

To:  
cc: (bcc: NHB NASReg/NHB/SINGOV)  
Subject: (EMBARGOED) URA News Release, 22 Apr 2000

## URA NEWS RELEASE

**EMBARGOED UNTIL AFTER DELIVERY OF SPEECH BY MR MAH BOW TAN, MINISTER FOR NATIONAL DEVELOPMENT, AT THE SINGAPORE INSTITUTE OF ARCHITECTS' (SIA) ANNUAL DINNER ON SATURDAY, 22 APR 2000 AT 8.00 (PM) AT THE SINGAPORE INTERNATIONAL CONVENTION AND EXHIBITION CENTRE**

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For online reference

**RELAXATION OF THE STOREY HEIGHT CONTROL FOR FLATS AND CONDOMINIUMS UNDER THE STANDARD TYPOLOGIES**

1 The Urban Redevelopment Authority (URA) has relaxed the height control for flat and condominium developments which fall under the standard plot ratio and building height typologies. This relaxation would apply to flat and condominium developments in many areas.

2 The relaxation is part of URA's overall efforts to encourage flexibility in design and more efficient use of communal space within residential developments.

### **Background**

3 Currently, the plot ratio and height control of residential developments are stipulated in the Development Guide Plans (DGP). DGPs show the detailed land uses of each local area. There are 55 DGPs altogether covering the entire island of Singapore.

4 The plot ratio and height controls indicated in the DGPs were based on the standard plot ratio and building height typology drawn up by URA earlier. The typology shows the stipulated maximum plot ratio of a site and the maximum height control.

5 All residential developments must comply with the stipulated plot ratio and height controls as indicated in the DGPs. Height controls are necessary to achieve a more harmonious and aesthetic living environment. In some areas, height controls are imposed for technical or special reasons.

6 The standard plot ratio height control typology is consistently applied to most areas. However, there are variations to the standard typology and these are applied to specific areas such as those along the Singapore River for urban design reasons, in technical height control areas, and for other special reasons.

### Why the need to revise the height controls?

7 As part of URA's continuing efforts to review all rules periodically, URA undertook a review of the standard plot ratio height control typology. In this review, URA concluded that by increasing the storey height within the stipulated gross plot ratio (GPR) up to an acceptable limit based on planning considerations, architects will have more flexibility in building design.

### Revised storey height for standard typology

8 With immediate effect, the revised height controls will apply for those areas that fall within the standard plot ratio height control typology (subject to compliance with technical height controls) as shown in the table below.

<b>Gross Plot Ratio</b>	<b>Storey Height Control</b>	
	<b>Existing</b>	<b>Relaxed</b>
1.4		45
1.6	1012	
2.1		2024

2.8  
>2.8

3036  
>30> 36

- 9 An exception will be the area within the vicinity of the Singapore Botanical Gardens, where the current height controls remain to protect the visual amenity of the Singapore Botanical Gardens.
- 10 The revised plot ratio building height typology will NOT be applied to areas where the standard typology does not apply (e.g. in a GPR 2.8 site with a 20 storey height control). These sites will have to comply with the existing height controls as stipulated in the DGPs.

### **Benefits**

- 11 URA relaxed the storey heights of these areas with the view of allowing architects more flexibility in building design to enhance the quality of their developments.
- 12 By building higher, architects will be able to create more innovative designs rather than slab blocks which are quite frequently seen in current 4-storey residential buildings.
- 13 By building higher, buildings will have a smaller `footprint`, thus freeing more ground space for better landscaping and communal recreational facilities.

This release is also available in URA-Online at <http://www.ura.gov.sg>

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