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Circular No : URA/PB/2008/18-DCD
Our Ref : DC/ADMIN/CIRCULAR/PB_08
Date : 22 Sep 2008

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CIRCULAR TO PROFESSIONAL INSTITUTES

CHANGES TO GROSS FLOOR AREA (GFA) EXEMPTION GUIDELINES – GFA TO INCLUDE

- (1) BAY WINDOWS IN ALL DEVELOPMENT TYPES AND**
- (2) PLANTER BOXES WITHIN A RESIDENTIAL UNIT**

Objective

This circular is to inform the industry of the extension to the grace period for the above changes to take effect

Effective date

With effect from 1 Jan 2009

Who should know

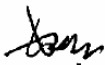
Qualified Persons (QPs), Developers, Home Buyers, Property Consultants

Details

- 1 On 7 Jul 2008, URA announced the changes to the GFA guidelines for bay windows and planter boxes. The new guidelines were to take effect on 7 Oct 2008, allowing a grace period of 3 months for the industry to adjust to the changes.
- 2 We have received feedback from the industry that many projects are at advanced design stage using the old bay windows and planter boxes guidelines, and a longer grace period would be very useful so that owners do not need to rush with their planning submissions before the grace period is over. URA has considered this feedback and has agreed to a longer grace period until end of 2008. This is to allow more time for the industry to finalize development proposals and to make planning submissions using the old guidelines. With the extension, the new guidelines will take effect on 1 Jan 2009.

- 3 We would also like to clarify that the deadline of 31 Dec 2008 refers to the last cut-off date to make a submission to URA, which would result in a Provisional Permission. Other details on the guidelines and implementation can be referred to in the circular dated 7 Jul 2008.
- 4 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
DIRECTOR (DEVELOPMENT CONTROL)
for CHIEF EXECUTIVE OFFICER
URBAN REDEVELOPMENT AUTHORITY