

Our ref : SMA-CMS-5/5



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Date: 23<sup>rd</sup> May 2025

CS CIRCULAR NO. 2/2025

To: All Registered Surveyors

## STAIRCASE AREA TO BE COMPUTED AS STRATA AREA

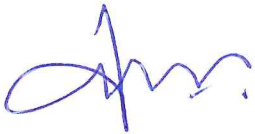
1. URA computes all covered areas as Gross Floor Area (GFA), unless these areas qualify for URA's prevailing GFA exemption schemes. For multi-level spaces (e.g. a duplex residential unit), the flight(s) of internal staircase will also be computed as GFA.
2. With the harmonisation of floor area definitions, which took effect on 1<sup>st</sup> June 2023, strata area and GFA in a strata unit should be aligned. In addition, all voids (including staircase openings on floors) are no longer allowed to be included as strata area
3. With this harmonisation, RS needs to accord strata area to internal staircase within a strata unit (which is also counted as GFA) in SLA approved plans.
4. Henceforth, internal staircases (including the staircase landing area, if any) within a strata unit will be computed as strata area, to align with URA's GFA definition. For purposes of reflecting the strata area in the Diagrammatic Plans (DP) submitted to URA for strata subdivision approval as well as in the CPST and FD submitted to SLA, the staircase should be projected flat at the lower storey as the staircase is located at the lower stratum. The staircase opening on the upper storey will continue to be reflected as a void.
5. For information, the staircase reflected at the \*lower storey of the DP, CPST and FD will not be treated as a separate nor intermediate storey. The plans merely reflect the plan view of the staircase for strata area computation purposes.

### \*NB:

- Where the area below the staircase is non-load bearing, the area will not constitute GFA and will be treated as a void space (i.e. not counted as strata area). For such rare cases, RS are to refer to SLA for presentation in the CPST and FD.
  - Floor spaces under staircases (even if non-accessible) are counted as GFA by URA. Hence, these floor spaces should also be counted as strata area.
6. For para 4, Registered Surveyors are to depict the edge of the projected flat staircase in black firm outline at the lower storey and add a note on the specific lower storey CPST and FD that the lower storey "Xth storey area includes a y sq. m staircase area". The strata area for that storey should be the sum of the staircase and the lower storey area. See sample CPST and FD in **APPENDIX I to VI (For non-contiguous staircase, see Appendix III & IV, contiguous staircase, see Appendix V & VI)**

7. As for the Diagrammatic Plans (DP) to be submitted to URA for strata subdivision approval, RSs are to also reflect the staircase at the lower storey of the DPs submitted to URA i.e. the strata area of the staircase should also be verged out on the specific lower floor plan. A note that "strata areas of the staircase for units #...are reflected on the lower storey" is to be included on the lower level in the DP. See sample DP in **APPENDIX VII**.
8. The new requirement will take effect immediately for all strata developments where the harmonised floor area definitions apply, i.e. Development Applications submitted to URA without a valid PP on or after 1<sup>st</sup> June 2023.

Thank you.



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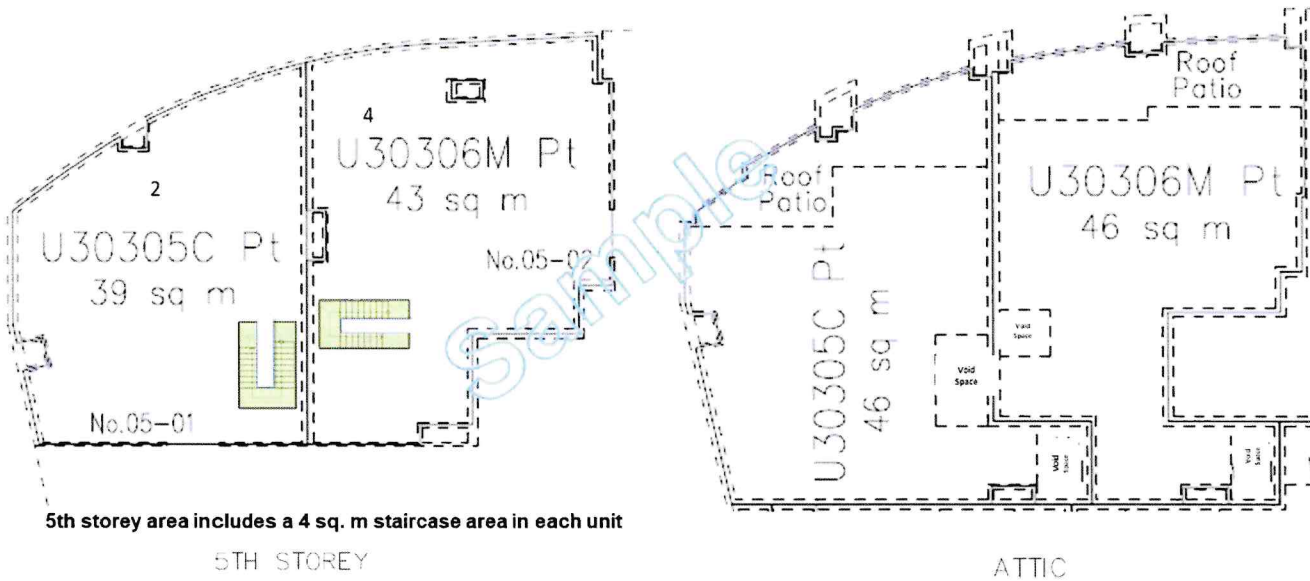
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## SAMPLE CPST OF STAIRCASE STRATA AREA IN PENTHOUSE UNITS

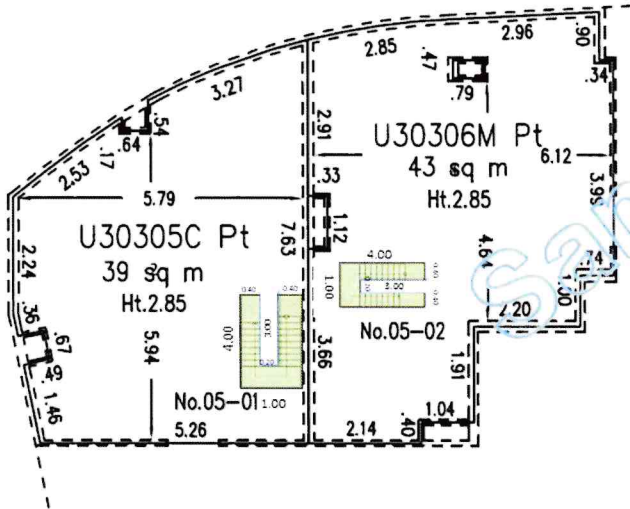
(NB: Staircase colored green is just an illustration. RS to edge the perimeter of flattened staircase in black firm outline in CPST)



House No.	Strata lot	Storey	Strata Area (sqm)	Total Strata Area (sq. m) (Excludes Void Area)	Void Area (Not Counted in Total Strata Area. For reference only) (sq. m)
2	U30305C	5 <sup>th</sup>	39	85	0
		Attic	46		16
4	U30306M	5 <sup>th</sup>	43	89	0
		Attic	46		12

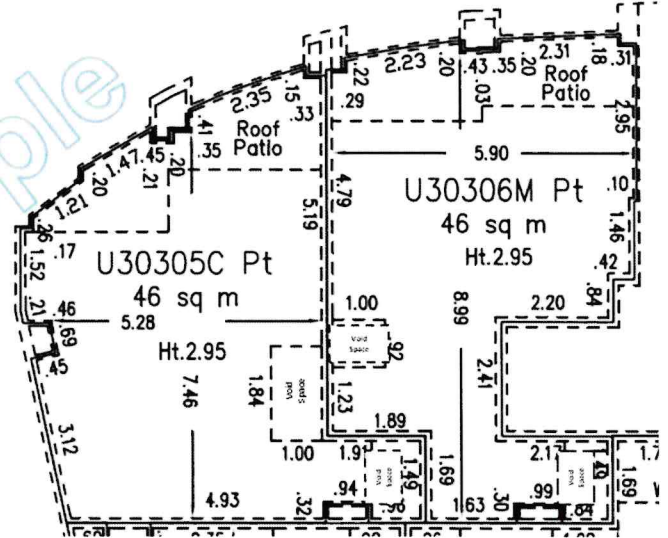
## SAMPLE FD OF STAIRCASE STRATA AREA IN PENTHOUSE UNITS

(NB: Staircase colored green is just an illustration. RS to edge the perimeter of flattened staircase in black firm outline in FD)



5th storey area includes a 4 sq. m staircase area in each unit

5TH STOREY

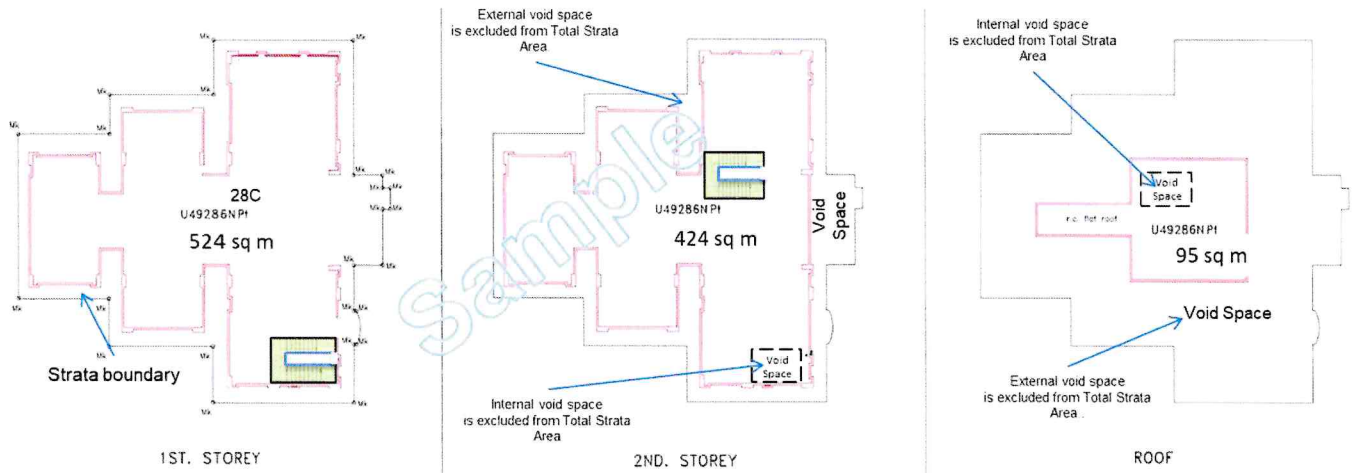


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House No.	Strata lot	Storey	Strata Area (sqm)	Total Strata Area (sq. m) (Excludes Void Area)	Void Area (Not Counted in Total Strata Area. For reference only) (sq. m)
2	U30305C	5 <sup>th</sup>	39	85	0
		Attic	46		16
4	U30306M	5 <sup>th</sup>	43	89	0
		Attic	46		12

### SAMPLE CPST OF NON-CONTIGUOUS STAIRCASE STRATA AREA IN A STRATA BUNGALOW UNIT

(NB: Staircase colored green is just an illustration. RS to edge the perimeter of flattened staircase in black firm outline in CPST)

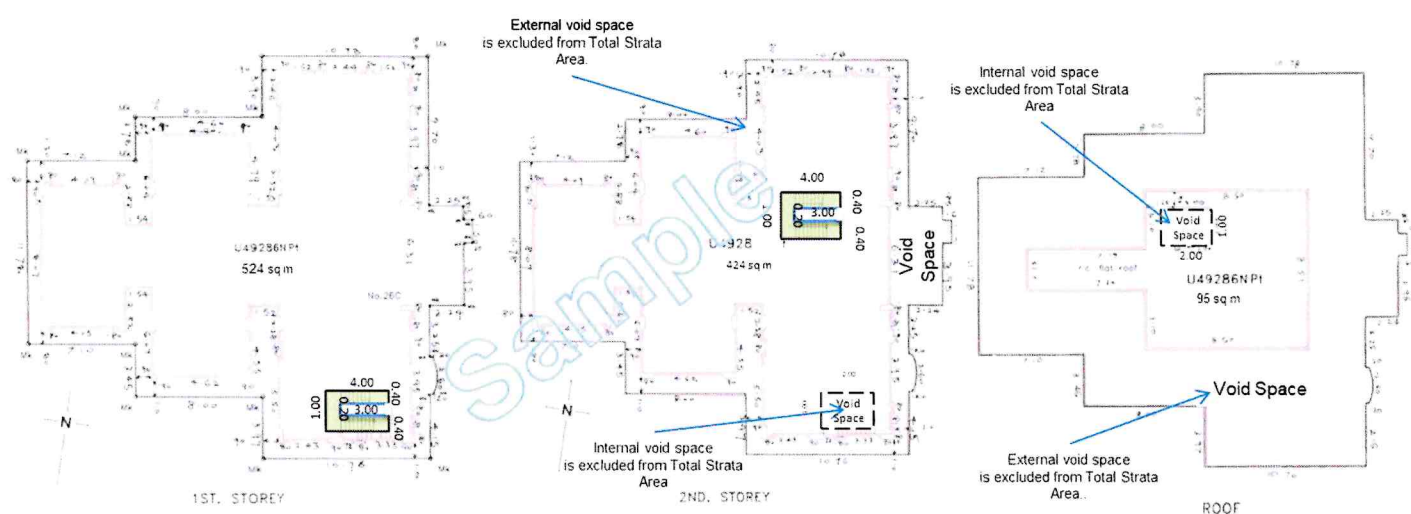


1st and 2nd storey area include a 4 sq. m staircase area on each storey

House No	Strata Lot	Storey	Strata Area (sqm)	Total Strata Area (sq. m) (Excludes Void Area)	Void Area (Not Counted in Total Strata Area. For reference only) (sq. m)
28C	U49286N	1 <sup>st</sup>	524	1043	0
		2 <sup>nd</sup>	424		100
		Roof	95		425

## SAMPLE FD OF NON-CONTIGUOUS STAIRCASE STRATA AREA IN A STRATA BUNGALOW UNIT

(NB: Staircase colored green is just an illustration. RS to edge the perimeter of flattened staircase in black firm outline in FD)



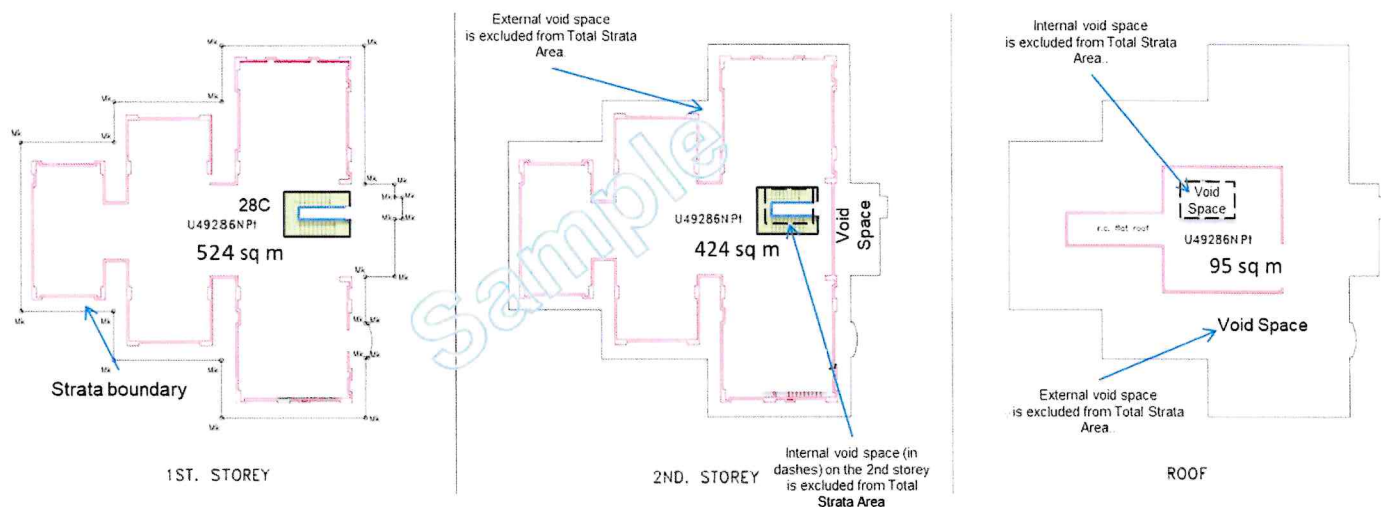
1st and 2nd storey area include a 4 sq. m staircase area on each storey

House No	Strata Lot	Storey	Strata Area (sqm)	Total Strata Area (sq. m) (Excludes Void Area)	Void Area (Not Counted in Total Strata Area. For reference only) (sq. m)
28C	U49286N	1 <sup>st</sup>	524	1043	0
		2 <sup>nd</sup>	424		100
		Roof	95		425



## SAMPLE CPST OF CONTIGUOUS STAIRCASE STRATA AREA IN A STRATA BUNGALOW UNIT

(NB: Staircase colored green is just an illustration. RS to edge the perimeter of flattened staircase in black firm outline and void space above the staircase in dash line in CPST)

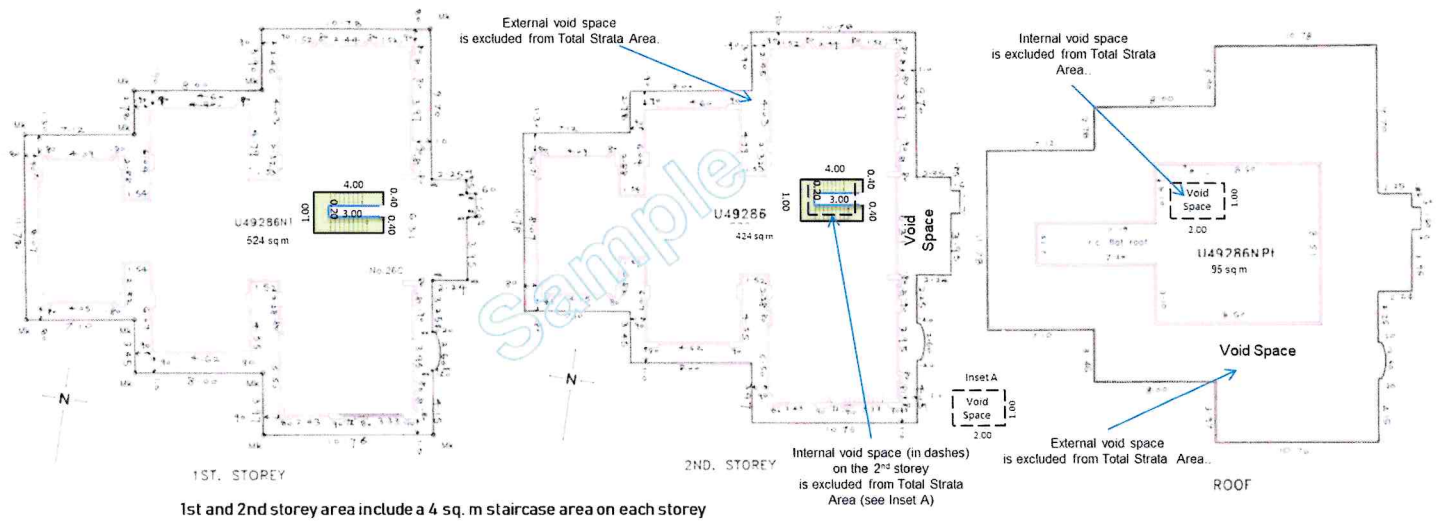


1st and 2nd storey area include a 4 sq. m staircase area on each storey

House No	Strata Lot	Storey	Strata Area (sqm)	Total Strata Area (sq. m) (Excludes Void Area)	Void Area (Not Counted in Total Strata Area. For reference only) (sq. m)
28C	U49286N	1 <sup>st</sup>	524	1043	0
		2 <sup>nd</sup>	424		100
		Roof	95		425

## SAMPLE FD OF CONTIGUOUS STAIRCASE STRATA AREA IN A STRATA BUNGALOW UNIT

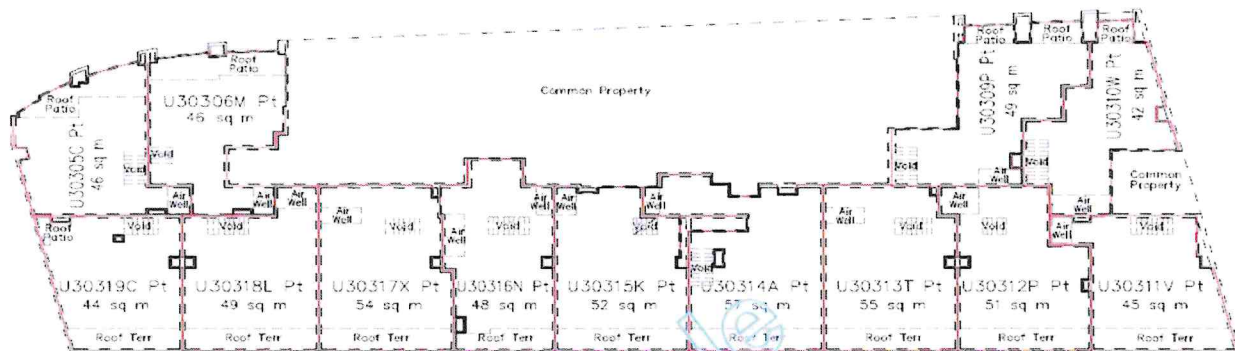
(NB: Staircase colored green is just an illustration. RS to edge the perimeter of flattened staircase in black firm outline and void space above the staircase in dash line with Inset showing the void space measurements next to the relevant storey in FD)



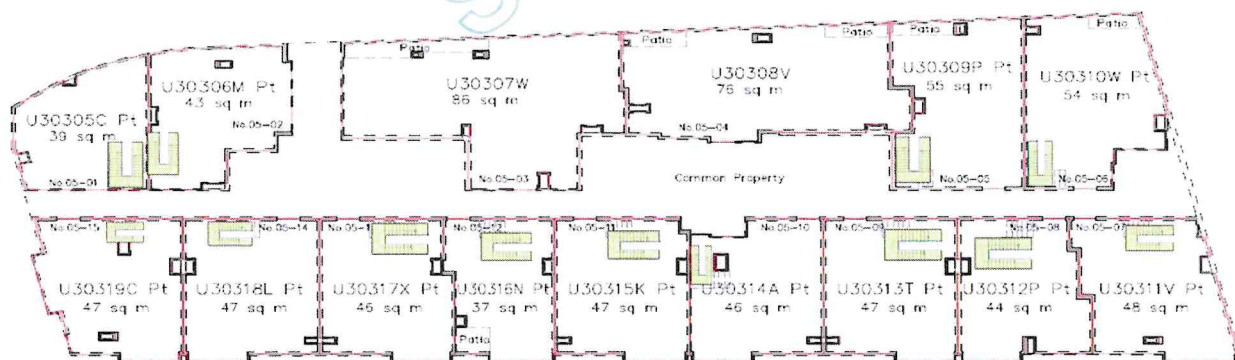
House No	Strata Lot	Storey	Strata Area (sqm)	Total Strata Area (sq. m) (Excludes Void Area)	Void Area (Not Counted in Total Strata Area. For reference only) (sq. m)
28C	U49286N	1 <sup>st</sup>	524	1043	0
		2 <sup>nd</sup>	424		100
		Roof	95		425

# **SAMPLE OF URA'S DIAGRAMMATIC PLAN (DP) WITH STAIRCASE VOID SUBMITTED TO URA FOR STRATA SUBDIVISION APPROVAL**

(NB: Staircase colored green is just an illustration. RS to edge the perimeter of flattened staircase in black firm outline in DP)



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Strata areas of the staircase for units #05-01, #05-02, #05-05 to #05-15 are reflected on the lower storey

5TH STOREY