

Circular No : URA/PB/2023/03-DCG
Our Ref : DC/ADMIN/CIRCULAR/PB_23
Date : 10 Feb 2023

CIRCULAR TO PROFESSIONAL INSTITUTES

Who should know

Developers, building owners and Qualified Persons

Effective date

10 February 2023

Temporary Revision to Guidelines for Temporary Workers' Dormitories Within Industrial or Warehouse Developments

1. To provide more temporary housing options for migrant workers while additional purpose-built dormitories are being constructed¹, URA will temporarily revise the guidelines in Circular [No. URA/PB/2016/14-PCUDG](#) as follows:
 - a. Applications for (i) new temporary workers' dormitories, and (ii) increase in the number of workers in existing dormitories within 13 specified industrial areas outlined in [Appendix A](#), can now be considered.
 - b. Allowable quantum for ancillary/secondary uses can be increased from 40% to 49% to accommodate temporary worker's dormitories.

Applications within Specified Industrial Areas

2. On 19 September 2016, URA issued a circular listing 16 specified areas where new temporary workers' dormitories (both ancillary and secondary) were not allowed, in order to minimise pressure on existing infrastructure in these areas. The full list can be found in [Appendix A](#).
3. With the temporary revision of the guidelines, applications for new temporary workers' dormitories or to increase the number of workers in existing dormitories within 13 specified areas will now be assessed on an individual basis by URA and technical agencies. Applications may be supported only if the proposed workers' dormitory meets prevailing guidelines and can be supported by existing infrastructure. There are currently 6 sub-areas within the 13 specified areas where the local sewer infrastructure cannot cater to any increase in workers, and hence applications for new dormitories or increase in number of workers in

¹ Purpose-built dormitories are specifically designed and built with features to house and meet the needs of migrant workers.

existing dormitories cannot be supported. These sub-areas are shown in red within the plans in [Appendix A](#).

4. Please note that any Temporary Permission (TP) granted by URA for applications within the specified areas will only be for up to three years and may not be renewed subsequently.
5. URA and technical agencies will continue to evaluate new applications for workers' dormitories within areas not listed in [Appendix A](#).

Increase in allowable Gross Floor Area use quantum for ancillary/secondary uses within Industrial or Warehouse Developments

6. The allowable quantum for ancillary/secondary uses will be allowed to increase from 40% to 49% to accommodate temporary workers' dormitory use. This will apply to all applications for new temporary workers' dormitories or to increase the number of workers in existing dormitories, including those within specified areas.

TP Renewals

7. TP renewals for existing workers' dormitories will continue to be assessed individually regardless of location, taking into consideration prevailing guidelines and input from technical agencies.

Implementation

8. Applicants should obtain prior clearances from relevant agencies such as JTC, LTA, NEA, PUB and SCDF where applicable, before making a planning application to URA. Please see [Appendix B](#) for the submission process for applications. When seeking clearance from LTA, applicants are to provide information as listed in [Appendix C](#). MOM requires applicants that are granted TPs to obtain the necessary licences and approvals from MOM before commencing to operate any temporary workers' dormitories.
9. Applicants are reminded to adhere to prevailing Development Control [guidelines](#), as well as requirements from landowners and technical agencies in the submission to URA.
10. The temporary revision to the policy will take effect from 10 February 2023 for all applications for workers' dormitories within industrial or warehouse developments, including Outline Applications. This revision will be reviewed periodically and may be removed or subject to further changes.
11. I would appreciate it if you could convey the contents of this circular to the relevant members of your organization. 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.

12. 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
GROUP DIRECTOR (DEVELOPMENT CONTROL)
for CHIEF EXECUTIVE OFFICER
URBAN REDEVELOPMENT AUTHORITY

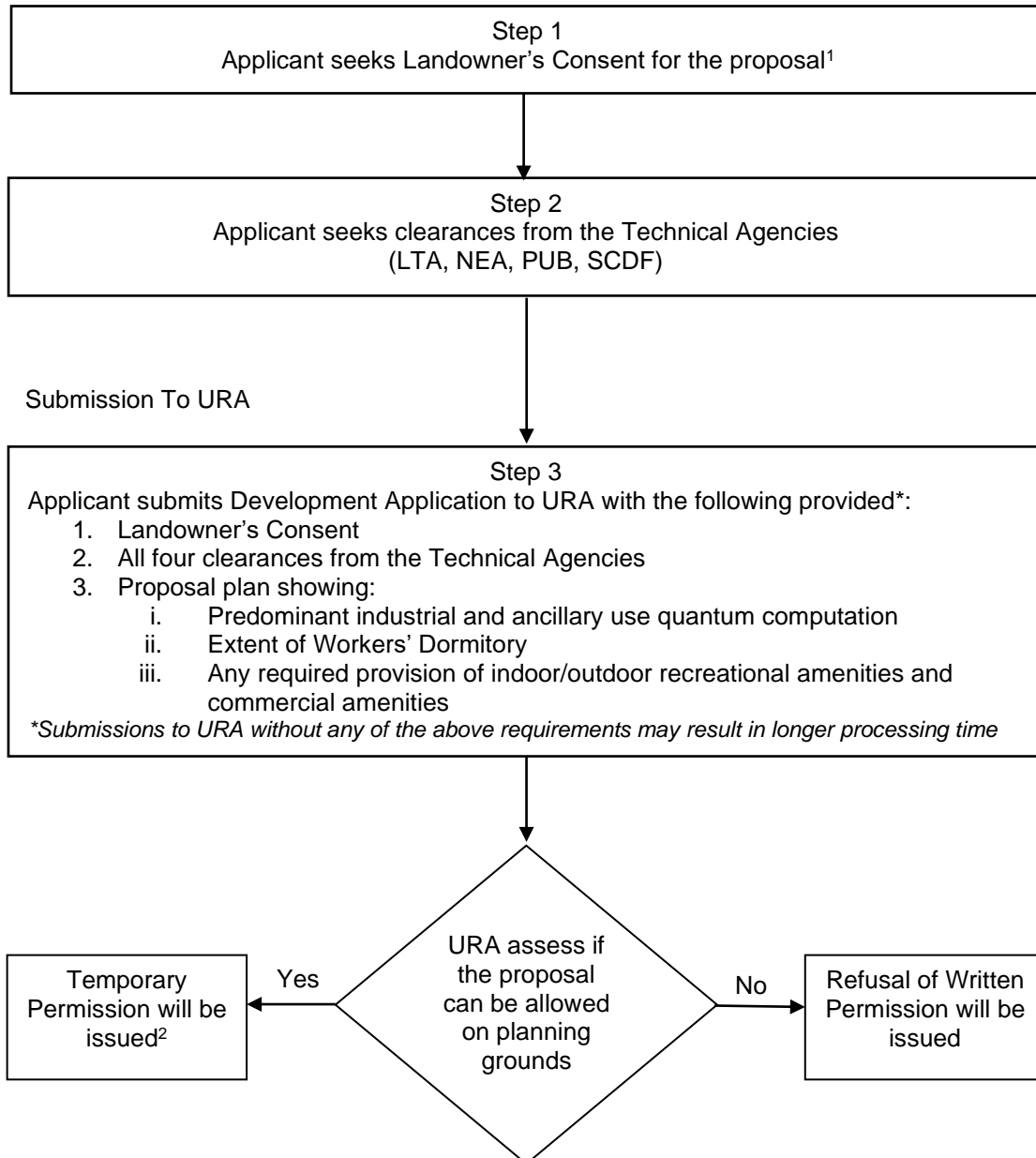
Appendix A

List of Specified Areas

No.	Area	Plan	Revised Status
1	Changi South Avenue 2/3	A1	<p>Applications for new temporary workers' dormitories or to increase the number of workers in existing dormitories may be supported only if prevailing guidelines are met and it can be supported by existing infrastructure.</p> <p>*Applications for new temporary workers' dormitories or to increase the number of workers in existing dormitories in the sub-areas hatched in red are not supported due to sewer capacity constraints. PUB reviews the sub-areas regularly. Applicants can check where are the latest sub-areas when making an application (Singpass login is required) to obtain PUB's In-Principle Approval for Worker's Dormitory (Form J) via (https://bpu.pub.gov.sg/Forms/FormJ/Submission).</p>
2	International Road*	A2	
3	Kaki Bukit*	A3	
4	Loyang	A4	
5	Pioneer	A5	
6	Senoko*	A6	
7	Serangoon North Avenue 5	A7	
8	Shaw Road*	A8	
9	Sungei Kadut*	A9	
10	Tagore	A10	
11	Toh Guan Road*	A11	
12	Tuas	A12	
13	Ubi	A13	
14	Jurong Island	A14	No change -Applications for new temporary workers' dormitories or to increase the number of workers in existing dormitories are not allowed due to infrastructure constraints.
15	Tai Seng	A15	
16	Tanglin Halt	A16	

Submission Process for Temporary Workers' Dormitory Applications

Before Making Submission to URA



¹ Please refer to JTC's website (<https://www.jtc.gov.sg/get-help/managing-your-tenancy-or-lease/conversion-to-dormitories>) for details on how to obtain land owner's consent for sites on JTC land.

²Applicant is to seek MOM's separate approval after Temporary Permission is issued

Appendix C

Information Form to facilitate LTA's evaluation for Temporary Workers' Dormitory Applications¹

1.	Type of Submission (To attach previous IPNO ² , if any)	<input type="checkbox"/> New <input type="checkbox"/> Renewal <input type="checkbox"/> Amendments to previous application
2.	Name of Company / Applicant	
3.	Site Plan(s) Plans to show the following:- <ul style="list-style-type: none"> o Location and dimensions of the proposed site, access point(s), road names and road reserve line o Distances of proposed access point(s) to next nearest access, junction, crossing and bus stop if any o Location of pick-up/drop-off point(s) within the proposed site 	
4.	Site Area (sqm)	
5.	Description of Proposal Please include <ol style="list-style-type: none"> 1. Number of beds with corresponding GFA (in sqm) 2. Type of dormitory (i.e. is it ancillary or will workers be travelling outside for work) 3. Number of workers on shift work and the corresponding shift work timings. 	
6.	Number of Workers travelling out for work (if applicable)	
7.	Vehicle Parking (if applicable) <ul style="list-style-type: none"> o To indicate number/type of vehicles ferrying workers that will be parked on site 	
8.	Any Other Information (E.g. Site Photos)	

9. Traffic Information

9.1 Traffic information of existing development (if applicable):

Projected number of vehicles entering/exiting subject site (Number of vehicles required to ferry workers)				
Date of Traffic Data Collection:				
Type of Vehicles	Morning Peak (0630 to 0930hr)		Evening Peak (1700 to 1930hr)	
	indicate busiest one hour __ hr to __ hr		indicate busiest one hour __ hr to __ hr	
	In	Out	In	Out
Motorcycle				
Car				
Taxi/PHV				
LGV *				
HGV *				

¹ Applicants may send the completed form to LTA_TPL_Registry@lta.gov.sg

² IPNO: In-Principle No Objection


Private Bus/ Coach *				
TOTAL				
<p>* Note:</p> <ul style="list-style-type: none"> • Light Goods Vehicle (LGV): 2-axle goods vehicles (e.g. van, pick-up, 10-footers) • Heavy Goods Vehicle (HGV): >2-axle goods vehicle (e.g. lorry, trailers, >12-footers) • If LGV, HGV or private buses/coaches are/will be used to transport workers, please indicate the locations of the pick-up and drop-off points (e.g. bus stop/PUDO in front of xxx MRT station or along xxx Road). 				

9.2 Traffic information of proposed development:

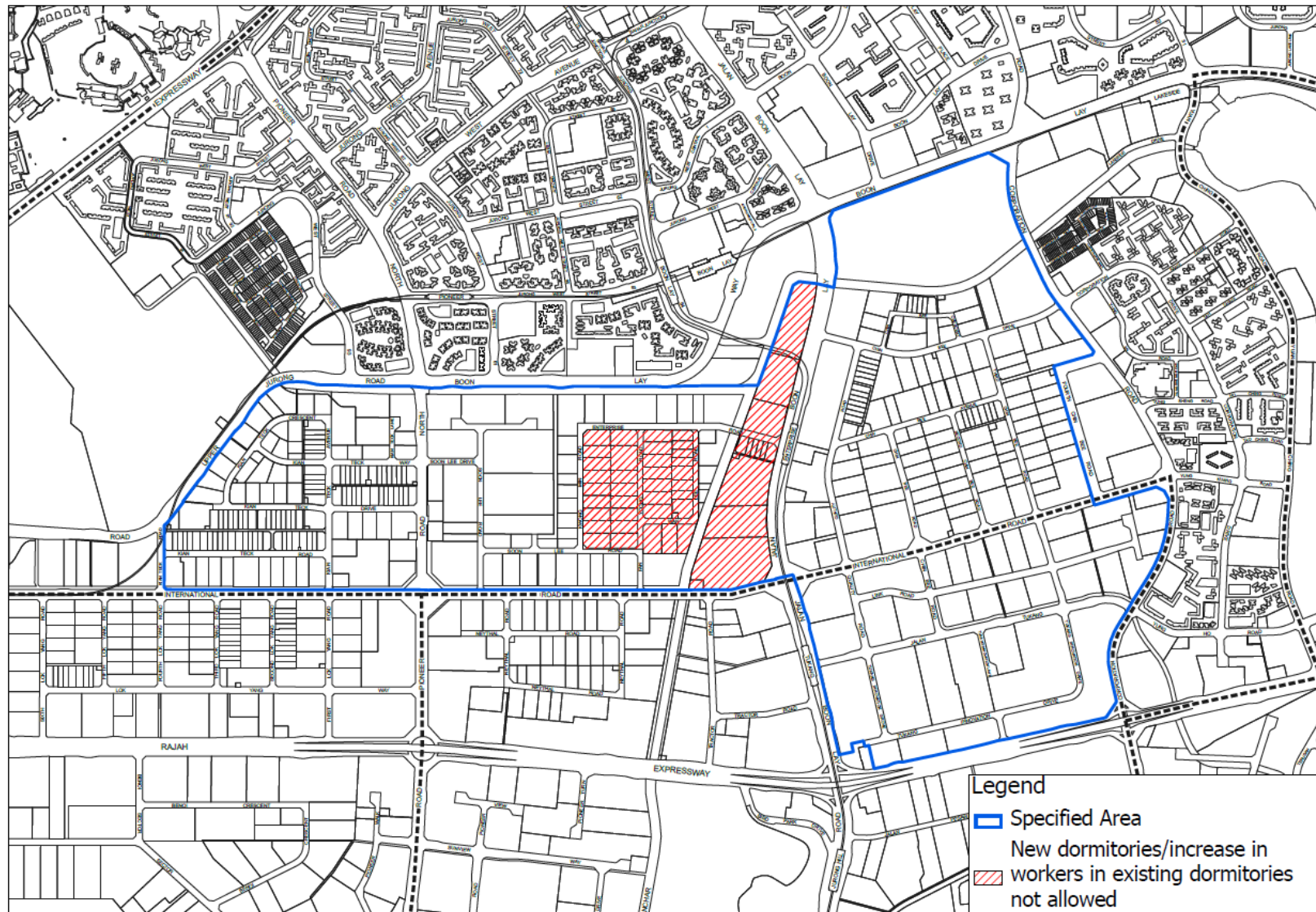
<u>Projected</u> number of vehicles entering/exiting subject site (Number of vehicles required to ferry workers)				
Date of Traffic Data Collection:				
Type of Vehicles	Morning Peak (0630 to 0930hr)		Evening Peak (1700 to 1930hr)	
	indicate busiest one hour __hr to __hr		indicate busiest one hour __hr to __hr	
	In	Out	In	Out
Motorcycle				
Car				
Taxi/PHV				
LGV *				
HGV *				
Private Bus/ Coach *				
TOTAL				
<p>* Note:</p> <ul style="list-style-type: none"> • Light Goods Vehicle (LGV): 2-axle goods vehicles (e.g. van, pick-up, 10-footers) • Heavy Goods Vehicle (HGV): >2-axle goods vehicle (e.g. lorry, trailers, >12-footers) • If LGV, HGV or private buses/coaches are/will be used to transport workers, please indicate the locations of the pick-up and drop-off points (e.g. bus stop/PUDO in front of xxx MRT station or along xxx Road). 				

The map displays a complex network of roads and residential blocks. Key roads include Changi Avenue, South Avenue, Xilin Avenue, and the East Coast Parkway. A specific area, outlined in blue, is located in the central part of the map, bounded by Changi Avenue to the north, South Avenue to the south, and Xilin Avenue to the east. This area is identified as the 'Specified Area' in the legend.

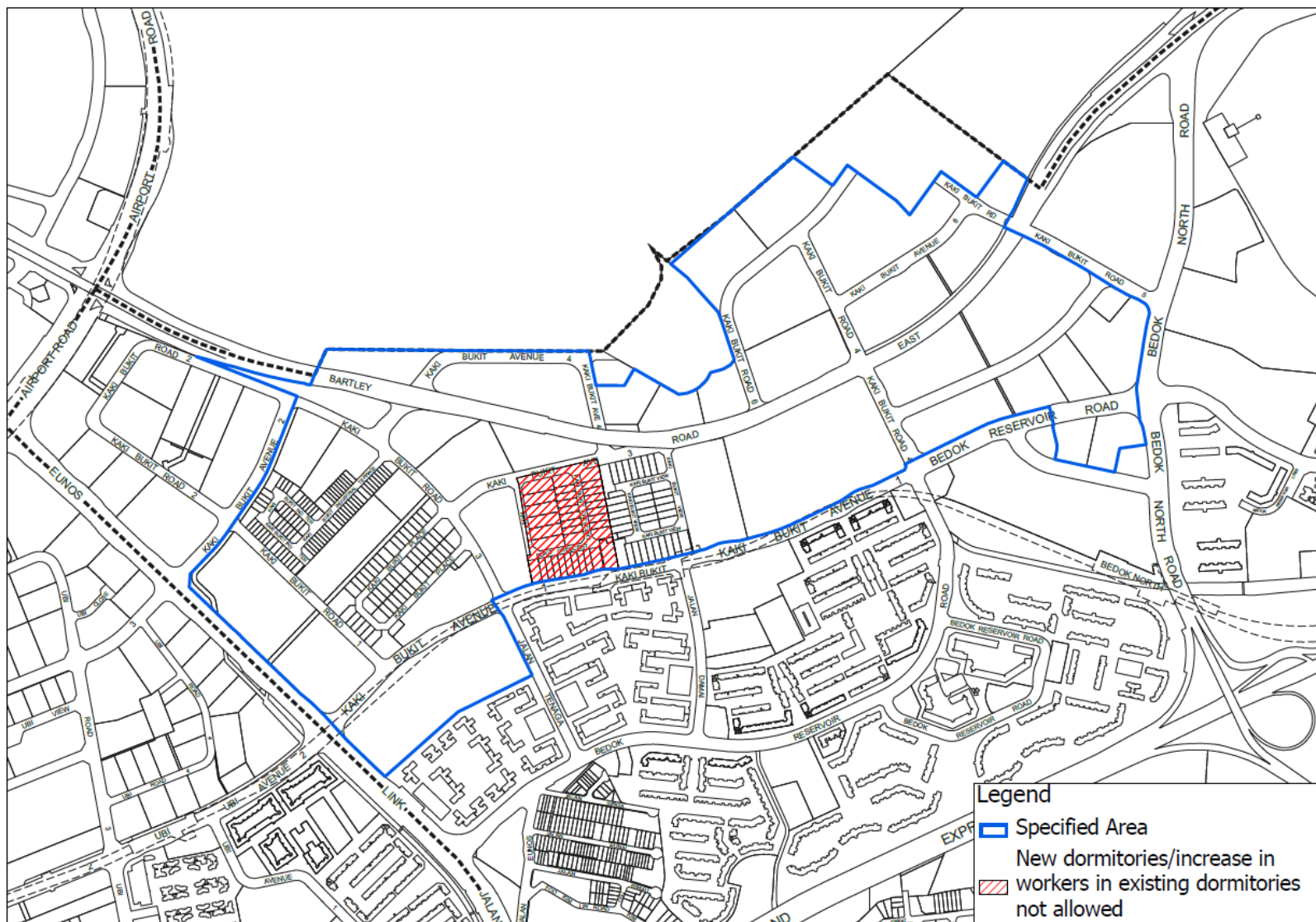
Legend

 Specified Area

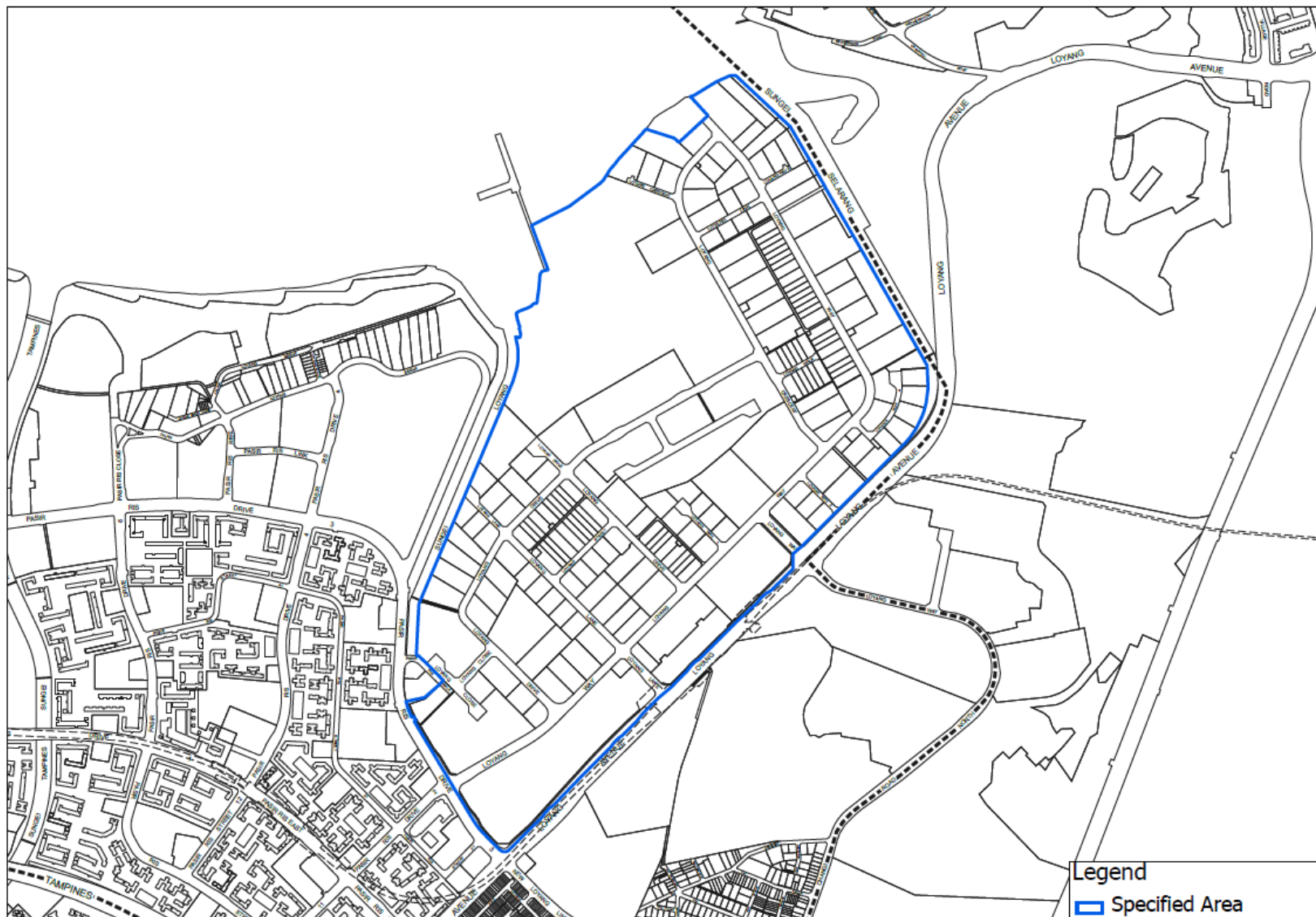
A2 – International Road



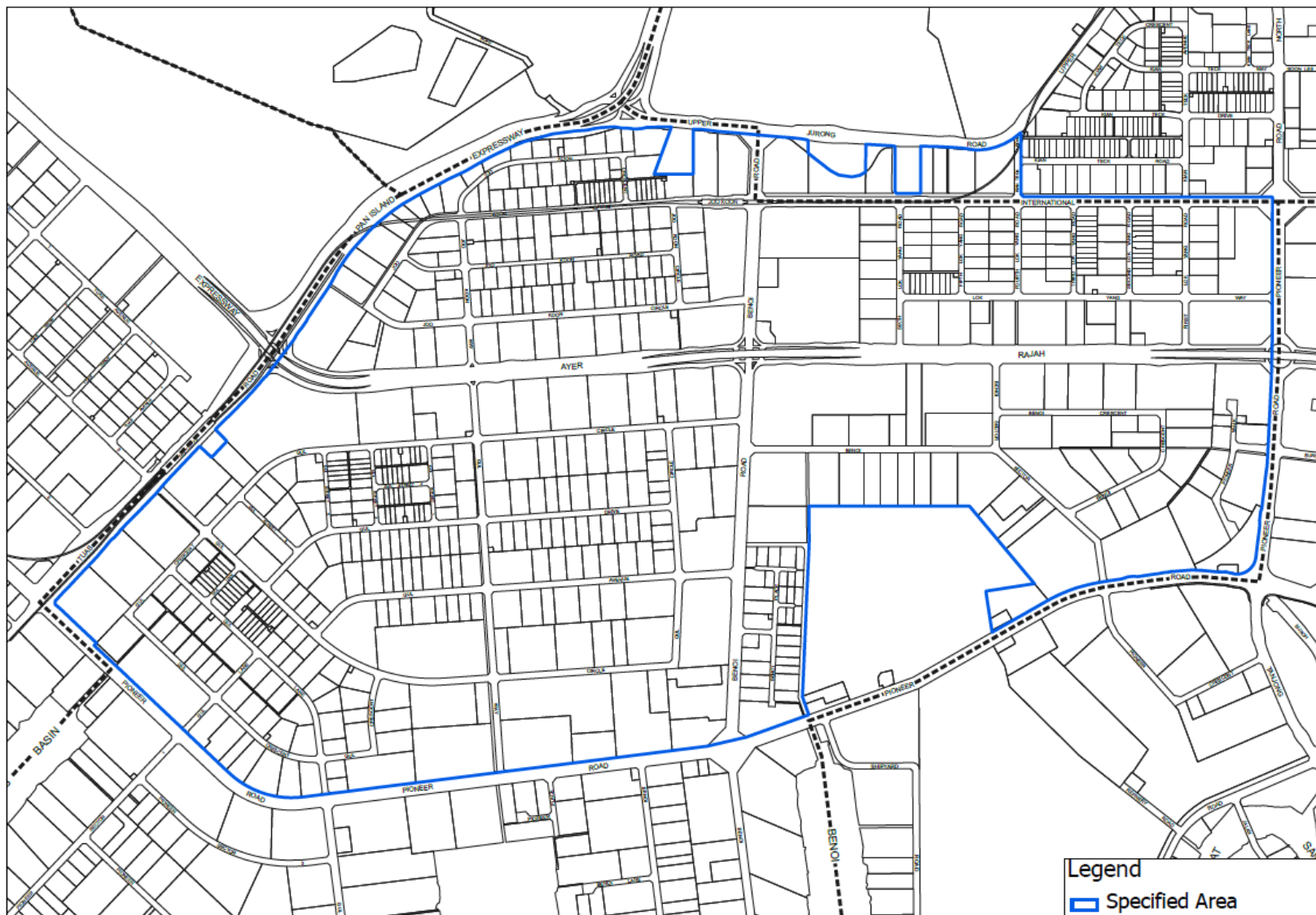
A3 – Kaki Bukit



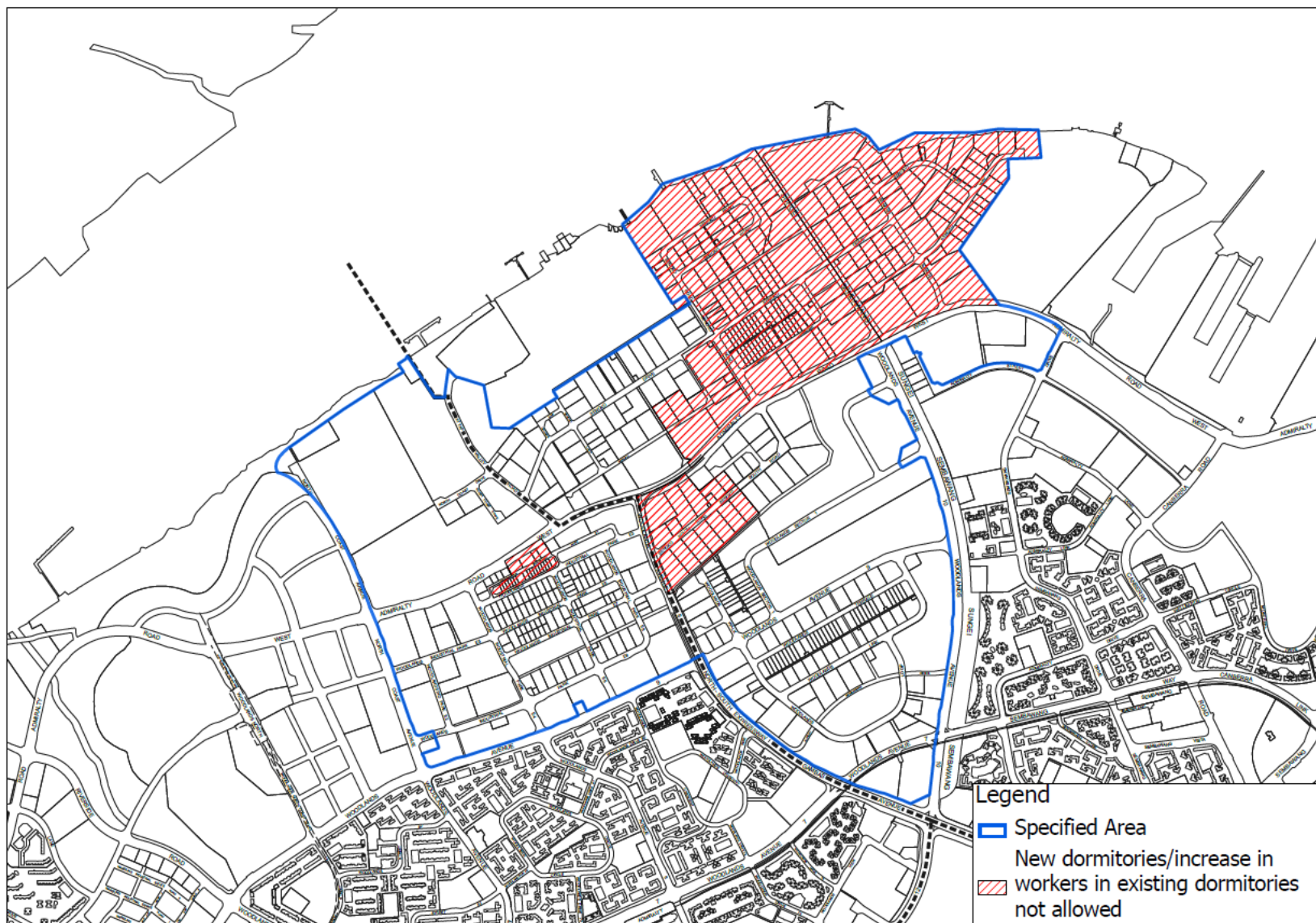
A4 – Loyang



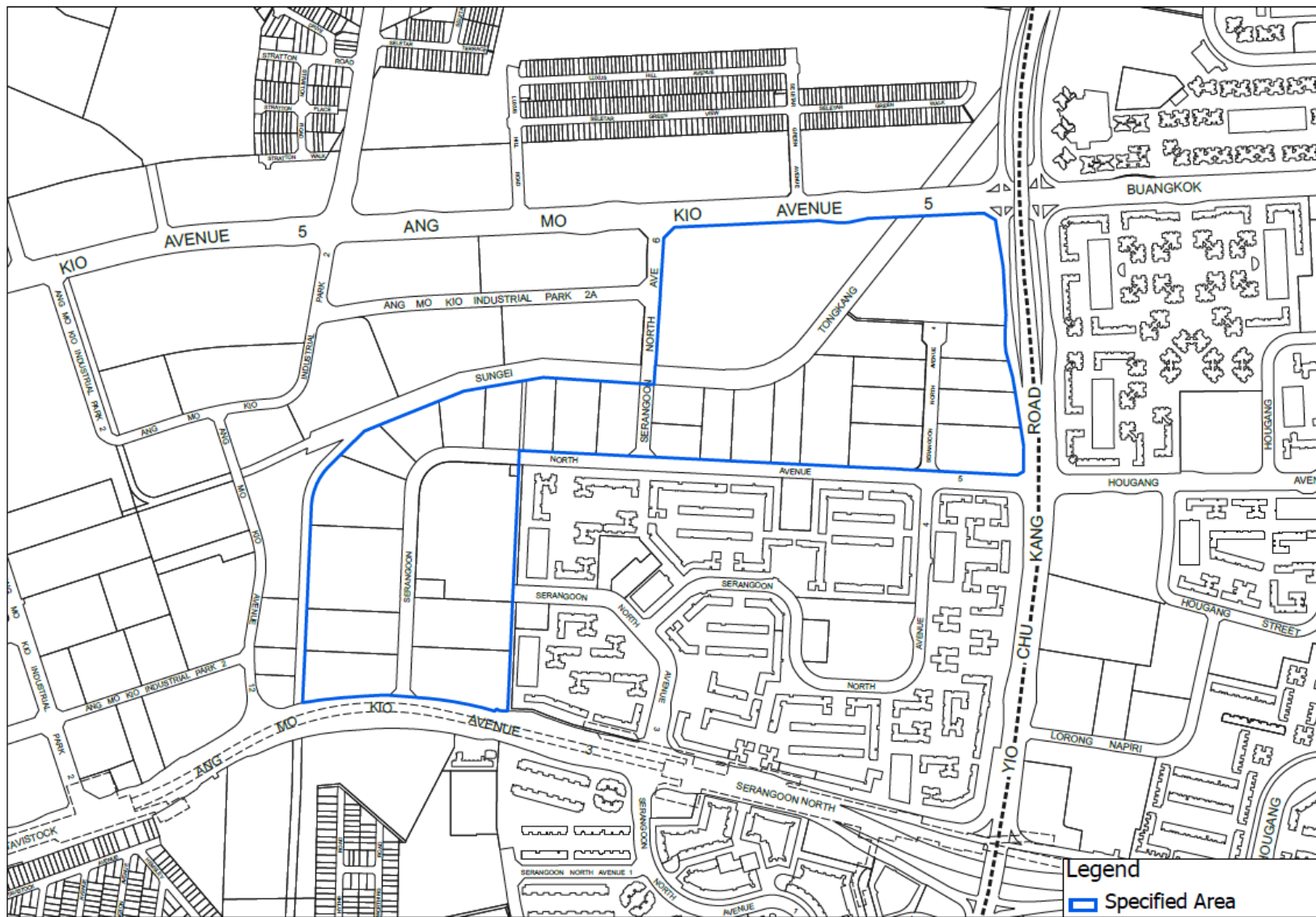
A5 – Pioneer



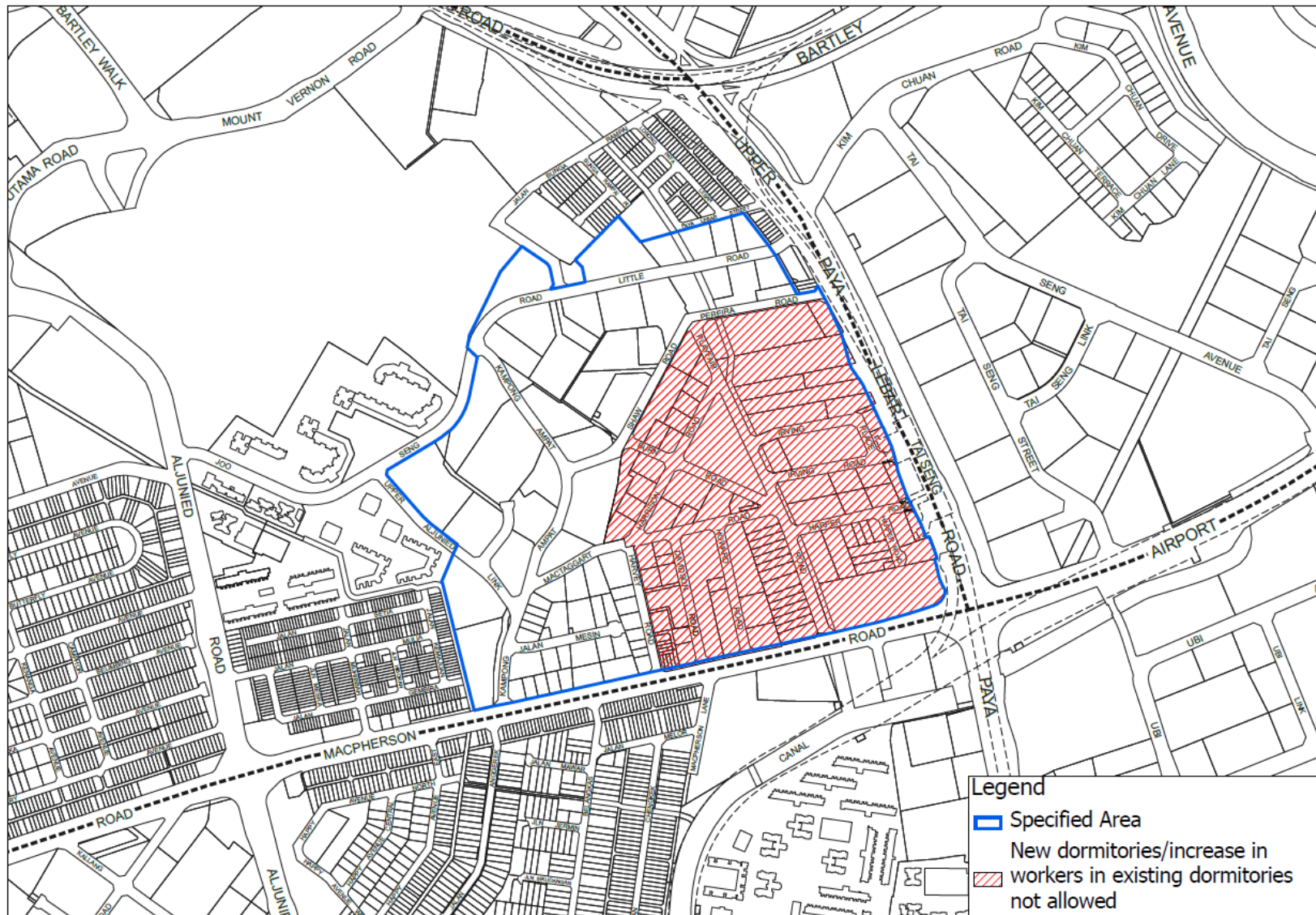
A6 – Senoko



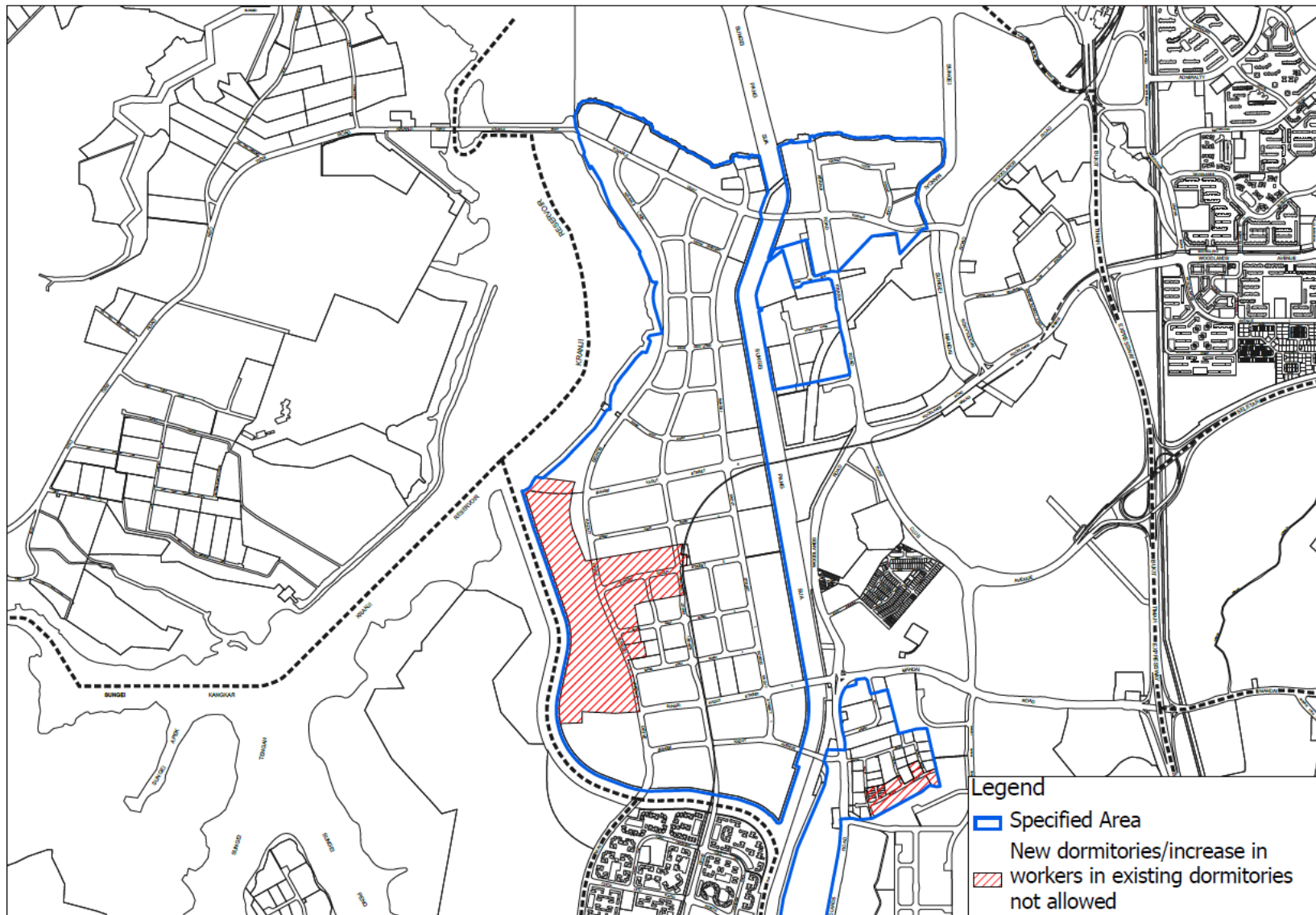
A7 – Serangoon North Avenue 5



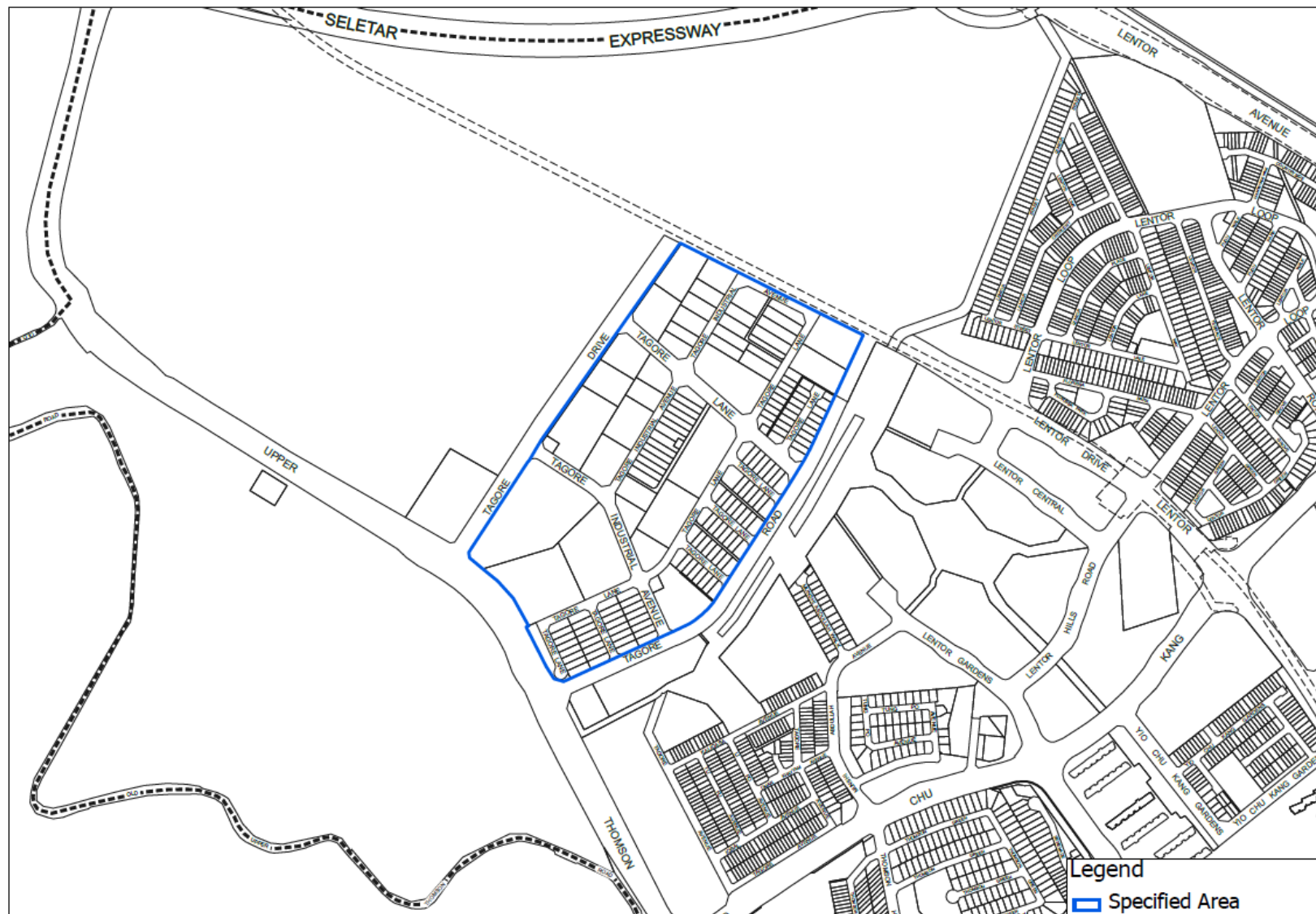
A8 – Shaw Road



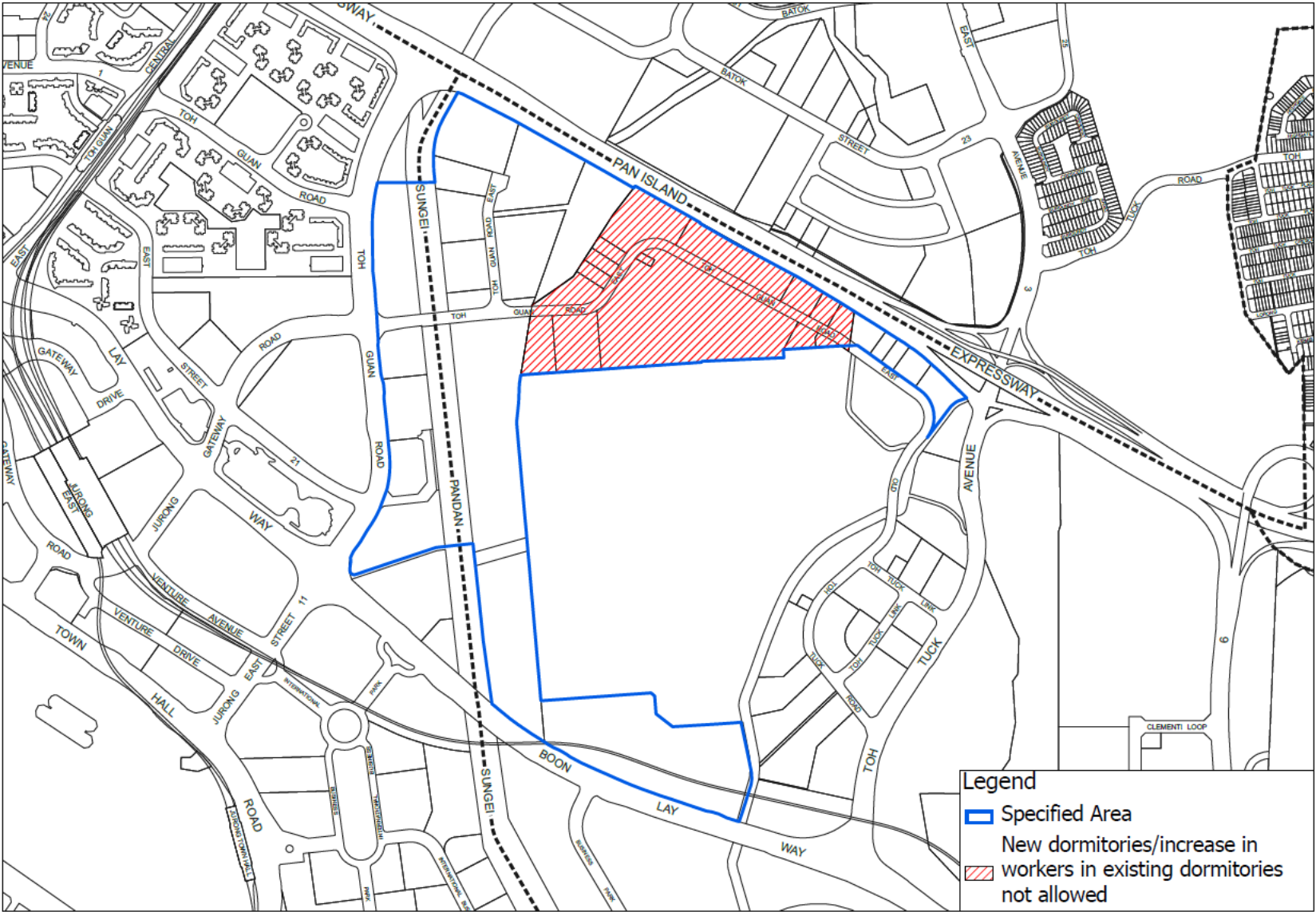
A9 – Sungei Kadut



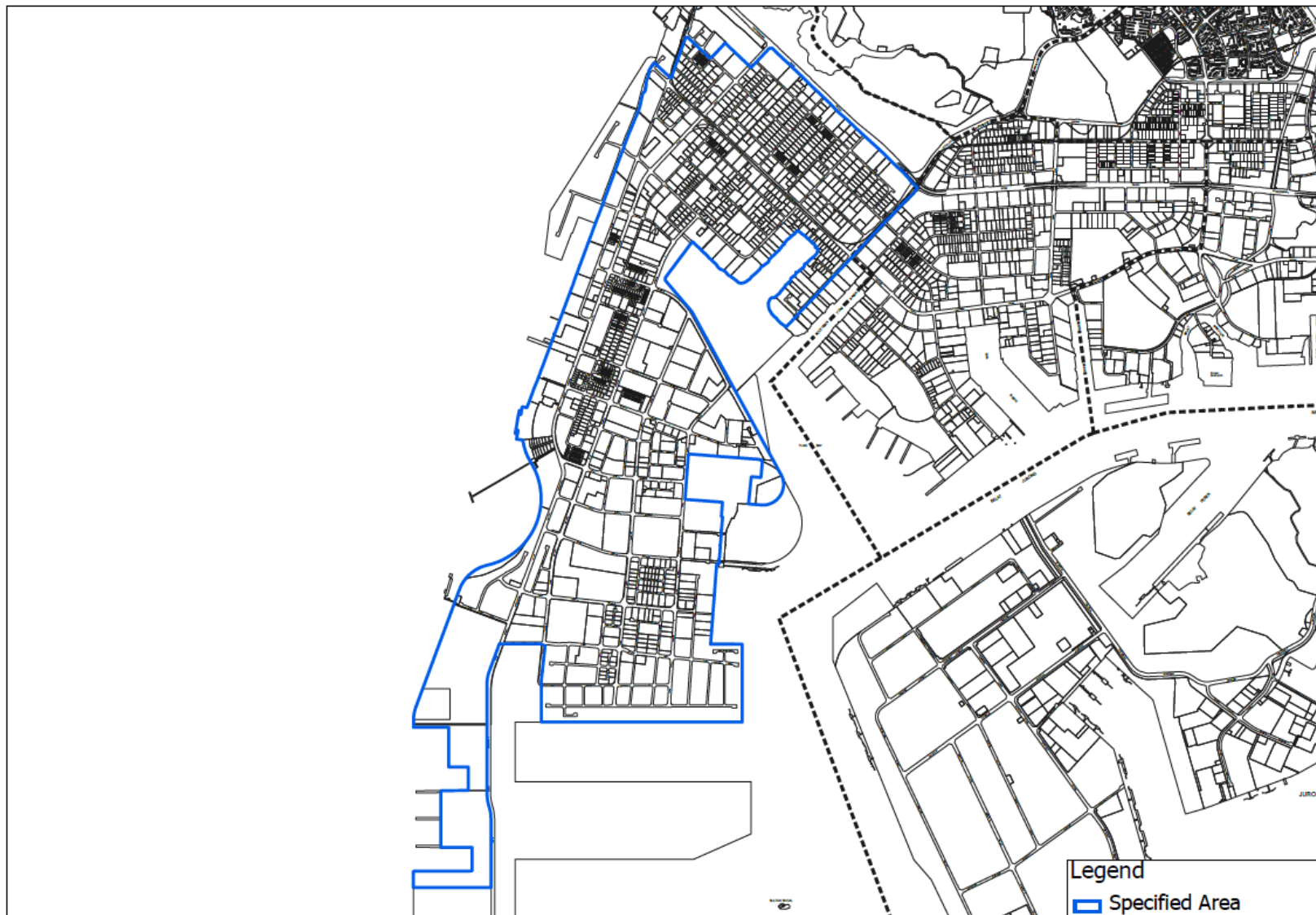
A10 – Tagore



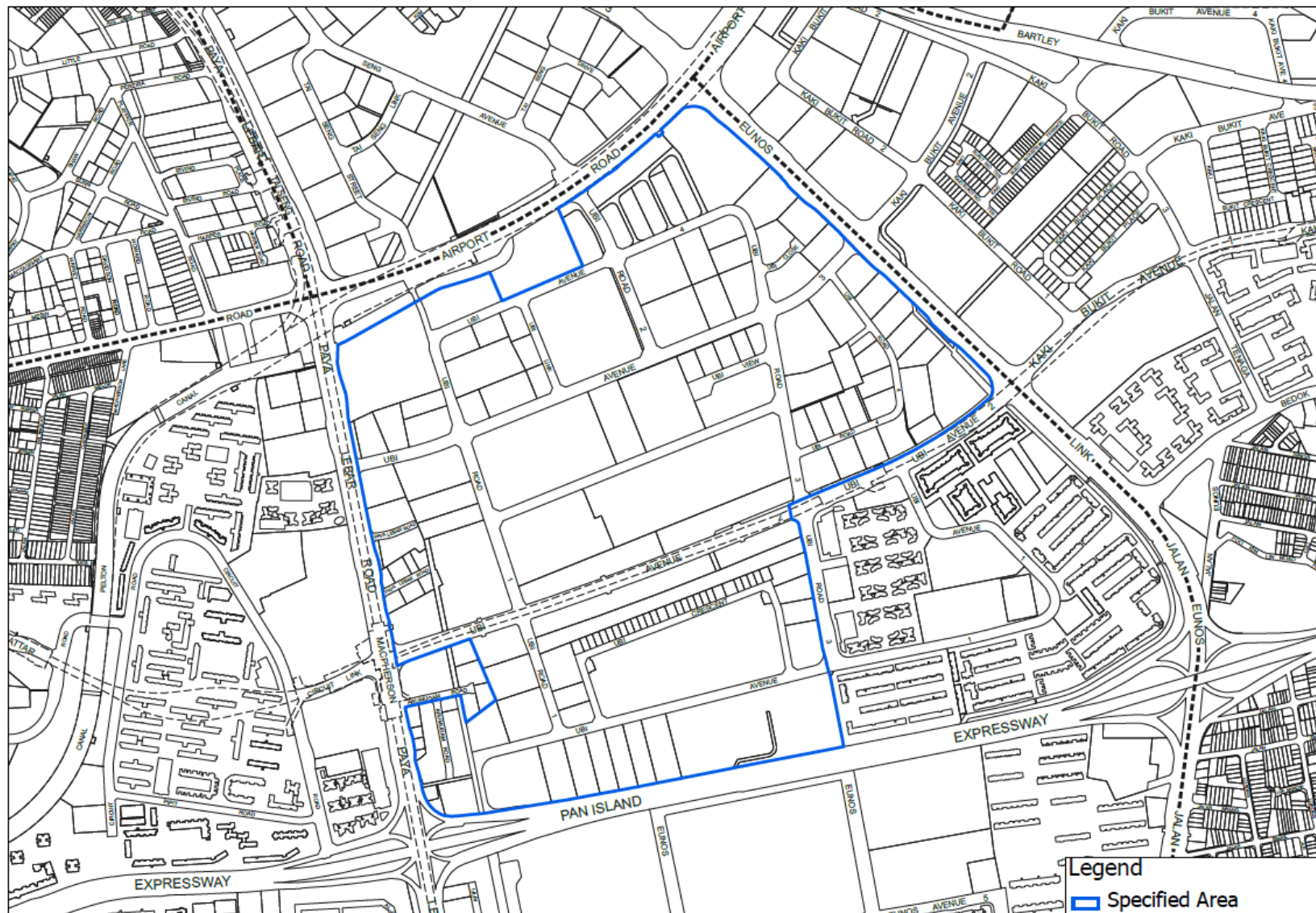
A11 – Toh Guan Road



A12 – Tuas



A13 – Ubi

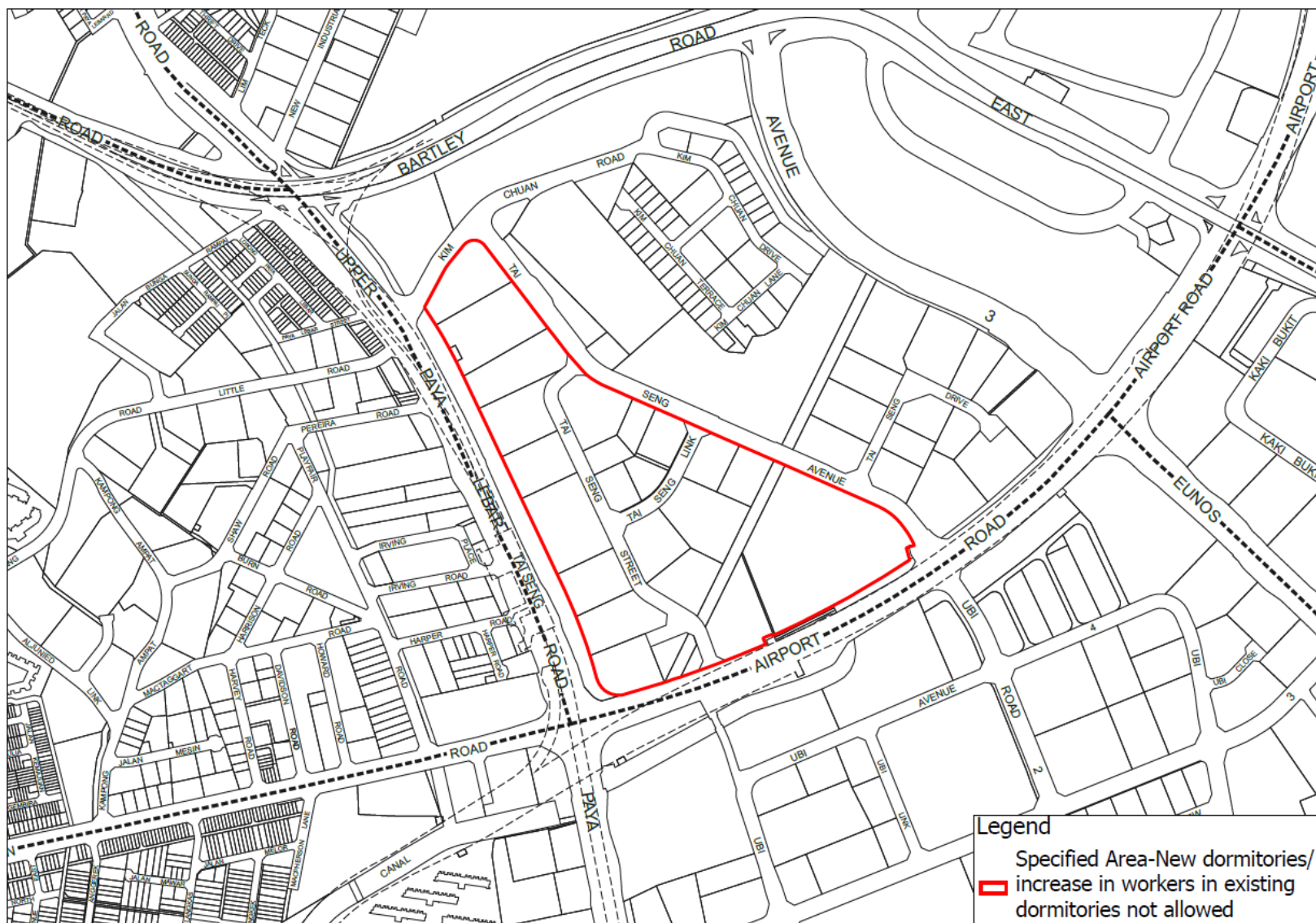


Specified Areas Where New Temporary Workers' Dormitories and Increase In Number Of Workers For Existing Dormitories Are Not Allowed

A14 – Jurong Island



A15 – Tai Seng



A16 – Tanglin Halt

