

Circular No : URA/PB/2019/14-DCG
Our Ref : DC/ADMIN/CIRCULAR/PB_19
Date : 19 August 2019

CIRCULAR TO PROFESSIONAL INSTITUTES

Who should know

Developers, architects, and engineers

Effective Date

With immediate effect from 19 August 2019

GROSS FLOOR AREA (GFA) TREATMENT FOR COVERED RC SLABS IN VOIDS AND SERVICE RISERS

1. SCDF and BCA have jointly reviewed the “Technical Requirements for Storey Shelters 2015”, and issued permissible variations, clarifications and additions vide Circular [CD/FSSD/12/02/03/01](#). The revised guidelines will accord more flexibility to the treatment of voids and service risers that abut shelter walls or are located within the storey shelter setback. Generally, only the roof and the level below the roof of the void and service riser that abut shelter walls will have to be slabbed over by reinforced concrete (RC).
2. This circular seeks to clarify the GFA treatment for covered RC slabs in all voids and service risers.

GFA Treatment for Covered RC Slabs

3. Covered RC slabs proposed in voids and service risers will be computed as GFA. They do not qualify as mechanical and electrical (M&E) spaces for GFA exemption, even if the space has a low headroom (see **Annex A**). This is similar in treatment to other covered floor slabs being computed as GFA, regardless of whether they are accessible spaces.
4. Metal grating/load-bearing mesh incorporated into service risers intended solely for maintenance access are not computed as GFA, provided that their width is 1m or less.

Implementation

5. The GFA treatment will apply with immediate effect to all new applications submitted on or after 19 August 2019. Only formal development applications (excluding Outline Applications) submitted before the effective date of 19 August 2019, which have already been granted Provisional Permission, will not be subject to the revised guidelines.¹

¹ Development applications submitted before the effective date of 19 August 2019 resulting in an Advice or Refusal of Written Permission (RWP) will be evaluated based on the revised guidelines upon resubmission after the Advice or RWP.

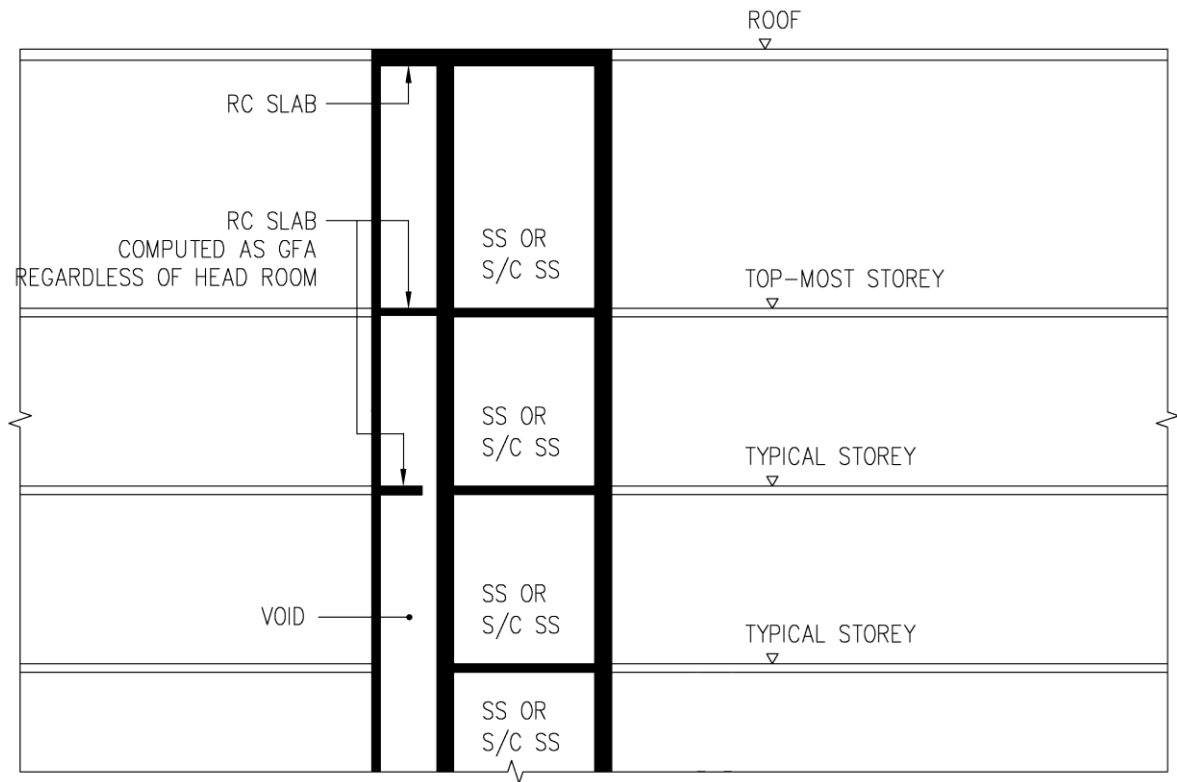
6. I would appreciate it if you could convey the contents of this circular to the relevant members of your organisation. We have updated the same in the [Development Control Handbooks](#). You are advised to refer to these Handbooks for the most updated guidelines and procedures instead of referring 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.

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

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Annex A – GFA Treatment for Covered RC Slabs in Voids



Section Cut of Storey Shelter and Void proposed adjacent to the Storey Shelter

NOTE:

- 1) SS = STOREY SHELTER
- 2) S/C SS = STAIRCASE STOREY SHELTER