

Our ref : SMA-CSM-5/5



SINGAPORE  
LAND AUTHORITY

55 Newton Road  
#12-01 Revenue  
House  
Singapore 307987  
Main: (65) 6323  
9829  
Fax: (65) 6323

Date: 30<sup>th</sup> December 2025

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 15<sup>th</sup> 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).

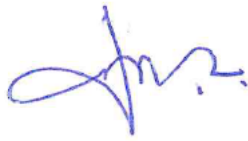
4. To provide clarity on the extent of the space that purchasers will own, the Diagrammatic Plans (DP) submitted to URA, and Strata Certified Plans (CPST) / Field Details (FD) submitted to SLA for strata subdivision approval should incorporate the following information (See Appendices 2, 3, 4 and 4.1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

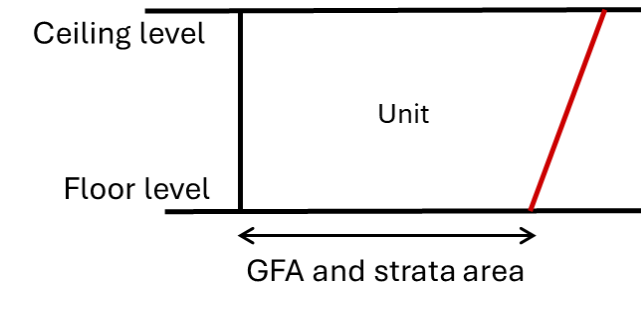


Richard Ho,  
For Chief Surveyor  
DID: 6478 3592  
FAX: 6323 9937  
EMAIL: [Richard\\_Ho@sla.gov.sg](mailto:Richard_Ho@sla.gov.sg)

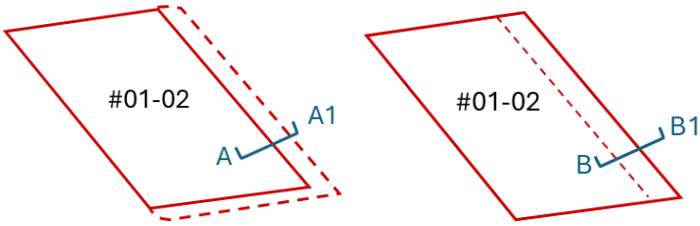
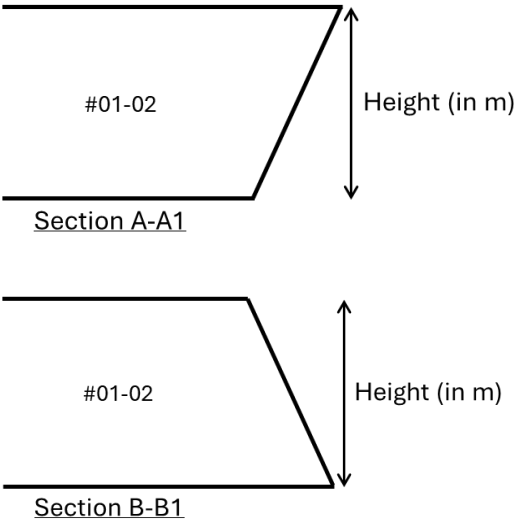
cc

Goh Chin Chin (Ms)  
Group Director (Development Control)  
Urban Redevelopment Authority (URA)  
45 Maxwell Road,  
The URA Centre,  
Singapore 069118.  
[GOH\\_Chin\\_Chin@ura.gov.sg](mailto:GOH_Chin_Chin@ura.gov.sg)

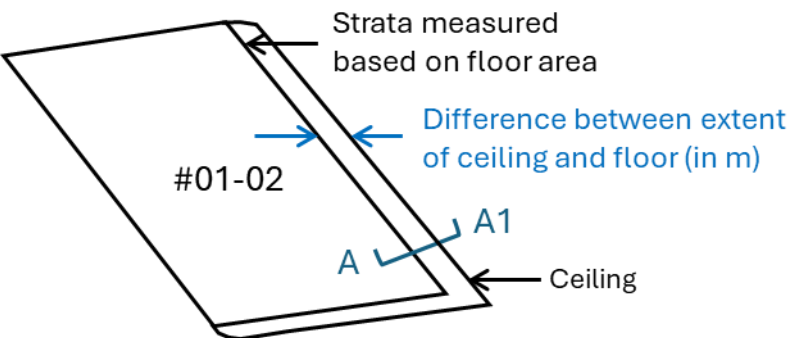
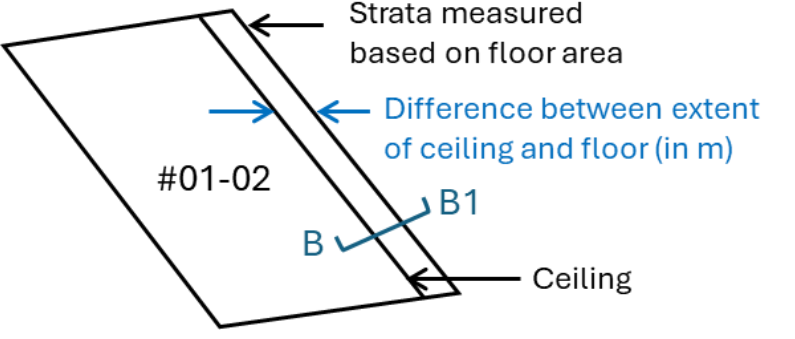
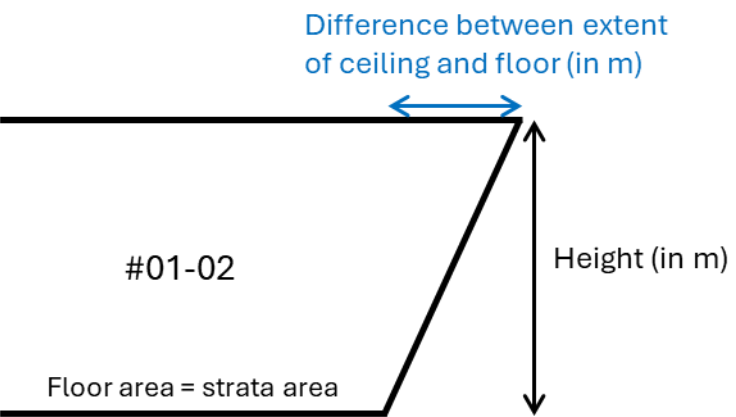
**Illustration of a strata unit with sloping façade wall**

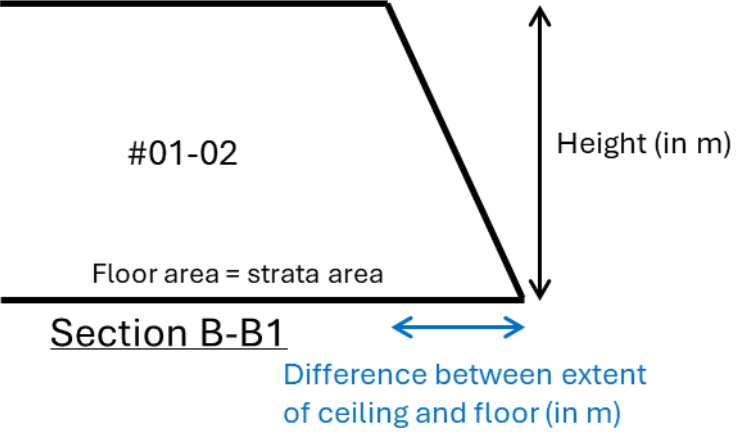


**Plan presentation requirements for DPs**

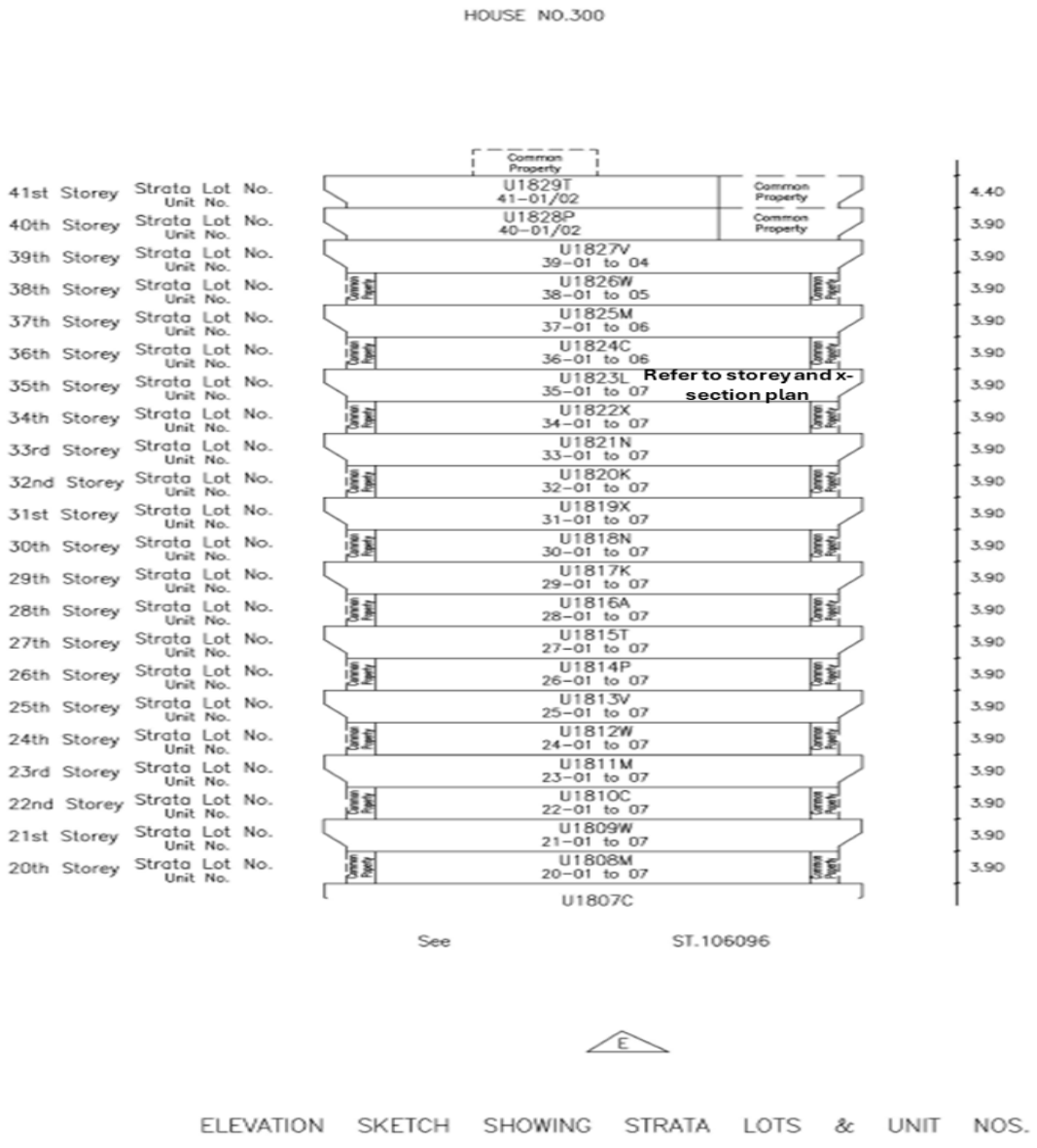
<u>Plan presentation requirement</u>	<u>Sample schematic diagrams</u>
<p>a. Extent of floor and ceiling</p> <ul style="list-style-type: none"> <li>• For floor smaller than ceiling area, the extent of the floor is to be annotated in firm red lines. The ceiling is to be annotated in dashed red lines.</li>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

**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"> <li>• The floor and ceiling boundaries are to be annotated in firm black lines for ownership purposes.</li> <li>• To label the floor and ceiling</li> <li>• For FDs, to annotate the difference between the extent of the ceiling and floor (in m)</li> </ul>	<p><b>Storey plan</b></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"> <li>• To annotate in both CPSTs and FDs that “floor area = strata area”</li> <li>• For FDs, to annotate the difference between the extent of the ceiling and floor (in m)</li> </ul>	<p><b>Section(s)</b></p>  <p><u>Section A-A1</u></p>

	
c. Schematic elevation plan	<div><div><div>6<sup>th</sup> storey</div><div>#06-02</div><div>a.00m</div></div><div><div>5<sup>th</sup> storey</div><div>#05-02</div><div>b.00m</div></div><div><div>4<sup>th</sup> storey</div><div>#04-02</div><div>c.00m</div></div><div><div>3<sup>rd</sup> storey</div><div>#03-02</div><div>d.00m</div></div><div><div>2<sup>nd</sup> storey</div><div>#02-02</div><div>e.00m</div></div><div><div>1<sup>st</sup> storey</div><div>#01-02</div><div>f.00m</div></div></div> <div>Refer to storey and x-section plan</div> <div>Elevation Sketch</div> <div><div><div>6<sup>th</sup> storey</div><div>#06-02</div><div>a.00m</div></div><div><div>5<sup>th</sup> storey</div><div>#05-02</div><div>b.00m</div></div><div><div>4<sup>th</sup> storey</div><div>#04-02</div><div>c.00m</div></div><div><div>3<sup>rd</sup> storey</div><div>#03-02</div><div>d.00m</div></div><div><div>2<sup>nd</sup> storey</div><div>#02-02</div><div>e.00m</div></div><div><div>1<sup>st</sup> storey</div><div>#01-02</div><div>f.00m</div></div></div> <div>Refer to storey and x-section plan</div> <div>Elevation Sketch</div>

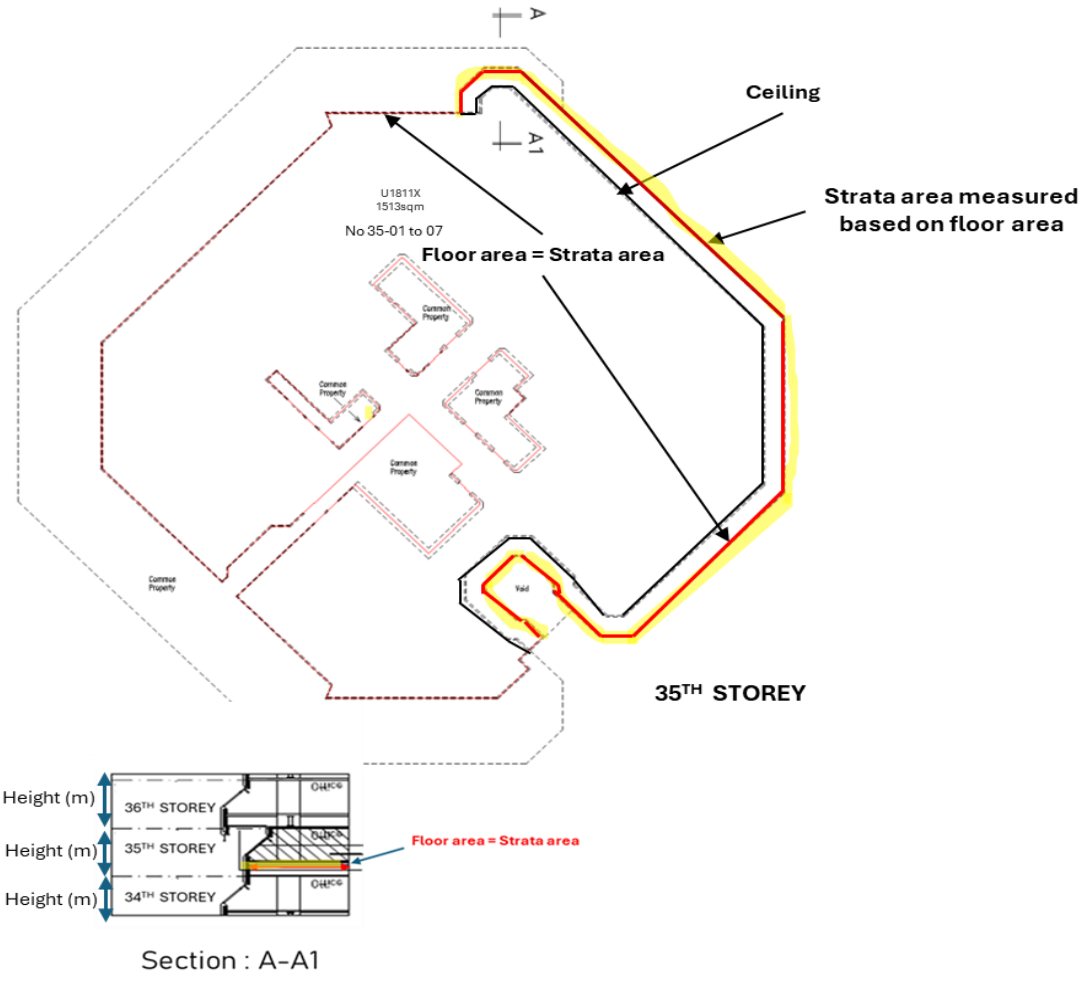
### Sample storey plan presentation requirements for CPSTs / FDs

Presentation requirements	<p style="text-align: center;"><u>Sample CPST elevation (for CPST submission to SLA only)</u></p> <p style="text-align: center;">NB: Sample below is for floor smaller than ceiling area. For floor larger than ceiling area, RS to show the appropriate elevation</p>
<ul style="list-style-type: none"> <li>To show elevation of entire development</li> <li>To annotate 'Refer to storey and x-section plan' on the unit with atypical façade.</li> <li>For typical storey units with a similar façade design, to indicate on the start of the storey 'Storey and x-section plan is from xx<sup>th</sup> to zz<sup>th</sup> storey'</li> </ul>	<p style="text-align: center;">HOUSE NO.300</p>  <p style="text-align: center;">See ST.106096</p> <p style="text-align: center;">ELEVATION SKETCH SHOWING STRATA LOTS &amp; UNIT NOS.</p>

Presentation requirements	Sample CPST storey plan where floor is smaller than ceiling area
<ul style="list-style-type: none"> <li>• Floor and ceiling boundaries are to be annotated in <b>firm black</b> lines.</li> <li>• To annotate 'Ceiling' and 'Floor area = Strata area' in CPST.</li> <li>• To show sections of units with atypical façade designs.</li> <li>• For typical storey units with a similar façade design, a typical section(s) will suffice.</li> </ul>	<p>The diagram illustrates a sample CPST storey plan and section for a 35th storey where the floor area is smaller than the ceiling area.</p> <p><b>STOREY PLAN:</b></p> <ul style="list-style-type: none"> <li>The plan shows the 35th storey with a complex, irregular shape.</li> <li>The <b>Floor area = Strata area</b> is indicated by a yellow shaded region along the perimeter.</li> <li>The <b>Ceiling</b> boundary is shown as a dashed line.</li> <li>Common Property areas are labeled: "Common Property" and "U1822X 1493 sq m No 35-01 to 07".</li> <li>Section lines A-A1 are marked.</li> </ul> <p><b>SECTION: A-A1:</b></p> <ul style="list-style-type: none"> <li>The section shows the vertical relationship between the 34th, 35th, and 36th storeys.</li> <li>The 35th storey is highlighted in yellow, showing the floor area (Strata area) and the ceiling area.</li> <li>The section includes labels for "Office" and "Common Property".</li> <li>The height of each storey is indicated as "Height (m)".</li> </ul>



Presentation requirements	Sample FD storey plan where floor is smaller than ceiling area
<ul style="list-style-type: none"> <li>Floor and ceiling boundaries are to be annotated in <b>firm black lines</b>.</li> <li>To annotate 'Ceiling' and 'Floor area = Strata area' in FD.</li> <li>To show sections of units with atypical façade designs.</li> <li>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.</li> <li>For FDs, to annotate the difference between the extent of the ceiling and floor boundary (in m)</li> </ul>	<p>FD No. 106089 Page 90</p> <p>HOUSE NO.300</p> <p>U1822X 1493 sq m No 35-01 to 07 H.372</p> <p><b>Floor area = Strata area</b></p> <p><b>Ceiling</b></p> <p><b>Difference between extent of ceiling and floor (in m)</b></p> <p><b>Difference between extent of ceiling and floor (in m)</b></p> <p><b>SECTION : A-A1</b></p> <p><b>35TH STOREY</b></p> <p><b>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</b></p>

Presentation requirements	Sample CPST storey plan where floor is larger than ceiling area
<ul style="list-style-type: none"> <li>• Floor and ceiling boundaries are to be annotated in <b>firm black lines</b>.</li> <li>• To annotate 'Ceiling' and 'Floor area = Strata area' in CPST.</li> <li>• To show sections of units with atypical façade designs.</li> <li>• For typical storey units with a similar façade design, a typical section(s) will suffice.</li> </ul>	 <p>The diagram illustrates a 35th storey plan and a vertical section A-A1. The storey plan shows a complex polygonal shape with a yellow-shaded 'Ceiling' area and a red-shaded 'Floor area = Strata area'. It includes labels for 'U1811X 1513sqm No 35-01 to 07', 'Common Property', and 'Vaid'. The vertical section A-A1 shows the 34th, 35th, and 36th storeys with height measurements and a red-shaded 'Floor area = Strata area' on the 35th storey.</p>

Presentation requirements	Sample FD storey plan where floor is larger than ceiling area
<ul style="list-style-type: none"> <li>Floor and ceiling boundaries are to be annotated in <b>firm black lines</b>.</li> <li>To annotate 'Ceiling' and 'Floor area = Strata area' in FD.</li> <li>To show sections of units with atypical façade designs.</li> <li>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.</li> <li>For FDs, to annotate the difference between the extent of the ceiling and floor boundary (in m)</li> </ul>	<p>FD No. 105089, Page 90</p> <p>HOUSE NO.300</p> <p>U1811X 1513sqm No 35-01 to 07 HL3.72</p> <p>Floor area = Strata area</p> <p>Ceiling</p> <p>Difference between extent of ceiling and floor (in m)</p> <p>Section : A-A1</p> <p>35<sup>TH</sup> STOREY</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>