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CS CIRCULAR NO. 4/2025

To: All Registered Surveyors

DETERMINING STRATA AREA FOR STRATA UNITS WITH SLOPING WALLS

The above was presented at the CS Tea Session with RS on the 15th of August 2025.

2. Under the harmonised floor area definitions which took effect on 1st June 2023, all strata areas are included as Gross Floor Area (GFA). The GFA of a unit is computed based on the covered floor area.

3. For strata-subdivided developments, the strata area shall be measured based on the floor area (computed to the middle of the wall as shown on plan) of the strata unit, aligned with GFA. Purchasers of such strata units will continue to own the entire space up to the ceiling level, even if the ceiling area differs from the strata unit's floor area (see Appendix 1 in attachment).

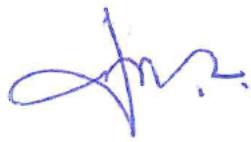
4. To provide clarity on the extent of the space that purchasers will own, the Diagrammatic Plans (DP) submitted to URA, and Strata Certified Plans (CPST) / Field Details (FD) submitted to SLA for strata subdivision approval should incorporate the following information (See Appendices 2, 3, 4 and 4.1 to 4.4):

- a) Extent of the floor and ceiling for the units within the development with atypical façade designs,
- b) Section plan of units within the development with atypical façade design (typical section(s) can be provided for units with similar design), and
- c) Elevation of entire development (for CPST submission to SLA only).

5. Para 4 will not be applicable to developments with conventionally designed strata units (i.e. where the strata lot boundaries are vertical).

6. While such designs are uncommon, Registered Surveyors are reminded to advise their clients professionally should you encounter such cases. Registered Surveyors may contact URA directly through <https://eservice.ura.gov.sg/feedbackWeb/> if you have any queries on DPs to be submitted to URA.

Thank you.



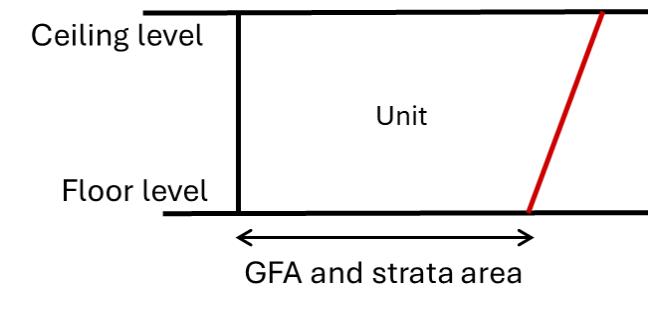
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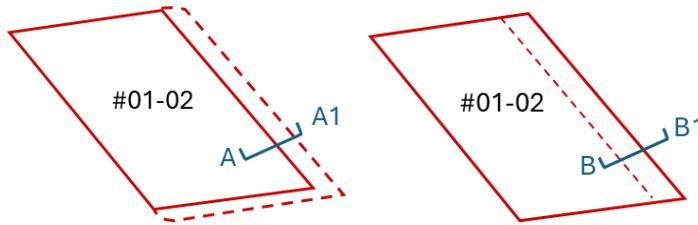
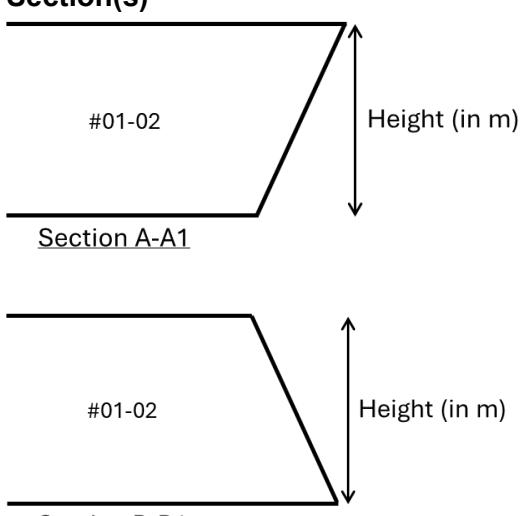
Appendix 1

Illustration of a strata unit with sloping façade wall



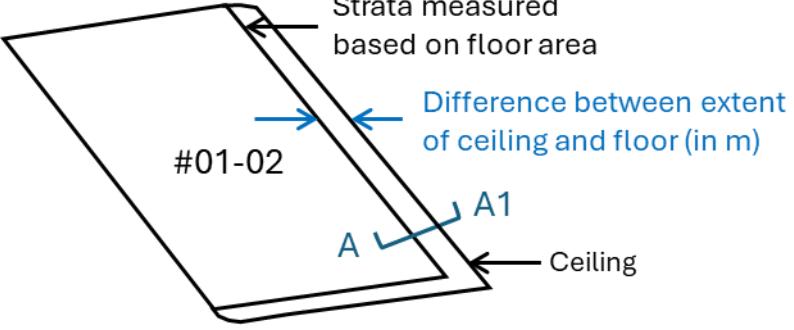
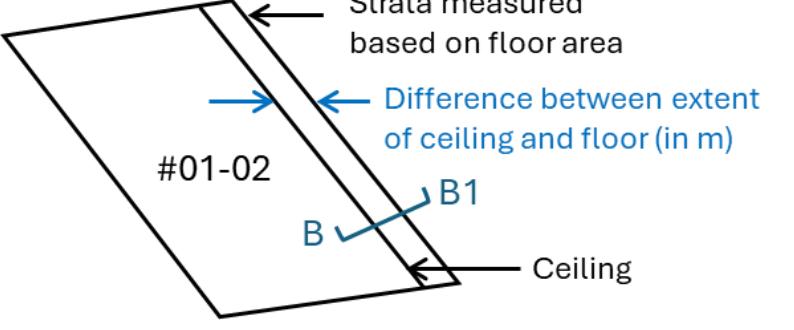
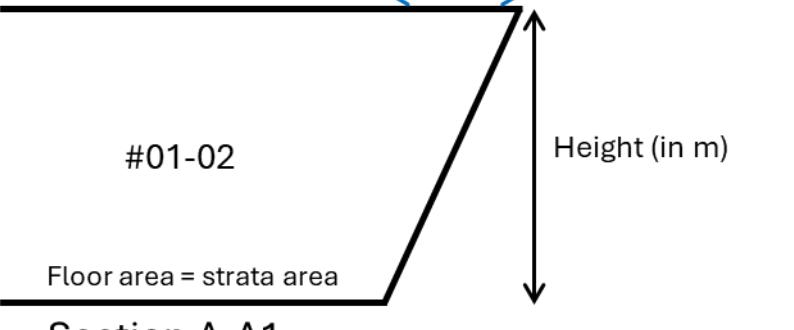
Appendix 2

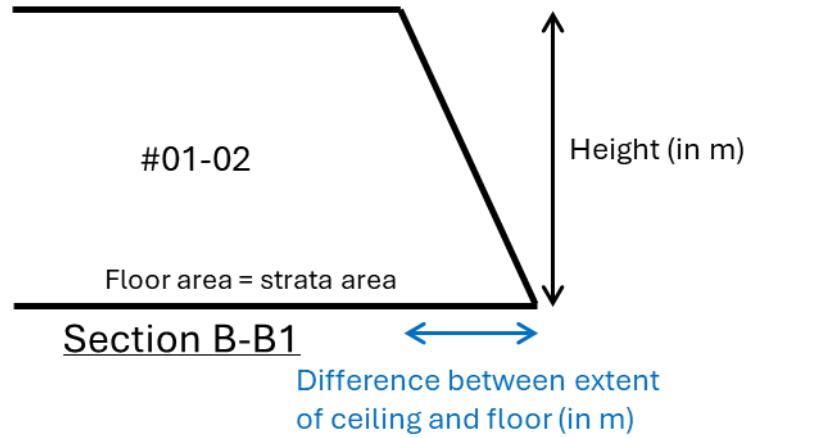
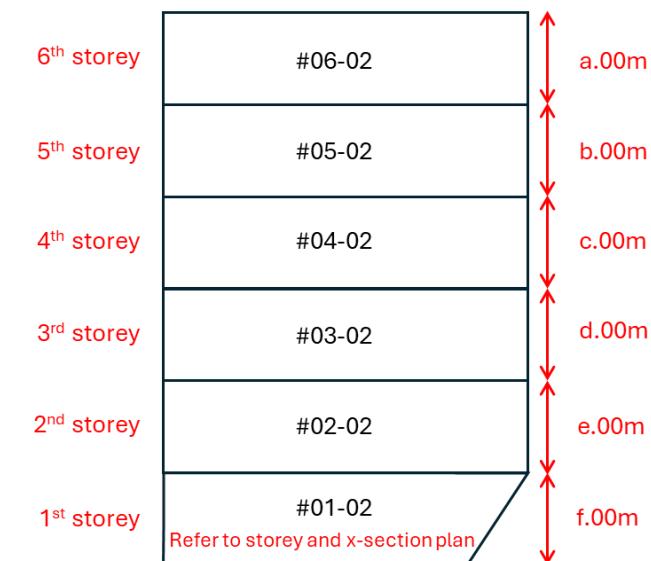
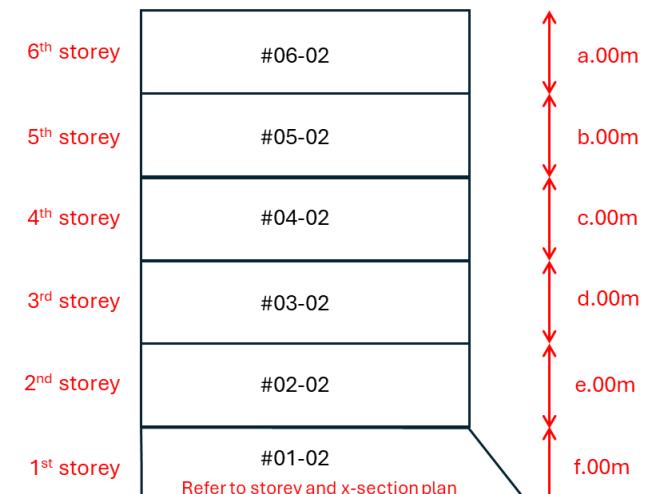
Plan presentation requirements for DPs

<u>Plan presentation requirement</u>	<u>Sample schematic diagrams</u>
<p>a. Extent of floor and ceiling</p> <ul style="list-style-type: none"> • For floor smaller than ceiling area, the extent of the floor is to be annotated in firm red lines. The ceiling is to be annotated in dashed red lines. • For floor larger than ceiling area, the extent of the floor is to be annotated in firm red lines. The ceiling is to be annotated in dashed red lines. 	<p>Storey plan</p> 
<p>b. Sections of units with atypical façade designs</p>	<p>Section(s)</p> 

Appendix 3

Schematic diagrams of requirements for CPSTs and FDs

<u>Schematic storey plan requirements</u>	<u>Sample schematic diagrams</u>
<p>a. Extent of floor and ceiling</p> <ul style="list-style-type: none"> • The floor and ceiling boundaries are to be annotated in firm black lines for ownership purposes. • To label the floor and ceiling • For FDs, to annotate the difference between the extent of the ceiling and floor (in m) 	<p>Storey plan</p> <p>For floor smaller than ceiling area:</p>  <p>For floor larger than ceiling area:</p> 
<p>b. Sections of units with atypical façade designs</p> <ul style="list-style-type: none"> • To annotate in both CPSTs and FDs that "floor area = strata area" • For FDs, to annotate the difference between the extent of the ceiling and floor (in m) 	<p>Section(s)</p>  <p style="text-align: center;"><u>Section A-A1</u></p>

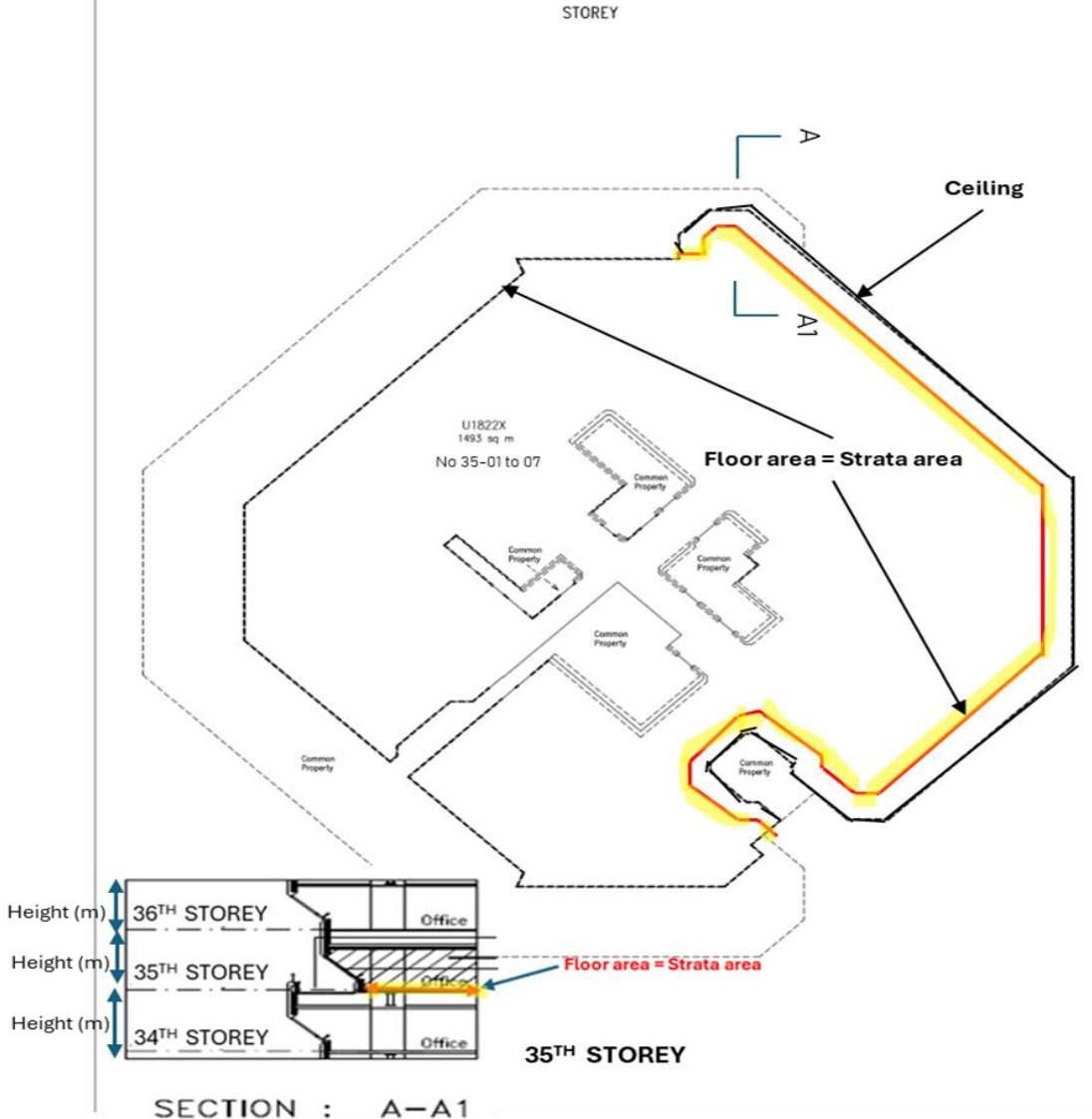
	 <p>#01-02</p> <p>Floor area = strata area</p> <p><u>Section B-B1</u></p> <p>Height (in m)</p> <p>Difference between extent of ceiling and floor (in m)</p>
c. Schematic elevation plan	 <p>6th storey #06-02 a.00m</p> <p>5th storey #05-02 b.00m</p> <p>4th storey #04-02 c.00m</p> <p>3rd storey #03-02 d.00m</p> <p>2nd storey #02-02 e.00m</p> <p>1st storey #01-02 f.00m</p> <p>Refer to storey and x-section plan</p> <p>Elevation Sketch</p>  <p>6th storey #06-02 a.00m</p> <p>5th storey #05-02 b.00m</p> <p>4th storey #04-02 c.00m</p> <p>3rd storey #03-02 d.00m</p> <p>2nd storey #02-02 e.00m</p> <p>1st storey #01-02 f.00m</p> <p>Refer to storey and x-section plan</p> <p>Elevation Sketch</p>

Appendix 4

Sample storey plan presentation requirements for CPSTs / FDs

<u>Presentation requirements</u>	<u>Sample CPST elevation (for CPST submission to SLA only)</u> <u>NB: Sample below is for floor smaller than ceiling area. For floor larger than ceiling area, RS to show the appropriate elevation</u>
<ul style="list-style-type: none"> • To show elevation of entire development • To annotate 'Refer to storey and x-section plan' on the unit with atypical façade. • For typical storey units with a similar façade design, to indicate on the start of the storey 'Storey and x-section plan is from xxth to zzth storey' 	<p style="text-align: center;">HOUSE NO.300</p> <p style="text-align: center;">Common Property</p> <p style="text-align: center;">U1829T 41-01/02</p> <p style="text-align: center;">U1828P 40-01/02</p> <p style="text-align: center;">U1827V 39-01 to 04</p> <p style="text-align: center;">U1826W 38-01 to 05</p> <p style="text-align: center;">U1825M 37-01 to 06</p> <p style="text-align: center;">U1824C 36-01 to 06</p> <p style="text-align: center;">U1823L Refer to storey and x-section plan 35-01 to 07</p> <p style="text-align: center;">U1822X 34-01 to 07</p> <p style="text-align: center;">U1821N 33-01 to 07</p> <p style="text-align: center;">U1820K 32-01 to 07</p> <p style="text-align: center;">U1819X 31-01 to 07</p> <p style="text-align: center;">U1818N 30-01 to 07</p> <p style="text-align: center;">U1817K 29-01 to 07</p> <p style="text-align: center;">U1816A 28-01 to 07</p> <p style="text-align: center;">U1815T 27-01 to 07</p> <p style="text-align: center;">U1814P 26-01 to 07</p> <p style="text-align: center;">U1813V 25-01 to 07</p> <p style="text-align: center;">U1812W 24-01 to 07</p> <p style="text-align: center;">U1811M 23-01 to 07</p> <p style="text-align: center;">U1810C 22-01 to 07</p> <p style="text-align: center;">U1809W 21-01 to 07</p> <p style="text-align: center;">U1808M 20-01 to 07</p> <p style="text-align: center;">U1807C</p> <p style="text-align: center;">See ST.106096</p> <p style="text-align: center;">E</p> <p style="text-align: center;">ELEVATION SKETCH SHOWING STRATA LOTS & UNIT NOS.</p>

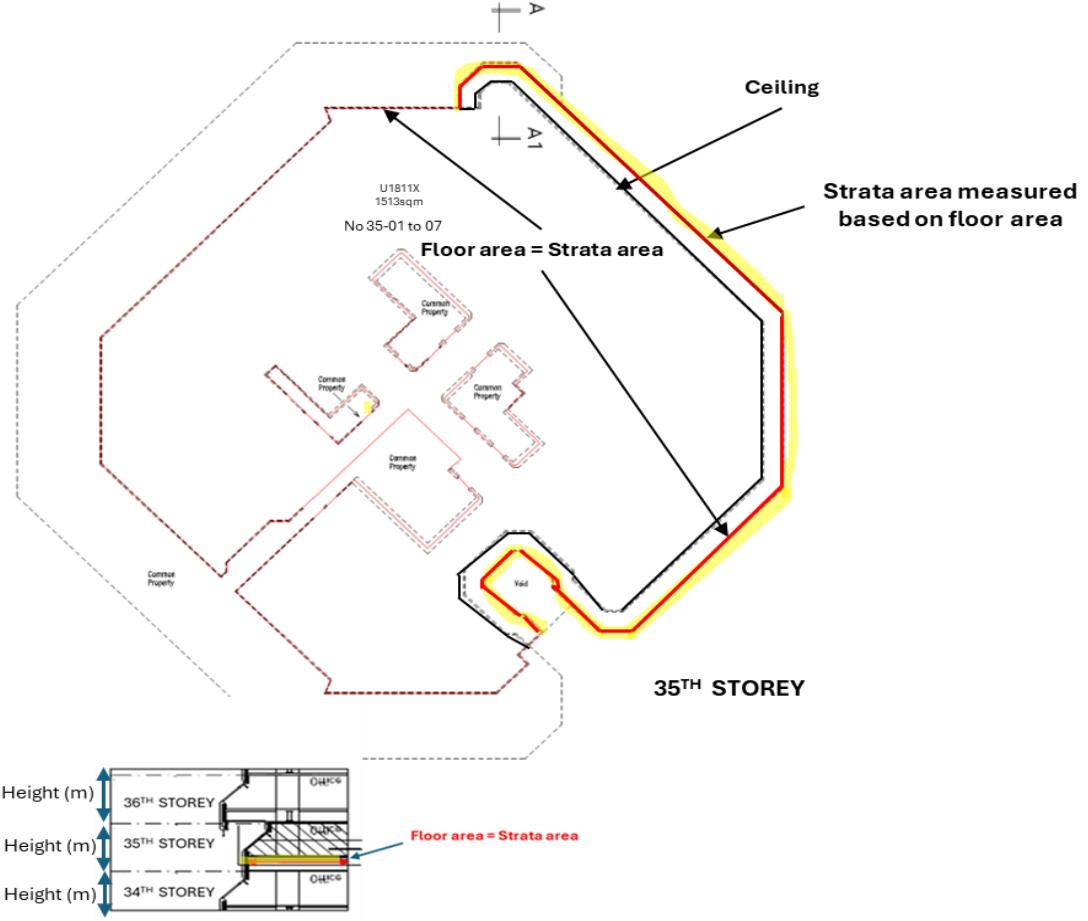
Appendix 4.1

<u>Presentation requirements</u>	<u>Sample CPST storey plan where floor is smaller than ceiling area</u>
<ul style="list-style-type: none"> • Floor and ceiling boundaries are to be annotated in firm black lines. • To annotate 'Ceiling' and 'Floor area = Strata area' in CPST. • To show sections of units with atypical façade designs. • For typical storey units with a similar façade design, a typical section(s) will suffice. 	 <p>STOREY</p> <p>U1822X 149.5 sq m No 35-01 to 07</p> <p>Ceiling</p> <p>Floor area = Strata area</p> <p>Common Property</p> <p>Common Property</p> <p>Common Property</p> <p>Common Property</p> <p>Common Property</p> <p>36TH STOREY</p> <p>35TH STOREY</p> <p>34TH STOREY</p> <p>Office</p> <p>Office</p> <p>Office</p> <p>SECTION : A-A1</p> <p>Height (m)</p> <p>Height (m)</p> <p>Height (m)</p> <p>35TH STOREY</p>

Appendix 4.2

Presentation requirements	Sample FD storey plan where floor is smaller than ceiling area
<ul style="list-style-type: none"> • Floor and ceiling boundaries are to be annotated in firm black lines. • To annotate 'Ceiling' and 'Floor area = Strata area' in FD. • To show sections of units with atypical façade designs. • For typical storeys units with a similar façade design, a typical section(s) will suffice with the standard statement 'All strata lots including those shown as 'similar' herein have been entered into and all relevant measurements have been fully made' and the storey where the measurements are taken. • For FDs, to annotate the difference between the extent of the ceiling and floor boundary (in m) 	<p>FD No. 106089 Page 90</p> <p>HOUSE NO.300</p> <p>SECTION : A-A1</p> <p>NB: For typical storey, suffice to show only one storey section for units with similar design. For non-typical units with irregular facades, sections of each of these units are to be provided</p>

Appendix 4.3

<u>Presentation requirements</u>	<u>Sample CPST storey plan where floor is larger than ceiling area</u>
<ul style="list-style-type: none"> • Floor and ceiling boundaries are to be annotated in firm black lines. • To annotate 'Ceiling' and 'Floor area = Strata area' in CPST. • To show sections of units with atypical façade designs. • For typical storey units with a similar façade design, a typical section(s) will suffice. 	 <p>Sample CPST storey plan where floor is larger than ceiling area</p> <p>The diagram illustrates a storey plan for the 35th storey. The floor area is outlined in black, and the ceiling area is outlined in yellow. A section A-A1 is shown at the top right, and a detailed section is shown at the bottom right.</p> <p>Section A-A1:</p> <ul style="list-style-type: none"> • The section shows the 35th, 34th, and 36th storeys. • The ceiling area is outlined in yellow, and the floor area is outlined in black. • The text "Floor area = Strata area" is present.

Appendix 4.4

<u>Presentation requirements</u>	<u>Sample FD storey plan where floor is larger than ceiling area</u>
<ul style="list-style-type: none"> • Floor and ceiling boundaries are to be annotated in firm black lines. • To annotate 'Ceiling' and 'Floor area = Strata area' in FD. • To show sections of units with atypical façade designs. • For typical storey units with a similar façade design, a typical section(s) will suffice with the standard statement 'All strata lots including those shown as 'similar' herein have been entered into and all relevant measurements have been fully made' and the storey where the measurements are taken. • For FDs, to annotate the difference between the extent of the ceiling and floor boundary (in m) 	<p style="text-align: right;">FD No. 106089 Page 90</p> <p style="text-align: center;">HOUSE NO.300</p> <p style="text-align: right;">Difference between extent of ceiling and floor (in m)</p> <p style="text-align: right;">Floor area = Strata area No 35-01 to 07 15.372</p> <p style="text-align: right;">NB: For typical storey, suffice to show only one storey section for units with similar design. For non-typical units with irregular facades, sections of each of these units are to be provided</p> <p style="text-align: center;">Section : A-A1</p>