

# New guidelines

CURRENT

REVISED

## Maximum number of dwelling units for non-landed residential developments (outside Central area)

**Formula:** Proposed building gross floor area (GFA) divided by 70 sqm

**Formula:** Proposed building gross floor area divided by 85 sqm

(The formulae is intended to derive an upper bound figure; the actual number of units will be based on factors such as site context, existing site conditions and impact on local infrastructure)

### Areas where minimum average unit size must be 100 sqm:

Telok Kurau, Kovan, Joo Chiat, Jalan Eunos

### Areas where minimum average unit size must be 100 sqm:

Marine Parade, Joo Chiat-Mountbatten, Telok Kurau-Jalan Eunos, Balestier, Stevens-Chancery, Pasir Panjang, Kovan-How Sun, Shelford and Loyang.

## Reduction of bonus GFA cap for private outdoor spaces

10%

7%

*(Developers can still achieve up to 10 per cent bonus GFA by qualifying for other incentive schemes such as the Green Mark Bonus GFA Scheme)*

## OTHER GUIDELINES

### ■ Size and width requirements for balconies

Capped at 15% of nett internal area. Each balcony is to have a minimum width of 1.5 metres

### ■ Screens for balconies

Developers will now be required to inform homebuyers of the allowable balcony screens through certain measures, including

- Installing the approved screen in actual scale in the sales gallery/show unit
- Providing homebuyers with the option to have the approved screen pre-installed at their balconies

### ■ Indoor recreation space bonus GFA scheme

Communal indoor recreation spaces can be counted as bonus GFA, as long as such spaces exceed 0.6 per cent of the total GFA of the development or 10 sqm (whichever is higher). Bonus GFA is capped at 1% of total GFA