

Our ref : SLA/SVY 251-72 Vol 7



SINGAPORE  
LAND AUTHORITY

55 Newton Road

#12-01 Revenue House

Singapore 307987

Main: (65) 6323 9829

Fax: (65) 6323 9937

Website: [www.sla.gov.sg](http://www.sla.gov.sg)

Date: 31<sup>st</sup> May 2023

CS CIRCULAR NO. 2/2023

To: All Registered Surveyors

**REVISED STRATA AREA COMPUTATION ARISING FROM THE HARMONISATION OF AREA DEFINITION BY URA, SLA, BCA AND SCDF w.e.f. 1ST JUNE 2023**

At present, the breakdown of Floor Area, Void Area, Sub-Total of the Strata Area in Parts (sq. m), Total Strata Floor Area (sq. m), Total Strata Void Area (sq. m) and Total Strata Area (sq. m) are shown in approved Strata Certified Plans (CPST) and accompanying Field Detail (FD).

2. Registered Surveyors (RS) are also required to submit the CPST\_Information.xls file tabulating the Lot\_Number, Plan\_Type, Plan\_Number and the corresponding Plan\_Area for each strata lot. The Plan Area includes the total floor area and the void area, if any and is reflected as a Total Strata Area in the Subsidiary Strata Certificate of Title (SSCT) for the strata lot. See **APPENDIX I & II**.
3. In line with URA, BCA, SLA and SCDF's 1<sup>st</sup> September 2022 Joint Circular to Professional Institutes on the harmonisation of floor area to align its definition of Gross Floor Area (GFA) to SLA's strata area with effect from 1<sup>st</sup> June 2023, GFA and strata areas will be calculated to the middle of the wall. Following from this, internal and external void area (the latter in strata landed developments) will also henceforth be removed from the final strata area computation shown in CPST, FD and the SSCT for all new private developments. Void area will only be shown as a reference in the CPST and FD area tabulation but not counted as the total strata area of the unit.
4. For the removal of void area from strata area computation, please note the following:
  - 4.1 Strata lot boundaries will continue to encompass the internal (e.g., mezzanine unit) and external (e.g., strata bungalow) void space to reflect the extent of ownership.
  - 4.2 The area tabulation in the CPST and FD storey plan containing the floor and void space will only show the 'Strata Area (sq m)', the 'Total Strata Area (sq m) (Excludes Void Area)' and the 'Void Area (Not Counted in Total Strata Area. For reference only)'.
  - 4.3 For CPST\_Information.xls file, there is no need for RS to indicate the statement and the total strata void area under the column 'Plan\_Area\_Description' for the strata lot. The SSCT will only show the area i.e., Total Strata Area.
  - 4.4 A sample of the new area description, void space description, tabulation in the CPST / FD, area in SSCT and sample for a mezzanine and strata bungalow is in **APPENDIX III to VI**.

5. The removal of void area will apply to:
- 5.1 All private residential, mixed (commercial with residential), industrial, and strata landed development applications submitted to URA without a valid Provisional Permission (PP) on or after 1<sup>st</sup> June 2023.
- 5.2 All Government Land Sale (GLS) and industrial Government Land Sale (iGLS) sites launched for sale on or after 1<sup>st</sup> September 2022 i.e., the issue date of the URA/BCA/SLA/SCDF joint circular.
6. Cases where void area will not be counted in the final strata area computation:
- 6.1 If an existing approved floor area at the upper storeys of a 2-storey unit is converted to a void space, the new area will exclude the void and reflected as Total Strata Area (sq. m) (Excludes Void Area) for the upper unit.
- 6.2 For new voids created in an Additions & Alterations (A&A) application in buildings already approved with existing voids and submitted to URA on or after 1<sup>st</sup> June 2023, the new area will retain the existing void and statement in SSCT but exclude the newly created void. A statement is to be incorporated below the old area tabulation as 'Note: xx sq. m of new void area in strata lot U125695V is not counted in Total Strata Area but for reference only'. See sample CPST, CPST\_Information.xls file and SSCT in **APPENDIX VII-1 to 3**
- 6.3 Where an existing development with an existing approved void area at the upper storeys of a 2-storey unit is slabbed over and converted to a floor area\* as a result of subdivision or amalgamation, the new area will be counted in the Total Strata Area (sq. m) (Excludes Void Area) for the upper unit.
- \*For cases where the void area is to be converted into a floor area as part of A&A works, prior approvals from Management Corporation (MCST) and URA is required and provided there is still allowable GFA for the development.
7. Void areas, if any, will continue to be counted in the final strata area computation and apply under the following scenarios:
- 7.1 Development applications submitted to URA before 1<sup>st</sup> June 2023 and PP is granted before, on or after 1<sup>st</sup> June 2023.
- 7.2 A&A applications to existing buildings with existing voids.
- 7.3 Development is authorised under section 21(6) of the Planning Act 1998, the lodgement of plans is required for the authorisation; and the plans were lodged before 1<sup>st</sup> June 2023.
- 7.4 All amendment applications for projects that had earlier obtained URA's Written Permission (WP) based on old floor area definitions.
- 7.5 Purchase of HDB recess area with existing void area at the upper storey. See **APPENDIX VIII**.
8. The new requirement in paras 4 and 6 will take effect for all Private and HDB strata developments (where relevant), with URA's development applications submitted on or after 1<sup>st</sup> June 2023. RS are to also refer to URA/BCA/SLA/SCDF's joint circular URA/PB/2022/09-DCG issued to Professional Institutes on 1<sup>st</sup> September 2022.

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)  
For Chief Executive Officer  
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)

Er. Clement Tseng  
Group Director (Building Plan and Management Group)  
For Chief Executive Officer  
Building And Construction Authority (BCA)  
5 Maxwell Road  
#16-00 Tower Block MND Complex  
Singapore 069110  
[Clement\\_TSENG@bca.gov.sg](mailto:Clement_TSENG@bca.gov.sg)

Sac Lian Wee Teck  
Senior Director (Fire Safety Department)  
For Commissioner  
Singapore Civil Defence Force (SCDF)  
91 Ubi Ave 4,  
Singapore 408827  
[LIAN\\_Wee\\_Teck@scdf.gov.sg](mailto:LIAN_Wee_Teck@scdf.gov.sg)

Ms Loh Suat Yen  
Deputy Director, Land Surveying,  
Properties & Land Group,  
Housing & Development Board (HDB)  
HDB Hub  
480, Lorong 6 Toa Payoh  
Singapore 310480  
[LOH\\_Suat\\_Yen@hdb.gov.sg](mailto:LOH_Suat_Yen@hdb.gov.sg)

Mr Lee Eng Soon  
Deputy Director, Survey Department  
Land Planning Division  
JTC Corporation (JTC)  
The JTC Summit  
8, Jurong Town Hall Road  
Singapore 609434  
[LEE\\_Eng\\_Soon@jtc.gov.sg](mailto:LEE_Eng_Soon@jtc.gov.sg)

Mr. Lim Pia Lian  
Deputy Director, Survey  
Infrastructure Design & Lands Sub-Group  
Land Transport Authority (LTA)  
1 Hampshire Road  
Singapore 219428  
[LIM\\_Pia\\_Lian@lta.gov.sg](mailto:LIM_Pia_Lian@lta.gov.sg)

Mr. Mak Weng Tat  
President, Land Surveying  
Singapore Institute of Surveyors & Valuers (SISV)  
110 Middle Road  
Chiat Hong Building  
Singapore 188968  
[data@chartsvy.com.sg](mailto:data@chartsvy.com.sg)

Ar Melvin Tan  
President  
Singapore Institute of Architects (SIA)  
79 Neil Road  
Singapore 088904  
[info@sia.org.sg](mailto:info@sia.org.sg)

Mr. Djoko Prihanto  
President  
Singapore Institute of Planners (SIP)  
(c/o Singapore Professional Center)  
93 Toa Payoh Central  
#05-01  
Toa Payoh Central Community Building  
Singapore 319194  
[info@planning.org.sg](mailto:info@planning.org.sg)

Ms. Chua Geok Lee  
Executive Director, Corporate Affairs  
Real Estate Developers' Association of Singapore (REDAS)  
190 Clemenceau Avenue  
#07-01, Singapore Shopping Centre  
Singapore 239924  
[redas\\_secretariat@redas.com](mailto:redas_secretariat@redas.com)

Er Chuck Kho  
President  
Association of Consulting Engineers Singapore (ACES)  
18 Sin Ming Lane  
#06-01, Midview City,  
Singapore 573960  
[chuck.kho@cpgcorp.com.sg](mailto:chuck.kho@cpgcorp.com.sg)

Mr Chan Kwok Cheong  
Director Investigation & Inspection  
Council for Estate Agencies (CEA)  
480 Lorong 6 Toa Payoh,  
#13-01 HDB Hub East Wing  
Singapore 310480  
[CHAN\\_Kwok\\_Cheong@cea.gov.sg](mailto:CHAN_Kwok_Cheong@cea.gov.sg)

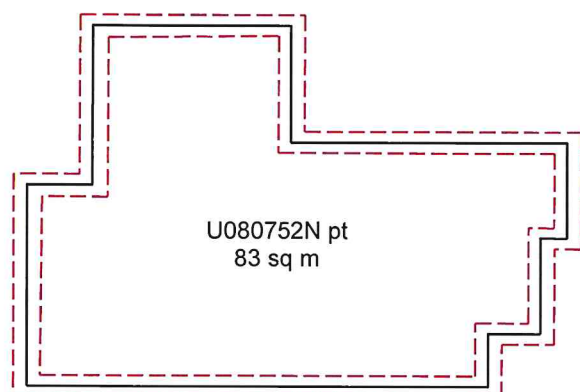
Mr. Lim Wei Chian Jerrick  
Executive Officer  
Representation & Law Reform  
The Law Society of Singapore  
28 Maxwell Road,  
#01-03 Maxwell Chambers Suites  
Singapore 069120  
[jerricklim@lawsoc.org.sg](mailto:jerricklim@lawsoc.org.sg)

Mr. Desmond Teo  
Publications Manager  
Institution of Engineers Singapore (IES)  
70 Bukit Tinggi Road,  
Singapore 289758  
[desmond@iesnet.org.sg](mailto:desmond@iesnet.org.sg)

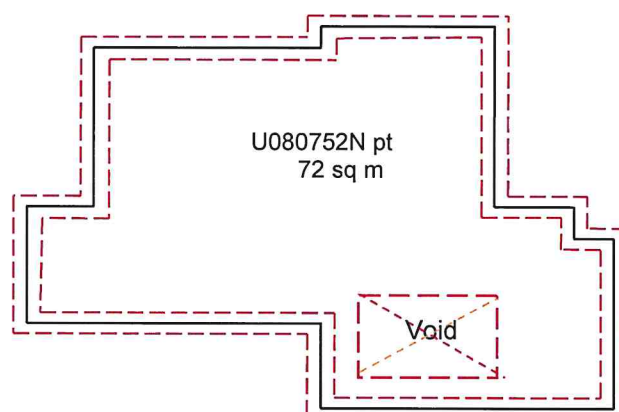


# APPENDIX I

## CURRENT AREA DESCRIPTION AND OLD TABULATION IN STRATA CERTIFIED PLAN (CPST) AND FIELD DETAIL (FD) FOR EXISTING STRATA DEVELOPMENTS ALREADY APPROVED WITH VOID AREA



5<sup>TH</sup> STOREY



6<sup>th</sup> STOREY

House No	Strata Lot	Storey	Strata Area in Parts (sq. m)			Total Strata Floor Area (sq. m)	Total Strata Void Area (sq. m)	Total Strata Area (sqm)
			Floor Area	Void Area	Sub-Total			
20	U80752N	5th	83	0	83	150	5	155
		6th	67	5	72			

NB:

To indicate the statement and the total strata void area under the column 'Plan\_Area\_Description' in CPST\_Information.xls for the strata lot for existing strata developments already approved with void area.

Updating Accessory / Strata Lot with CPST Number and Area				
Lot_Number	Plan_Type	Plan_Number	Plan_Area	Plan_Area_Description
MK17- U80752N	CPST	99811	155	INCLUDES STRATA VOID OF 5 SQ M
MK17- U80752N	CPST	99812	155	INCLUDES STRATA VOID OF 5 SQ M

# APPENDIX II

## TOTAL STRATA AREA IN THE SUBSIDIARY STRATA CERTIFICATE OF TITLE (SSCT) TO REMAIN STATUS QUO FOR EXISTING STRATA DEVELOPMENTS ALREADY APPROVED WITH VOID AREA

SINGAPORE TITLES AUTOMATED REGISTRATION SYSTEM  
(S T A R S)

PSSRS100A : LAND REGISTER SEARCH PRINTOUT SD PHENC  
( PRINT WHOLE LAND REGISTER ) 23/04/2012 17:52:  
PAGE : 2

Subsidiary  
Strata Certificate of Title  
Volume 1373 Folio 142

Ref No : NI/201107079  
Pursuant to : IC/335280H

PAGE 1  
Edition 2  
Number of Updates 0  
dated 18 June 2013

This is to certify that the person described as proprietor hereto is the registered subsidiary proprietor of the estate and land SUBJECT to any subsisting exceptions, reservations, covenants and conditions contained or implied in the undermentioned State Title and SUBJECT also to the encumbrance and interests registered or notified in this folio and section 46 of the Land Titles Act.

===== ESTATE LAND DESCRIPTION =====

Land Tenure : LEASEHOLD ESTATE  
Lease Duration : 999 Years  
Commencement Date : 02/06/1882  
State Title Expiry Date : 01/06/2881  
State Title No : LEASE 5140  
State Title Date : 27/06/1952  
Title District : TOAH PYOH

Land Tenure : LEASEHOLD ESTATE  
Lease Duration : 999 Years  
Commencement Date : 02/06/1882  
State Title Expiry Date : 01/06/2881  
State Title No : LEASE 26592  
State Title Date : 29/11/2007

Lot No  
-----  
MK17-U80752N

Area (Sq M)

155

INCLUDES  
STRATA VOID  
OF 5 SQM

\*Certified

Plan No

Area Typ

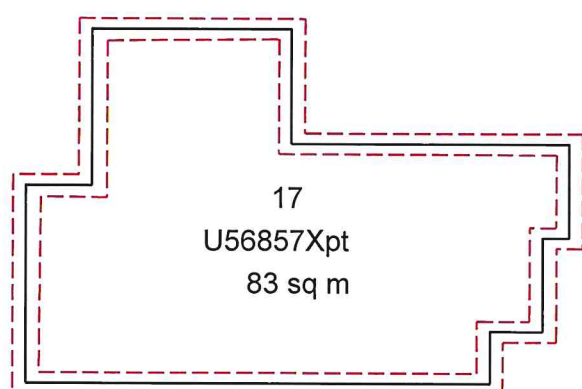
CPST 99840

CPST 99842

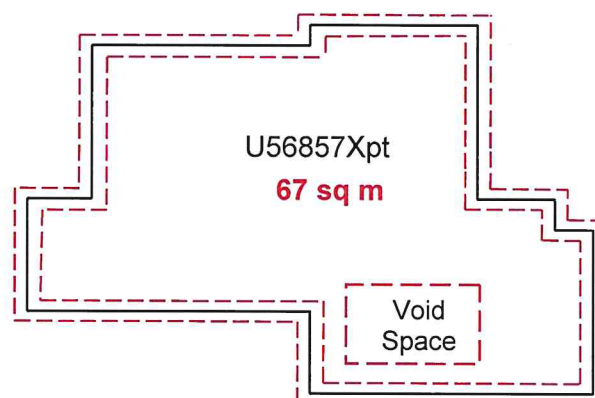
\*Plan filed in Chief Surveyor's Office

# APPENDIX III

## NEW AREA DESCRIPTION AND TABULATION IN STRATA CERTIFIED PLAN (CPST) AND FIELD DETAIL (FD) W.E.F 1<sup>st</sup> JUNE 2023



5<sup>TH</sup> STOREY



6<sup>th</sup> STOREY

House No	Strata Lot	Storey	Strata Area (sq. m)	Total Strata Area (sq. m) (Excludes Void Area)	Void Area (Not Counted in Total Strata Area. For reference only) (sq. m)
17	U56857X	5th	83	150	0
		6th	67		4

### Note:

- To indicate 'Void Space' in the storey CPST and Field Detail (FD) for voids not counted in total strata area.
- Upper storey plan of CPST and FD will only reflect the floor area i.e., strata area.
- Applies to all new private residential, commercial, industrial, mixed and strata landed developments.

### NB:

No need to indicate any statement and the total strata void area under the column 'Plan\_Area\_Description' in CPST\_Information.xls.

### Updating Accessory / Strata Lot with CPST Number and Area

Lot_Number	Plan_Type	Plan_Number	Plan_Area	Plan_Area_Description
MK17-U56857X	CPST	99840	150	
MK17-U56857X	CPST	99842	150	



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APPROVED TITLE DOCUMENT

PAGE : 1

REPUBLIC OF SINGAPORE  
Subsidiary  
Strata Certificate of Title  
Volume 1012 Folio 19

PAGE 1

Edition 1

Number of Updates 0

dated : DD MM YYYY

Last Update Date 10 JUL 2012

Last Update Time 09:27:00

This is to certify that the person described as proprietor hereto is the registered subsidiary proprietor of the estate in the land hereinafter described SUBJECT to any subsisting exceptions, encumbrances, covenants and conditions contained or implied in the undermentioned State Title and SUBJECT also to the encumbrances and interests registered or notified in this folio and section 46 of the Land Titles Act.

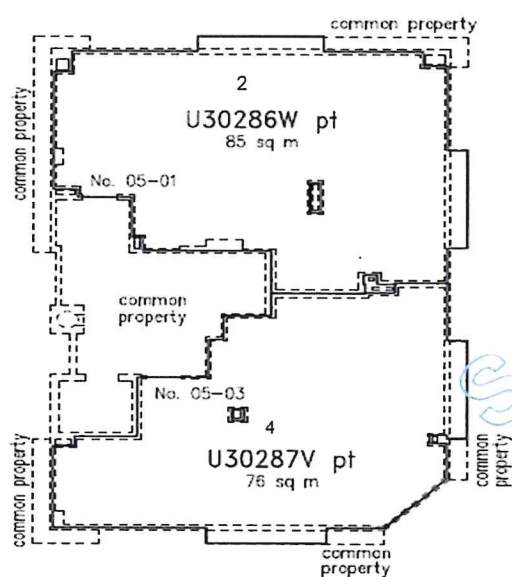
=====	<b>ESTABLISHMENT</b>	<b>LAND DESCRIPTION</b>	=====
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Land Tenure	LEASEHOLD ESTATE
Lease Duration	30 Years
Commencement Date	: 29/11/1990
State Title Expiry Date	: 28/11/2030
State Title No	: LEASE 19460
State Title Date	: 11/10/1993

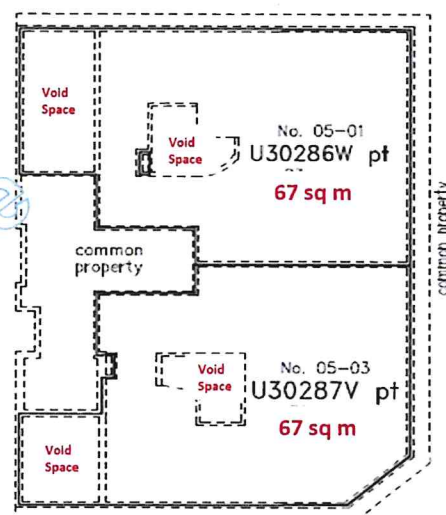
Lot No	Area (Sq M)	*Certified Plan No	Area Type
----- MK1- U56857X	----- 150	----- CPST 55304	----- --

# APPENDIX V

## SAMPLE OF STRATA VOID SPACE AND NEW AREA TABULATION IN MEZZANINE UNITS



5th storey



Attic

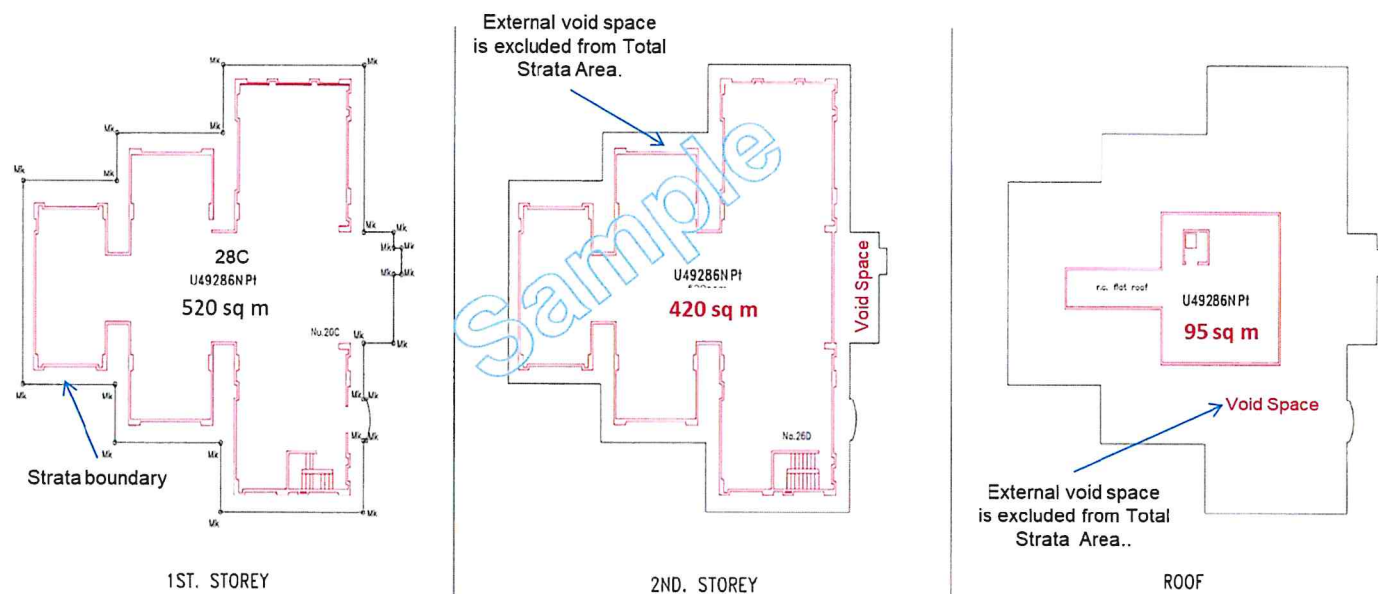
House No.	Strata lot	Storey	Strata Area (sq. m)	Total Strata Area (sq. m) (Excludes Void Area)	Void Area (Not Counted in Total Strata Area. For reference only) (sq. m)
2	U30286W	5 <sup>th</sup>	85	152	0
		Attic	67		16
4	U30287V	5 <sup>th</sup>	76	143	0
		Attic	67		12

## APPENDIX VI

### SAMPLE OF STRATA VOID SPACE AND NEW AREA TABULATION IN A STRATA BUNGALOW

Note:

Building / wall details shown in red and description 'External void space is excluded from Total Strata Area' in sample are only for illustration purposes. All details in CPSTs and FDs are to be shown in short black dashes.

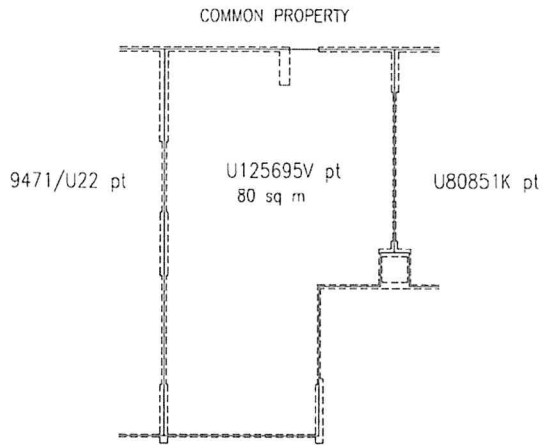


House No	Strata Lot	Storey	Strata Area (sq. m)	Total Strata Area (sq. m) (Excludes Void Area)	Void Area (Not Counted in Total Strata Area. For reference only) (sq. m)
28C	U49286N	1 <sup>st</sup>	520	1035	0
		2 <sup>nd</sup>	420		100
		Roof	95		425

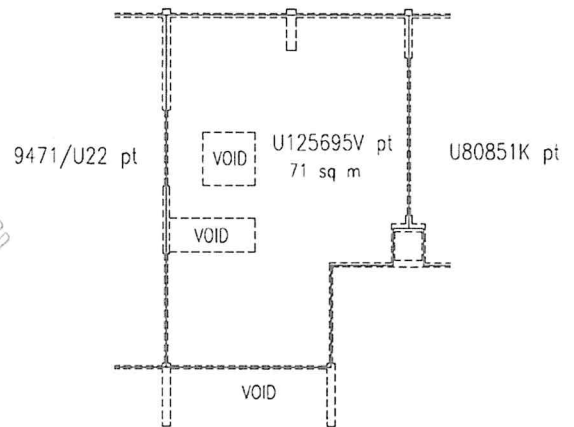
## APPENDIX VII-1

**SAMPLE CPST & STATEMENT TO BE INCORPORATED BELOW THE OLD AREA TABULATION FOR NEW VOIDS CREATED IN AN ADDITION & ALTERATION (A&A) APPLICATION IN BUILDINGS ALREADY APPROVED WITH EXISTING VOIDS AND SUBMITTED TO URA ON OR AFTER 1<sup>st</sup> JUNE 2023**

Current Approved CPST with existing void before 1<sup>st</sup> June 2023:



Part of 8th. Storey



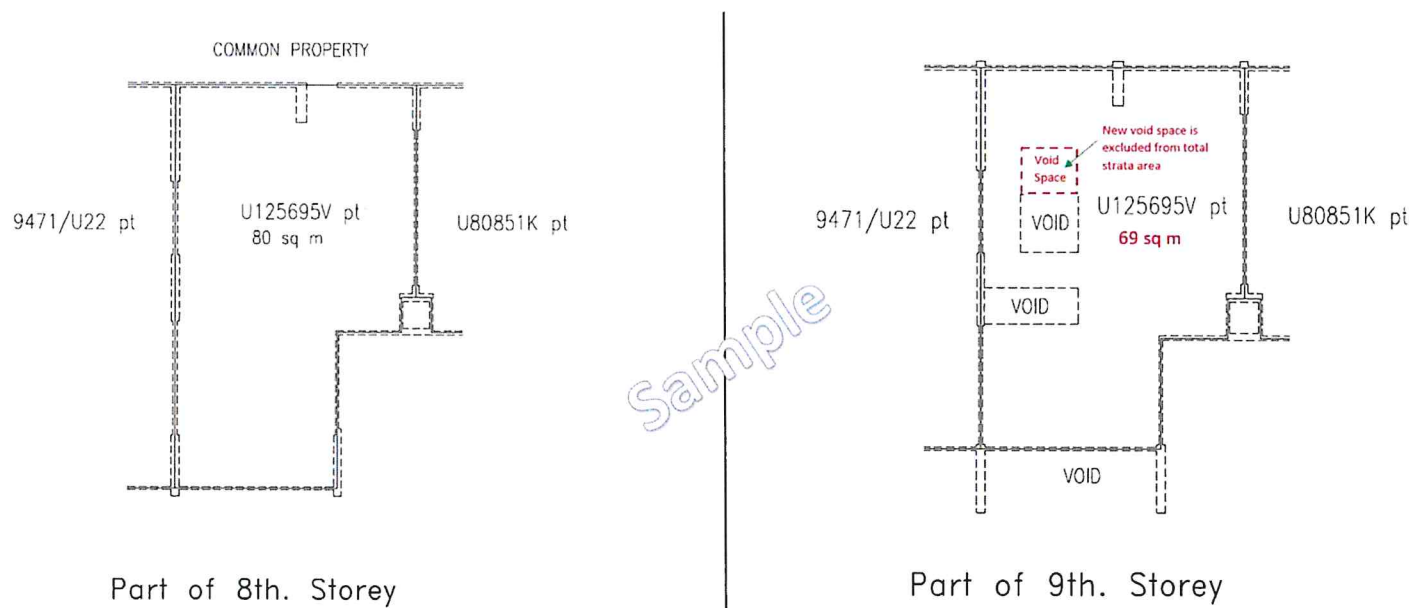
Part of 9th. Storey

House No	Strata Lot	Storey	Strata Area in Parts (sq. m)			Total Strata Floor Area (sq. m)	Total Strata Void Area (sq. m)	Total Strata Area (sq. m)
			Floor Area	Void Area	Sub-Total			
317	U125695V	8th	80	0	80	146	5	151
		9th	66	5	71			



## APPENDIX VII-2

New proposed statement below current area tabulation with new void space created in an A&A application submitted to URA on or after 1<sup>st</sup> June 2023 without a Provisional Permission (apply new floor area definition):



House No	Strata Lot	Storey	Strata Area in Parts (sq. m)			Total Strata Floor Area (sq. m)	Total Strata Void Area (sq. m)	Total Strata Area (sq. m)
			Floor Area	Void Area	Sub-Total			
317	U125695V	8th	80	0	80	144	5	149
		9th	64	5	69			

Note: 2 sq. m of new void area in strata lot U125695V is not counted in Total Strata Area but for reference only.

NB:  
To indicate the statement and the total strata void area under the column 'Plan\_Area\_Description' in CPST\_Information.xls for the strata lot.

Updating Accessory / Strata Lot with CPST Number and Area				
Lot_Number	Plan_Type	Plan_Number	Plan_Area	Plan_Area_Description
MK6- U125695V	CPST	124432	149	INCLUDES STRATA VOID OF 5 SQ M

## APPENDIX VII-3

SSCT sample for the new void space created in an A&A application submitted to URA on or after 1<sup>st</sup> June 2023 without a PP:

SINGAPORE TITLES AUTOMATED REGISTRATION SYSTEM  
(S T A R S)

PSSRS100A : LAND REGISTER SEARCH PRINTOUT  
( PRINT WHOLE LAND REGISTER )

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22/08/2022 16:22:14  
PAGE : 2

Subsidiary  
Strata Certificate of Title  
Volume 2452 Folio 115

Ref No : NI/202214972  
Pursuant to : IH/150338U

PAGE 1  
Edition 1  
Number of Updates 0  
dated 22 JUN 2022

This is to certify that the person described as proprietor hereto is the registered subsidiary proprietor of the estate in the land hereinafter described SUBJECT to any subsisting exceptions, reservations, covenants and conditions contained or implied in the undermentioned State Title and SUBJECT also to the encumbrances and interests registered or notified in this folio and section 46 of the Land Titles Act.

===== ESTATE AND LAND DESCRIPTION =====

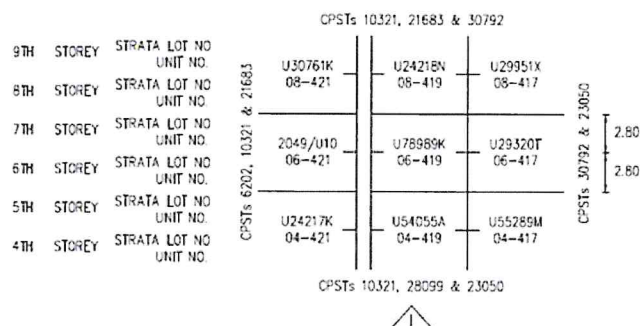
Land Tenure : FREEHOLD ESTATE  
Lease Duration : 99 Years  
Commencement Date : 17/04/2017  
State Title Expiry Date : 16/04/2116  
State Title No : LEASE 29714  
State Title Date : 31/07/2017  
Supplemental Deed : 24/05/2018  
to State Title Date : 28/05/2018  
(affecting covenants  
terms and conditions)

Lot No	Area (Sq M)	*Certified Plan No	Area Type
----- MK18-U125695V	----- 149.0 INCLUDES STRATA VOID OF 5 SQ M	----- CPST 124270 CPST 124280 CPST 124281 CPST 124287	----- --

\*Plan filed in Chief Surveyor's Office

# APPENDIX VIII

## CPST FOR HDB RECESS AREA SUBMISSION WITH EXISTING VOID AREA AT THE UPPER STOREY ON OR AFTER 1<sup>st</sup> JUNE 2023

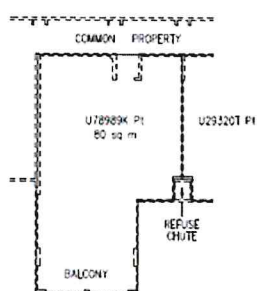


ELEVATION SKETCH SHOWING STRATA LOTS AND UNIT NUMBERS

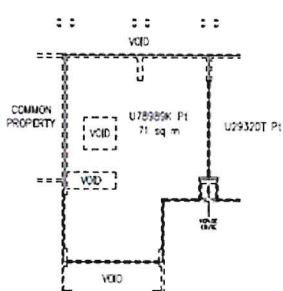
Lot 2049A on CP 21743				
Block No.	Strata Lot		On Plan	Remarks
	Old Format	New Format		
472		U78988A		Allotted for Part of Common Property
	2049/U17	U19776M	ST 6202	
		U78988A	See Above	

Strata Lot	Storey	Strata Area in Parts (sq m)			Total Strata Floor Area (sq m)	Total Strata Void Area (sq m)	Total Strata Area (sq m)
		Floor Area	Void Area	Sub-Total			
U78989K	6TH	80	0	80	146	5	151
	7TH	66	5	71			

STOREY



PART OF 6TH STOREY



PART OF 7TH STOREY

AMALGAMATION DIAGRAM



PART OF 6TH STOREY

NB:

To continue to indicate the statement and the total strata void area under the column 'Plan\_Area\_Description' in CPST\_Information.xls for the strata lot for HDB recess area already with existing approved void area.

### Updating Accessory / Strata Lot with CPST Number and Area

Lot_Number	Plan_Type	Plan_Number	Plan_Area	Plan_Area_Description
MK6- U78989K	CPST	124432	151	INCLUDES STRATA VOID OF 5 SQ M

