

Circular No : URA/PB/2019/12-DCG
Our Ref : DC/ADMIN/CIRCULAR/PB_19
Date : 5 July 2019

CIRCULAR TO PROFESSIONAL INSTITUTES

Who should know

Qualified Persons, developers, real estate agents and property owners

Effective date

With immediate effect

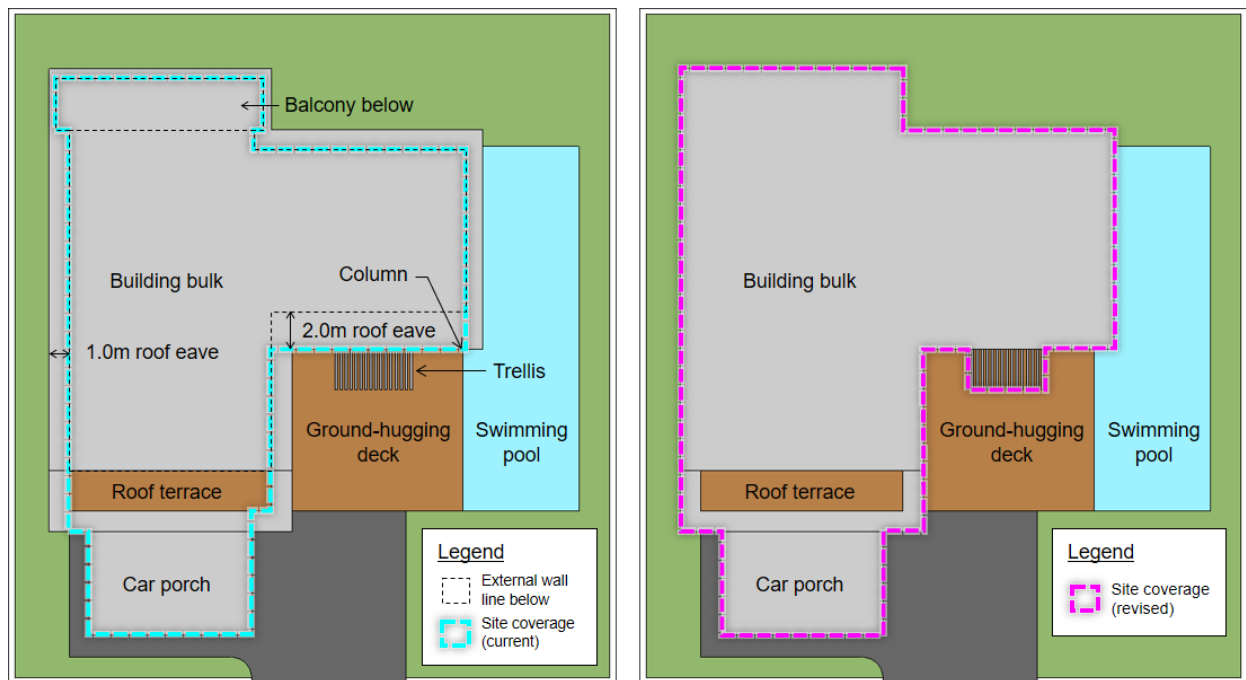
SIMPLIFICATION OF SITE COVERAGE GUIDELINES

1. URA has simplified how site coverage is computed. This will make it easier for QPs to compute the site coverage of their proposed development, reducing the time taken to prepare submission drawings to URA for planning permission.

Simplification of Site Coverage Guidelines

2. QPs currently compute the site coverage of their developments by including the areas of the site covered by the building block. In addition, QPs have to factor in other building structures such as ledges, eaves, balconies and linkways depending on the extent of their projection from the main building and positions of vertical supports, etc. URA recognises that there is scope to streamline the approach in defining site coverage to enhance clarity and objectivity.
3. Hence, URA has revised the definition of site coverage to simply include all building structures that protrude more than 1m from the ground, as seen from the top-down "Site Plan" view (see Figure A).

Figure A: An example of the revised site coverage computation method



SITE COVERAGE COMPUTATION (CURRENT)

Computation excludes roof eaves & ledges up to 2.0m from the external wall or column, and trellises

SITE COVERAGE COMPUTATION (REVISED)

Computation includes all building structures that protrude more than 1m from the ground

4. To accommodate this new definition, URA has correspondingly increased the allowable site coverage for the various developments as shown in Figure B.

Figure B: Revised site coverage controls

DEVELOPMENT TYPES	SITE COVERAGE CONTROL (CURRENT)	SITE COVERAGE CONTROL (REVISED)
Flats & Condominiums	40%	50%
Bungalows (including Strata-Bungalows)	40%	50%
Good Class Bungalows	35%	40%

Implementation

5. The revised site coverage guidelines will apply with immediate effect. Development applications submitted before the effective date of 5 July 2019 which have already obtained Provisional Permission, or which will result in a Provisional Permission, will not be subject to the revised guidelines. These applicants may, however, choose to adopt the simplified site coverage computation based on the revised guidelines upon resubmission.
6. I would appreciate it if you could convey the contents of this circular to the relevant members of your organisation. We have updated the same in the Development Control Handbooks. You are advised to refer to these Handbooks for the most updated guidelines and procedures instead of referring to past circulars.
7. For other information on the master plan, urban design guidelines, private property use and approval, car park locations and availability, private residential property transactions, and conservation areas and buildings, use URA SPACE (Service Portal and Community e-Services). This is an online portal packed with useful data and visualisation to help building professionals, business operators and the general public in their decision-making. It consolidates detailed information on land use and private property into a one-stop platform presented on geospatial maps. For feedback or enquiries, please email us.

Thank you.

GOH CHIN CHIN (MS)
GROUP DIRECTOR (DEVELOPMENT CONTROL)
for CHIEF EXECUTIVE OFFICER
URBAN REDEVELOPMENT AUTHORITY

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