

Circular No : URA/PB/2020/07-DCG  
Our Ref : DC/ADMIN/CIRCULAR/PB\_20  
Date : 5 Oct 2020

## **CIRCULAR TO PROFESSIONAL INSTITUTES**

### **Who should know**

Qualified Persons, Architects, Developers, Engineers

### **Effective date**

With immediate effect

## **NEW HANDBOOK ON GROSS FLOOR AREA (GFA) AND NEW LANDED HOUSING E-ADVISOR**

1. We are pleased to release a new Handbook on Gross Floor Area (GFA) to guide development proposals submitted to URA, and a new Landed Housing e-Advisor to guide homeowners on carrying out alteration works to landed houses.
2. The new web-based Handbook and e-Advisor are structured to improve readability and flow of information. All diagrams accompanying the respective guidelines are refreshed to enhance user experience.
3. The new Handbook on GFA includes the following sub-sections:
  - Guidelines at a Glance
  - GFA Related Matters
    - Bonus GFA
    - GFA Apportionment
    - GFA Re-computation
  - GFA Guidelines
4. The new Landed Housing e-Advisor comprises the following sub-sections:
  - Introduction to a Landed House (Detached House, Semi-Detached House, Terrace House)
  - Elements of the House
    - Exterior
    - Interior
    - Roof
5. The new [Handbook on GFA](#) and [Landed Housing e-Advisor](#) are now available on the URA website and are accessible on the go from your tablets and mobile devices.
6. I would appreciate it if you could convey the contents of this circular to the relevant members of your organisation.

7. For planning and development control guidelines, please refer to the [Development Control Handbooks](#) for more information. 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

*Join URA's mailing list to get the latest updates on current and future plans and developments around Singapore. Click [here](#) to subscribe.*

## **NEW HANDBOOK ON GROSS FLOOR AREA (GFA)**

### **GUIDE TO USE THIS E-HANDBOOK**

#### **1. Search Function**

Use Control + F function within the Guidelines at a Glance section. The Guidelines at a Glance section provides a summary of all the guidelines within the handbook and every item listed has a corresponding hyperlink that redirects you to the respective section.

Alternatively, you may wish to use the whole-web search function located on the top right corner of the URA website (represented by a magnifying glass icon). You may search for the relevant keyword(s) (e.g. Balcony GFA) under the Guidelines section.

#### **2. Information on GFA Apportionment and GFA Re-computation**

Guidelines on GFA apportionment and GFA re-computation can be found in the “GFA Related Matters” tab in the side bar.

#### **3. Information on Site Coverage**

Guidelines on site coverage can be found in the respective [Development Control Handbooks \(Residential\)](#).

#### **4. Date of Last Update**

There is a time stamp located at the end of the handbook content. The time stamp reflects the date of last update to the page content.

#### **5. Printing of the Handbook**

You are advised not to print the handbook as it is constantly updated. Refer to the summary of the guidelines in PDF format. For a printable copy of the summary, refer to the PDF “Guidelines at a Glance” located in the sidebar.