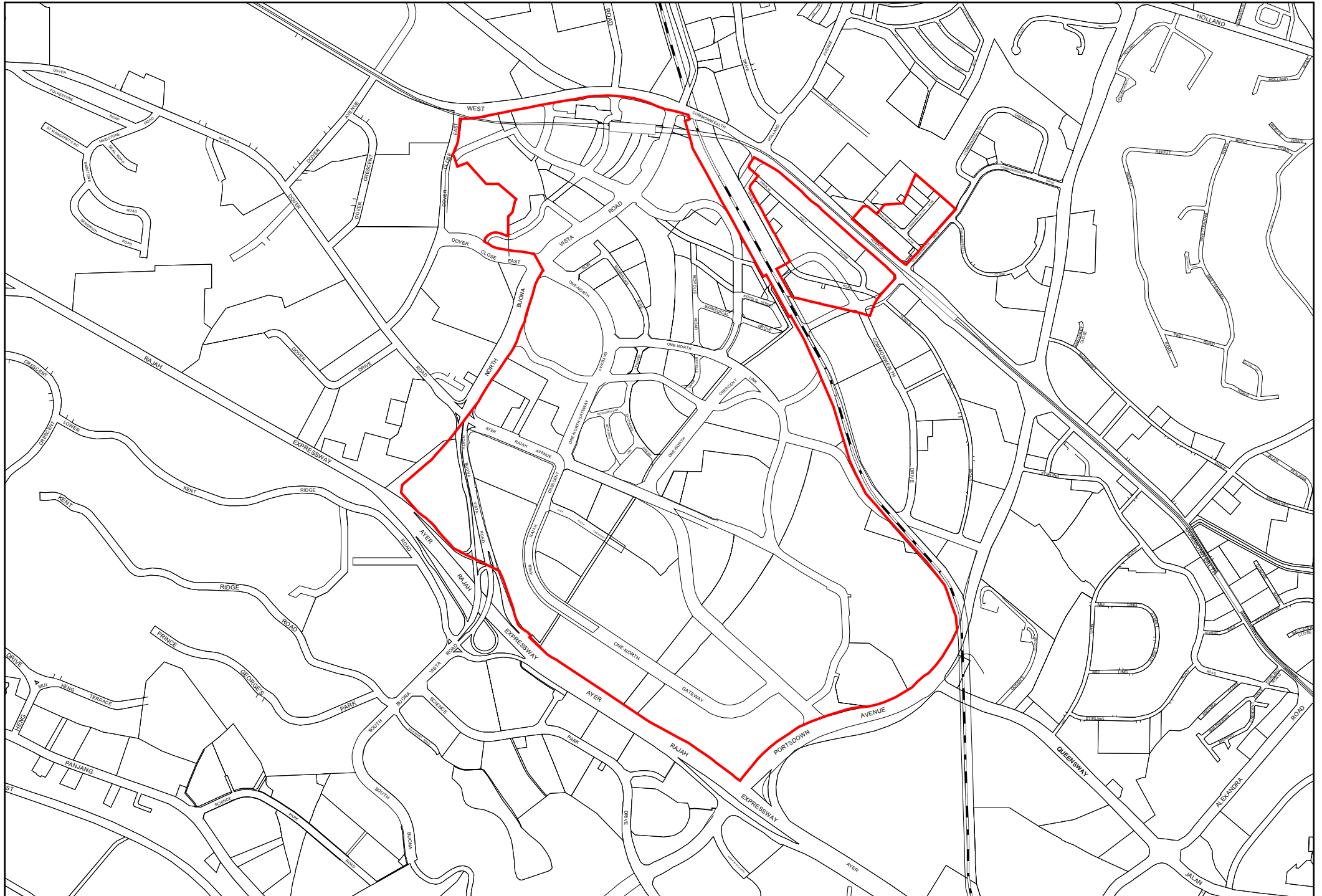




# Science Park



# One-North



# Toh Tuck Ave

