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Circular No : URA/PB/2008/15-DCD
Our Ref : DC/ADMIN/CIRCULAR/PB_08
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CIRCULAR TO PROFESSIONAL INSTITUTES

DISCOURAGING DECANTING PROPOSALS

Objective

To avoid wastage of resources and unnecessary demolition of existing floor space in decanting proposals

Effective date

With effect from 07 Jul 2008

Who should know

Architects, developers, property consultants, engineers and land owners

Background

1. Recently, URA has received a number of development applications proposing to demolish existing floor spaces ranging from small areas to entire floors. The 'demolished' floor spaces are then decanted, resulting in new floors added to other parts of the development. For developments that have already maximized their allowable GPR as stipulated in the Master Plan, such decanting proposal has become a convenient way to 'transfer' gross floor area (GFA) within commercial developments by developers and building owners.
2. Although the overall GPR does not change in theory, the bulk of the development would increase physically, given that the structure with internal floors remain and new structures are added. The demolition of such floor spaces is also a waste of resources. Furthermore, such proposals which involve demolition of floor slabs may leave behind unsightly beams or columns in odd locations within the building and create awkward spatial configurations that may compromise the original design intent of the buildings.

3. URA does not encourage such decanting proposals involving demolition of floors as a convenient way to "transfer" GFA within the development. The applicant will need to present a convincing case on any decanting proposal and demonstrate that the proposal does not compromise the overall design of the buildings and their internal spaces.
4. In particular, URA would scrutinize the design to ensure that that the decanted spaces blend into the overall design of the building and do not result in awkward spatial configurations. For example, if the floor slabs are simply proposed to be demolished, leaving behind unsightly beams in an unusually high multi-storey space, such proposals will not be supported. For proposals which do not involve demolition of floors but convert the existing GFA to non-GFA (e.g. sky terraces), we will also require the applicants to demonstrate that such spaces makes sense, will be well landscaped, and complement the overall design of the buildings.
5. In the event the applicant's intention is to take advantage of the scheme which allows 'excess' commercial GFA to be used for civic & community institutional (C&CI) uses, the applicant is required to secure a letter of undertaking from the community service provider as well as to obtain endorsement from the relevant supporting government agencies prior to the submission of outline/ formal application to URA. Please refer to our circulars URA/PB/2003/12-PPD and URA/PB/2005/02-PPD dated 5 May 2003 and 3 Jan 2005 respectively for more information on this scheme.
6. I would appreciate it if you could convey the contents of this circular to the relevant members of your organisation. If you or your members have any queries concerning this circular, please do not hesitate to call our DCD Enquiry Line at Tel: 6223 4811 or e-mail us at URA_DCD@ura.gov.sg. We would be pleased to answer queries on this, and any other development control matter. For your information, the past circulars to the professional institutes are available from our website http://www.ura.gov.sg.

Thank you.



HAN YONG HOE
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for CHIEF EXECUTIVE OFFICER
URBAN REDEVELOPMENT AUTHORITY