

3 LANDED HOUSING

LANDED HOUSING

- 1 Landed housing are low-rise/low density residential development. There are various landed housing forms in Singapore. They are categorised according to the following:
 - (a) Land title
 - (i) detached house (bungalow);
 - (ii) semi-detached house;
 - (iii) terrace house I or II.
 - (b) Strata title (No condominium status allowed)
 - (i) strata detached houses (bungalows);
 - (ii) strata semi-detached houses;
 - (iii) strata terrace houses;
 - (iv) mixed strata landed housing.

The relevant devt guidelines pertaining to landed housing are explained in detail in the sections below. You can also refer to our interactive tool on landed housing, [e-Advisor](#), for a visual understanding of some common queries people have regarding landed housing developments. Homeowners can also make use of this interactive tool to guide them on their renovation plans for their landed house.

DETACHED HOUSES OR BUNGALOWS

- 2 A detached house or bungalow is a free standing dwelling unit within a plot of land – see Figure 1. The plot can vary in size. For plots outside the good class bungalow areas (GCBA), they should have a minimum plot size of not less than 400m² unless the existing lots are already subdivided with a land area less than this. The bungalow plots in the GCBA should have a minimum development size of 1400m². All bungalow plots are subject to a maximum site coverage control of 35%, 40% or *45% depending on the plot size - See para 9.

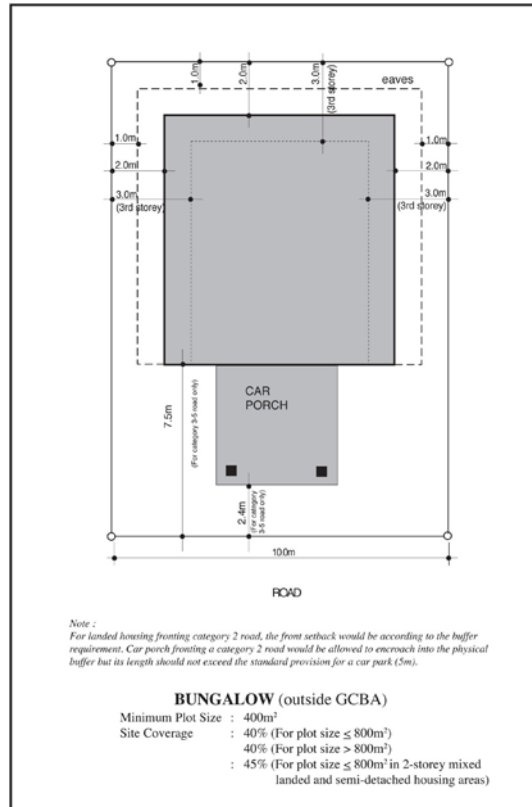


Figure 1: Bungalow Guidelines (outside GCBA)

SEMI-DETACHED HOUSES

- 3** A semi-detached house (see Figure 2a) is a dwelling house:
- (a)** partially attached on one side to any number of other units. This includes a
 - (i)** semi-detached bungalow house;
 - (ii)** semi-detached terrace house (also known as corner terrace);
 - (iii)** back-to-back semi-detached house (see Figure 2b).
 - (b)** abutting the common boundary as a result of the adjoining unit being demolished or redeveloped into other housing form.

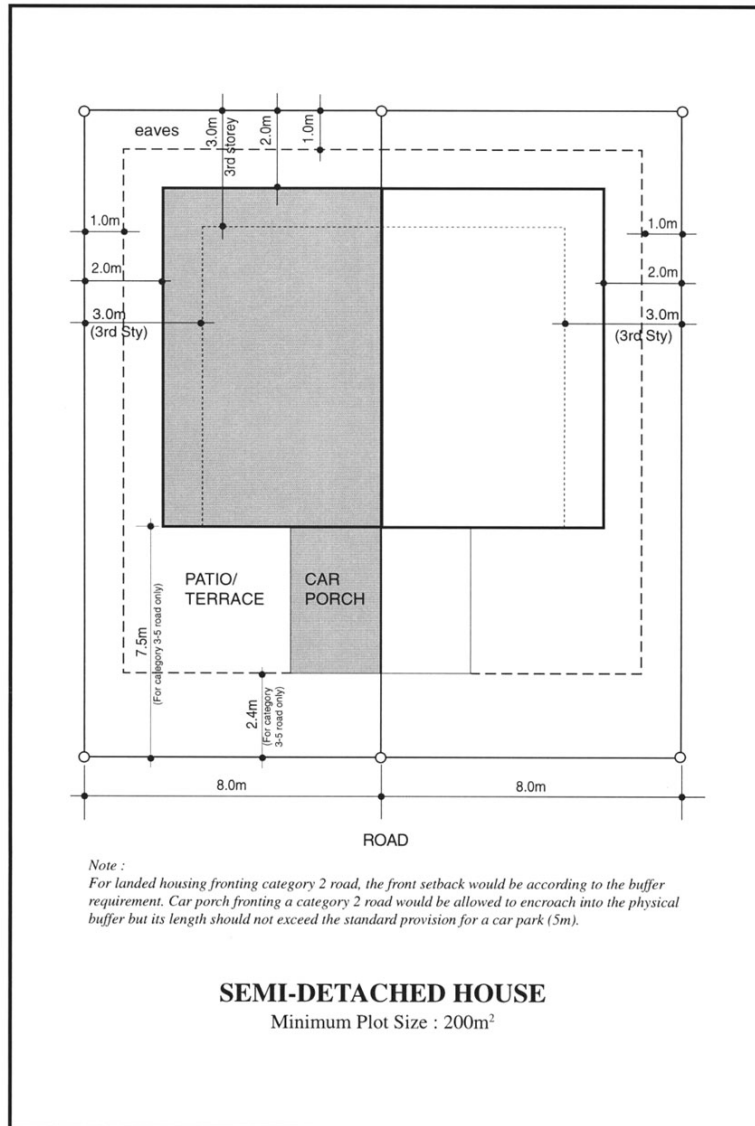


Figure 2a: Semi-detached House Guidelines

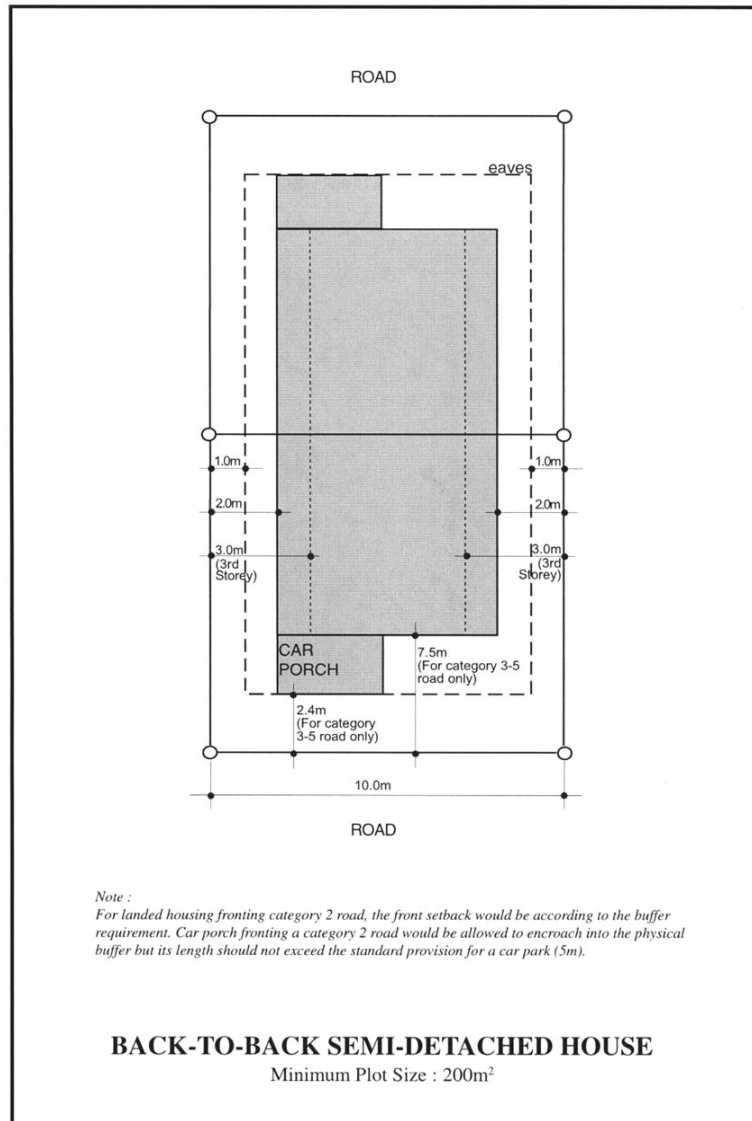


Figure 2b: Back-to-Back Semi-detached House Guidelines

TERRACE HOUSES I & II

- 4 A terrace house is a house on a lot which forms part of a row of at least 3 dwelling houses abutting the common boundaries with party walls. The width of the terrace plot may vary but it should not be less than 6m wide for the intermediate units and 8m for the corner units.
- 5 There are 2 types of terrace houses; namely, terrace house I & terrace house II. For terrace house I, front setback from the road is based on buffer requirement (see Figure 3). For the terrace II, the building wall and roof eaves are setback 2m (fixed) and 1m from the road reserve respectively. A standard plot size and typical layout are shown in Figure 4.

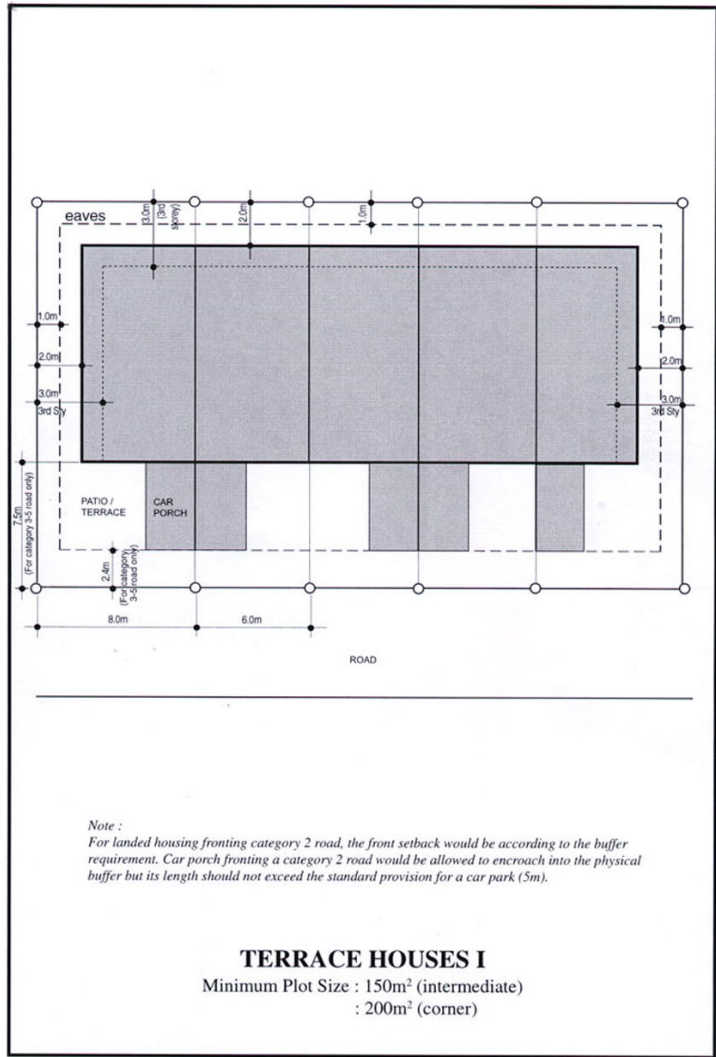


Figure 3: Terrace House I Guidelines

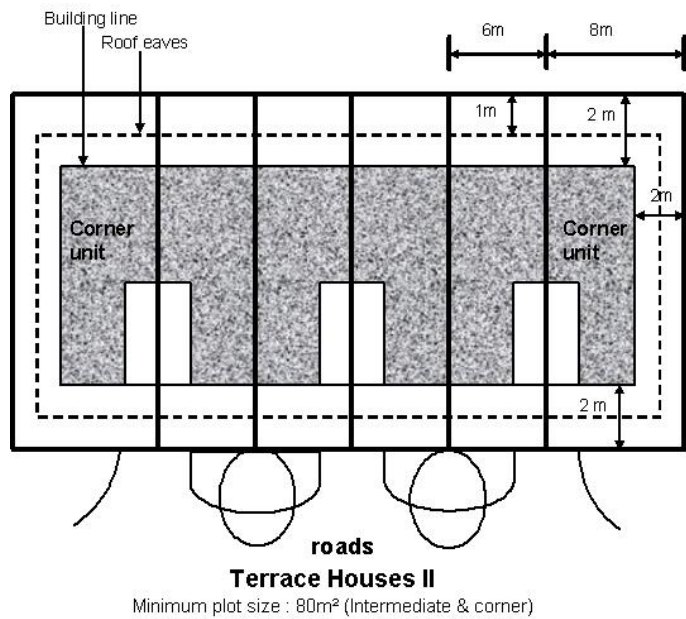


Figure 4: Terrace House II Guidelines

Location

- 6 Terrace house II (TTII) must be sited within its own enclave or satisfy the following criteria:
- (a) Within existing estates:
If the development site is located within an existing landed housing estate, the TTII development, when completed, should form an enclave on its own (see Figure 4a).
 - (b) For new estates:
TTII guidelines can apply to new landed housing areas, example, sale of site for landed developments, provided it is developed comprehensively as a distinct TTII estate. Alternatively, it can be allowed in isolated private residential estate where such compact development forms an enclave on its own and has no adverse impact to the surrounding residential estates.

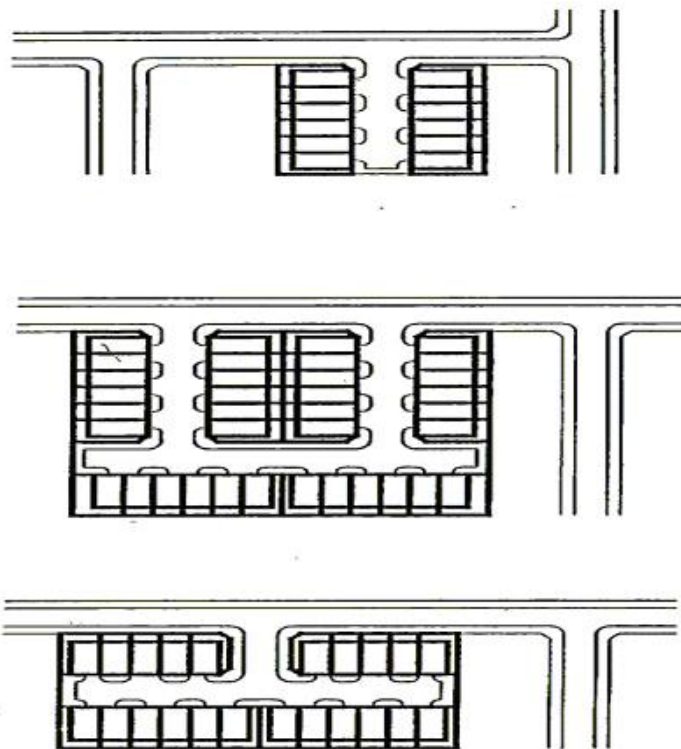


Figure 4a: Examples of Enclaves of Existing Landed Housing Plots Where TTII guidelines May Apply

Site Coverage

- 7 Site coverage control is only applicable to detached house or bungalow development. The intention is to safeguard the ambience and character of bungalow development. It also helps to ensure that there are sufficient open areas around the compound of each bungalow which, together with other similar units, contribute to the total environmental quality of a bungalow area.
- 8 There is no site coverage control for semi-detached and terrace houses.
- 9 The site coverage controls vary with the plot size as follows:
- (a) Good Class Bungalows (1400m²): 35%
 - (b) Other Bungalows (> 800m²): 40%
 - (c) Other Bungalows (<= 800m²): 40%

- (d) Other Bungalows ($\leq 800\text{m}^2$) in 2-storey mixed landed and 2-storey semi-detached housing areas: 45%

Plot Size

- 10 The minimum plot dimensions and plot sizes for all types of landed (land title) housing development are as follows:

HOUSING FORM	PLOT WIDTH(min)	PLOT DEPTH(min)	PLOT SIZE(min)
Good class bungalow	18.5m	30m	1400m ²
Other bungalow	10m	nil	400m ²
Semi-detached house (including corner terrace I)	8m	nil	200m ²
Back-to-back Semi-detached house	10m	nil	200m ²
Terrace house I (intermediate units)	6m	nil	150m ²
Terrace house II (corner units)	8m	nil	80m ²
Terrace house II (intermediate units)	6m	nil	80m ²

- 11 For good class bungalow development, variations in plot width, depth and size may be considered if the proposal is an infill development on existing plots which are already subdivided with land area less than 1400m² each. Alternatively, the reduction should be less than 10% of the minimum plot size of 1400m² and be due to the surrender of land to the government for a public purpose like road widening. In such situations, the original plot size for each plot before surrendering must not be less than 1400m².

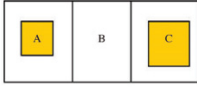
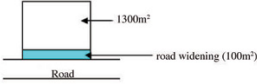
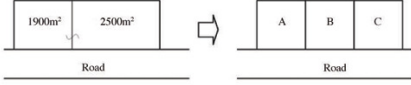
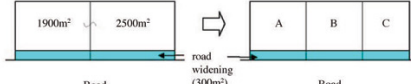

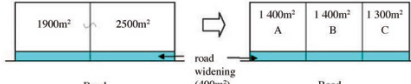
EXISTING DEVELOPMENT (From)	EXISTING DEVELOPMENT (To)	ALLOWED / NOT ALLOWED	REMARKS
1) Infill plot; Plot B < 1400m ² 		✓ ALLOWED	B is an already subdivided bungalow plot with less than 1400m ² .
2) Bungalow plot affected by road widening 		✓ ALLOWED	The original plot size is 1400m ² . The net site area after vesting of land for road widening is 1300m ² . Reduction in plot size is less than 10%.
3) Amalgamation of land 	For 3 bungalows	✓ ALLOWED	The amalgamated plot with site area of 4400m ² . Each new bungalow plot must be 1400m ² (min).
4) Amalgamation of land 	For 3 bungalows	✗ NOT ALLOWED	The net site area of each new bungalow Plot A, B & C is less than 1400m ² after surrendering land for road widening.
5) Amalgamation of land 	For 3 bungalows	✗ NOT ALLOWED	The net site area of new bungalow Plot A & B is 1400m ² . Plot C has a net site area of 1200m ² after excluding land for road widening. Reduction in plot size for Plot C is more than 10%.
6) Amalgamation of land 	For 3 bungalows	✗ NOT ALLOWED	The net site area of new bungalow Plot A & B is 1400m ² . Plot C has a net site area of 1300m ² after excluding land for road widening. Reduction in plot size for Plot C is more than 10%.

Figure 4b: Development of Good Class Bungalow Plot

Open Space Provision

- 12** For landed housing (land title) development, at least 4.05m² green open space shall be provided for every 56m² of gross floor area. Generally, an open space plot area of 1000m² or more will have to be provided. If the computed open space requirement is <1000m², a plot smaller than 1000m² based on the same rate will apply.

Access Point for New Landed Houses

- 12a** All vehicular access for new landed housing developments, especially terrace and semi-detached houses, should be paired-up, where possible i.e. two access points located side-by-side with each other. This is to secure a sufficiently wide strip of land (at least 6m) between 2 pairs of access points to facilitate roadside planting and provide some space for kerbside parking within landed housing estate (see Figure 5a). The 6m length is the current minimum requirement of NParks to enable small trees to be planted along these estate roads.
- 12b** However, for new landed housing plot with plot width of more than 10m, its access point need not be paired up with the adjacent unit provided it can provide the full continuous 6m planting verge within the plot width of the site (see Figure 5b).

Access Point for Existing Landed Houses

12c For existing landed housing developments, the existing access arrangement can remain. However, for accesses that are already in a paired arrangement today, it should not be separated in future.

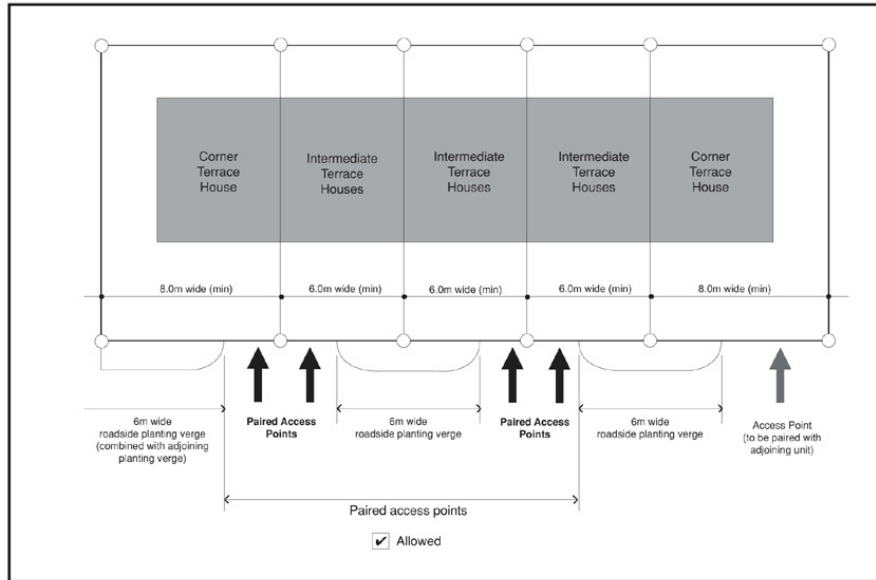


Figure 5a: Paired Access Points

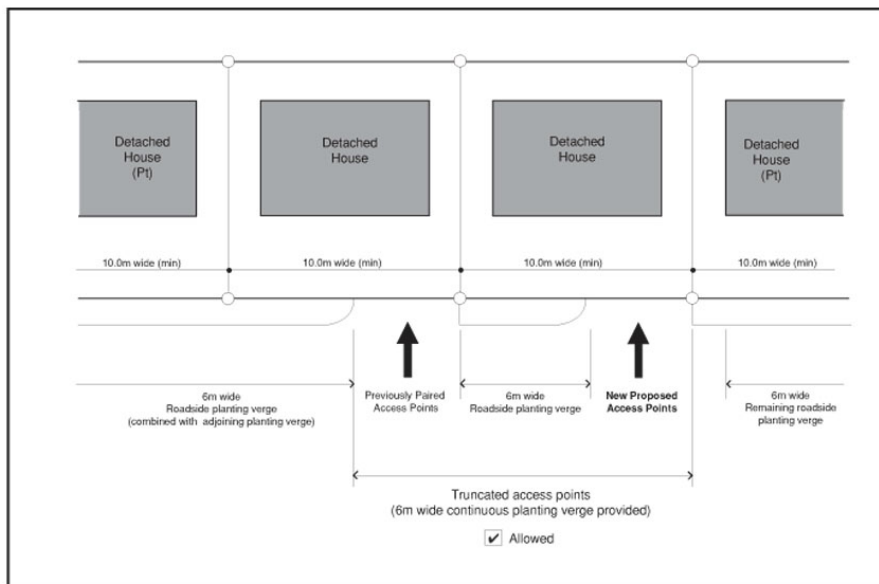


Figure 5b: Truncated Access Points

Setback Requirements

- 13a Other than the terrace house II and good class bungalows, other bungalows, semi-detached houses and terrace houses share the same setback requirements. The main building setback for landed houses hence varies depending on the types of landed (land title) housing. They are shown in Figures 6a, 6b, 6c & 7.

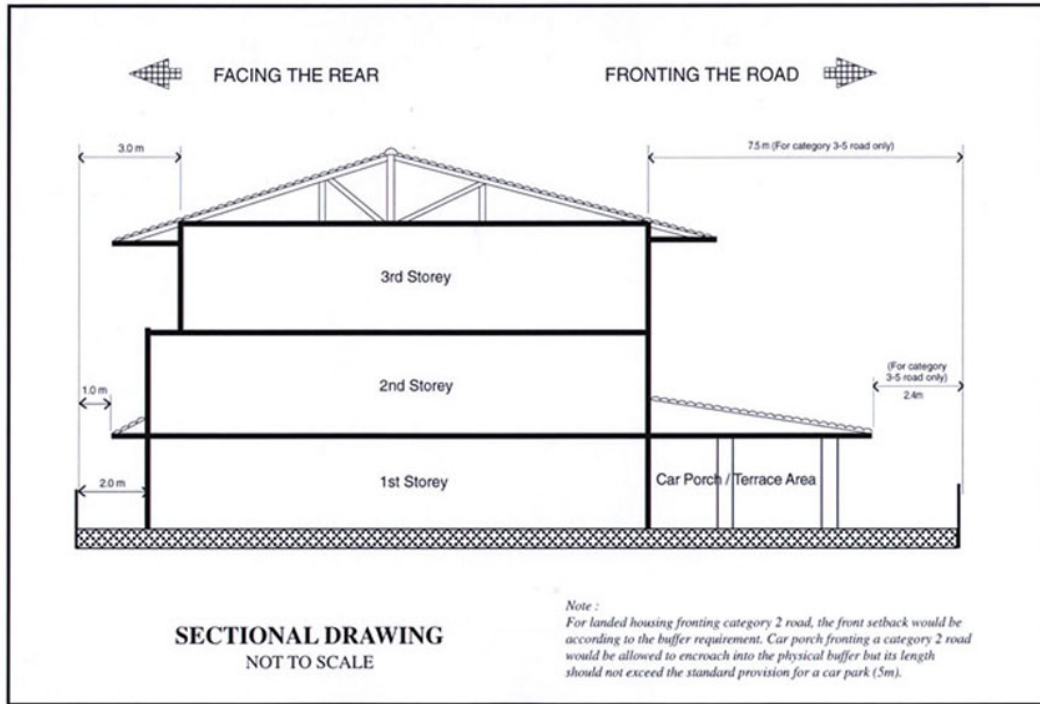


Figure 6a: Front and Rear Building Setback Control

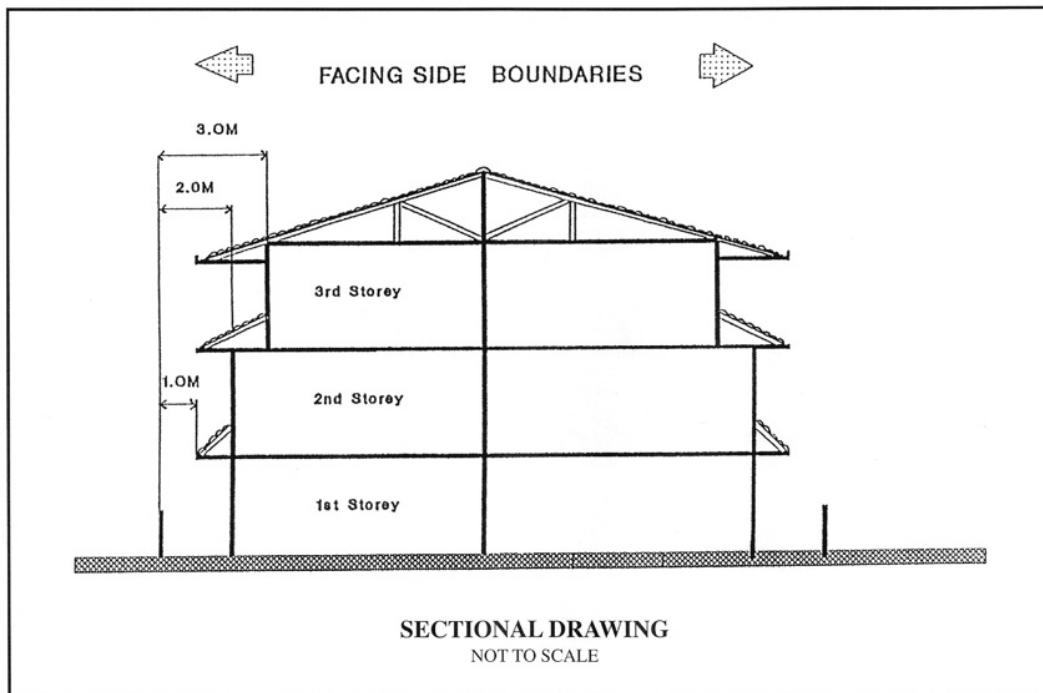


Figure 6b: Side Building Setback Control

BUILDING	FRONT ¹ (min)	REAR(min)	SIDE ² (min)
(Columns & Walls)			
1st Storey			
TERRACE II	*2m (fixed)	*2m	2m
OTHERS ³	Road Buffer	2m	2m
GCBA	Road Buffer	3m	3m
2nd Storey			
TERRACE II	*2m (fixed)	*2m	2m
OTHERS ³	Road Buffer	2m	2m
GCBA	Road Buffer	3m	3m
3rd Storey			
TERRACE II	*2m (fixed)	*2m	2m
OTHERS ³	Road Buffer	3m	3m
Roof Eaves			
TERRACE II	*1m	1m	1m
OTHERS ³	Green buffer	1m	1m
GCBA	Green buffer	1.6m	1.6m

Figure 6c: Setbacks of Main Building

Notes:

¹ Front setback is taken to be the distance of the building to the road regardless of the orientation of the house. For site having multiple road frontages, the boundary from which the vehicle access point is located is deemed to be the front where road buffer will apply. For other boundaries, the buffer requirements will still apply except where they front a category 5 road, the minimum building setback requirement of side or rear where applicable, will apply. See para 33 for setback applicable for odd-shaped plots.

² Side setback requirements are not applicable to intermediate terrace houses.

³ Include Terrace I, semi-detached houses and bungalows outside GCBA.

Rear Setback of Terrace/Semi-detached Houses That Abut Existing Backlanes

13b The 1st storey rear extension of terrace/semi-detached houses can abut existing backlanes. This is because the backlanes (with widths of 4 to 6m) serve to provide adequate setback between 2 rows of houses.

13c However to prevent disamenity to other residents and undue obstruction to servicing/repair works, all such rear extensions will have to comply with the following requirements:

- (a) The height of the rear extension should not exceed that of the actual first storey.
- (b) There should not be any structural encroachment into the backlanes.
- (c) For houses abutting state owned backlanes, new door and window openings can be allowed at the walls or boundary walls abutting the backlanes.
- (d) For houses abutting privately owned backlanes, existing door or window openings can remain, but they should not be enlarged or shifted. New openings or enlargement of existing openings along privately owned backlanes will not be allowed unless the applicant has prior written consent from the backlane owner.
- (e) Any new openings, if allowed, should open inwards. A planning condition would be imposed requiring the closure of the openings along the back lane in the event the back lane is redeveloped.

The guidelines for 1st storey rear extensions to abut backlane are illustrated in Figure 6d.

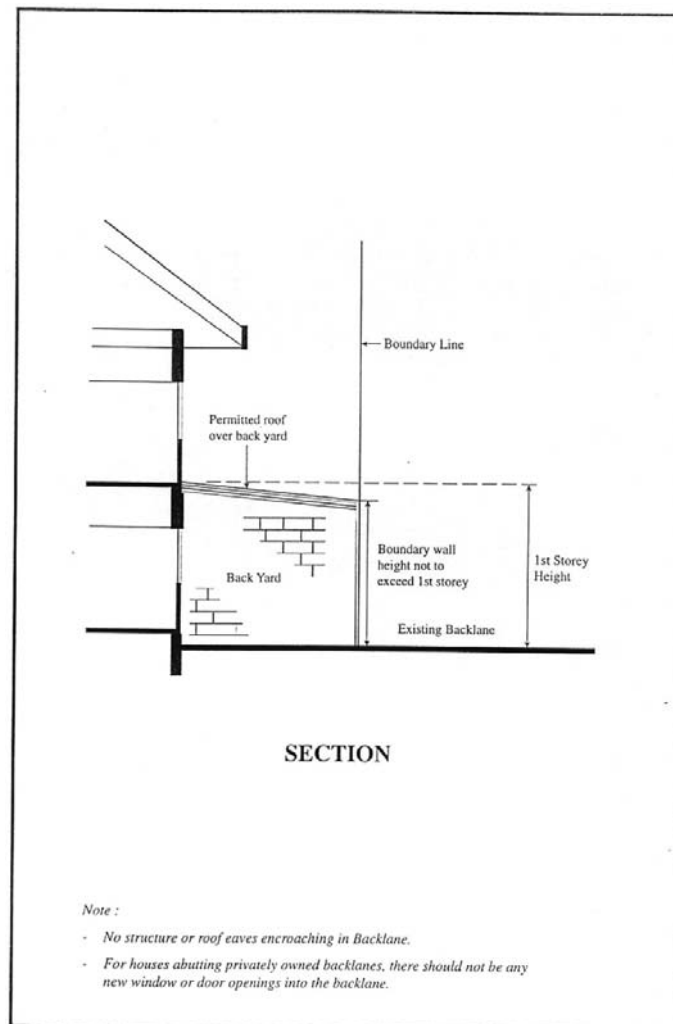


Figure 6d: Guidelines for first Storey Rear Extensions to Abut Backlane

Setback for Car porch, Terrace Area, Bay Window & Other Features

- 13d** The setback distance for car-porch, terrace area, bay window and other features from the front, rear and side lot boundary are in Figure 7. Where a car porch is provided within the 7.5m building setback line, the car porch roof must be:
- (a) single-storey;
 - (b) a Pitch Roof; and
 - (c) a Light Weight Roof; or an RC Roof with a gradient of at least 1:10. If parapet wall on top of the roof is provided, it shall not exceed 500mm high.

Figure 7: Setbacks of Car porch, Terrace Area, Bay Window & Others

BUILDING	FRONT (min)	REAR (min)	SIDE (min)
Carporch⁵			
TERRACE II			
Columns	*2m	*2m	2m
Roof Eaves	*1m	1m	1m
OTHERS¹			
Columns	2.4m ³	2m	2m
Roof Eaves	2.4m ³	1m	1m
GCBA			
Columns	2.4m ⁴	3m	3m
Roof Eaves	2.4m ⁴	1.6m	1.6m
Terrace Area			
TERRACE II			
Columns	*2m	*2m	2m
Roof Eaves	*1m	1m	1m
OTHERS¹			
Columns	2.4m ⁴	2m	2m
Roof Eaves	2.4m ⁴	1m	1m
GCBA			
Columns	5.1m ⁴	3m	3m
Roof Eaves	5.1m ⁴	1.6m	1.6m
Bay Window² / Planter boxes / Minor Decorative Fins / Horizontal Sun-shading Devices⁶			
TERRACE II	NA	2m	2m
OTHERS¹			
1 st /2 nd storey	7m ⁴	2m	2m
3 rd STOREY	7m ⁴	2.5m	2.5m
GCBA			
1 st /2 nd storey	7m ⁴	2.5m	2.5m
Air-conditioner ledges			
TERRACE II	NA	2m	2m
OTHERS¹			
1 st /2 nd storey	7m ⁴	2m	2m
3 rd STOREY	7m ⁴	2.5m	2.5m
GCBA			
1 st /2 nd storey	7m ⁴	3m	3m

NOTES:

1 Include Terrace I semi-detached houses and bungalows outside GCBA.

2 A bay window is a cantilevered window, and can be allowed within the front setback and 3rd storey rear and side setbacks (max 500mm protrusion into the setback distance) if it is raised at least 500mm above the floor slab. The setback is measured from the boundary to the external wall/glass for the bay window. See para 14b below.

3 Applicable for sites fronting category 3 to 5 road. Car porch fronting a category 2 road would be allowed to encroach into the physical buffer but its length should not exceed the standard provision for a car park(5m).

4 Applicable for sites fronting category 3 to 5 road.

5 For site which slopes upward from the road level, 'basement garage' if permitted, is to comply with the setback requirement similar to that of a car porch.

Applicable only for a car porch with max. width of 3.0m (column to column) facing the road. Additional covered car-porches beyond the 3.0m width are to be set back in accordance with setback requirements for Terrace Area (e.g. 5.1m for front and 3.0m for side/rear are required for additional car porches proposed for GCBA).

6 The horizontal sun-shading devices refer to light weight cantilevered screens for sun-shading purposes without vertical supports, which do not significantly increase the building bulk.

Height of Common Boundary Wall Abutting Car porch/Patio Area for Semi-detached Houses

14a The height of the common boundary wall abutting the car porch/patio area of semi-detached houses can be allowed up to the 1st storey ceiling height.

Bay Windows

14b A bay window is a cantilevered window, and can be allowed within the front setback and 3rd storey rear and side setbacks (max 500mm protrusion into the setback distance) if it is raised at least 500mm above the floor slab. Please refer to examples (a) and (b) in Figure 8.

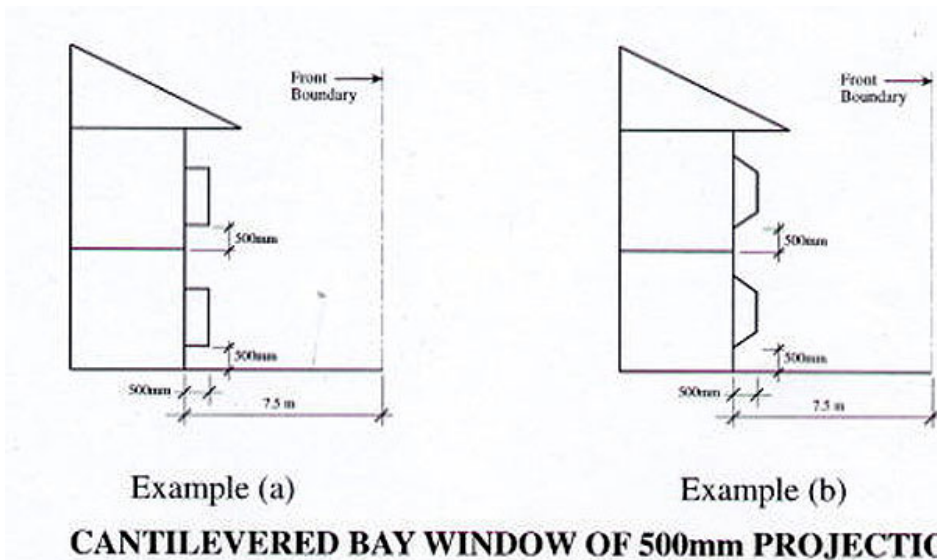


Figure 8: Examples of Bay Windows in Conventional Housing Estates

REAR GARDEN” LANDED HOUSING

15 The building setbacks for “rear garden” landed housing (land title) allow houses to provide for a larger garden at the rear while having a narrower building setback from the road reserve line (front boundary). The building and car porch setback from the road reserve line is relaxed to 3m and the building setback from the rear boundary shall have a minimum of 7.5m - see Figure 9.

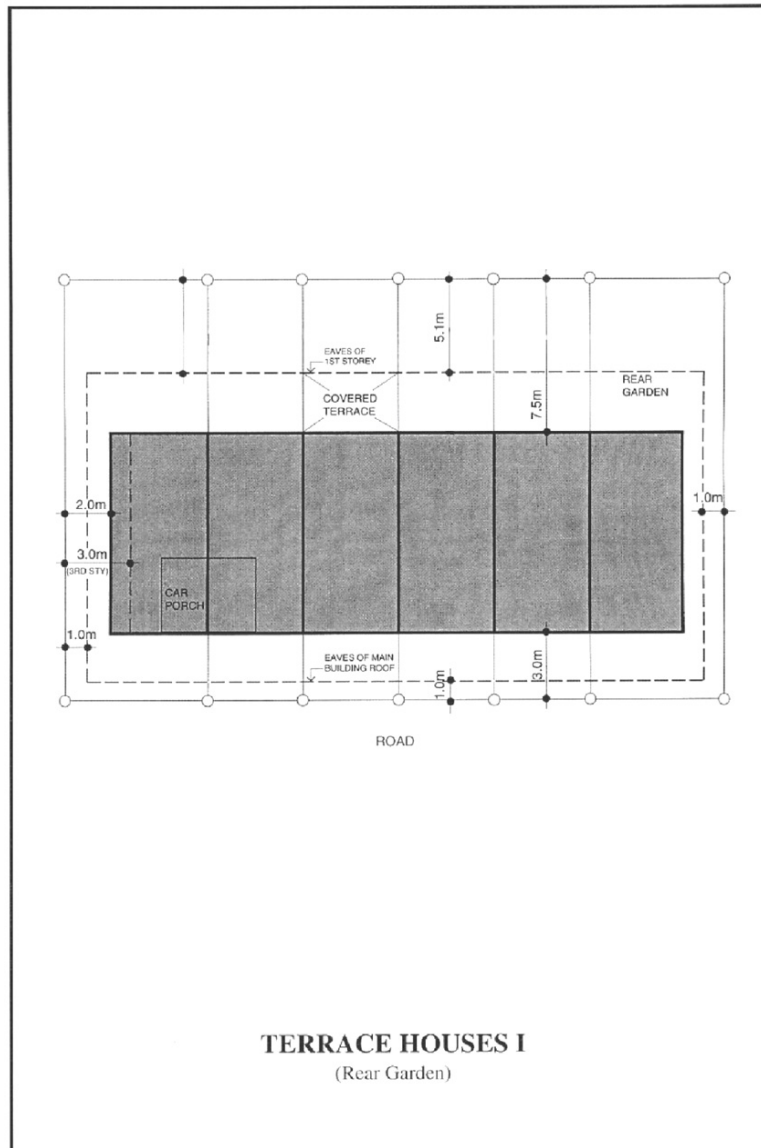


Figure 9: Terrace Houses I (Rear Garden)

16 The various building setbacks for “rear garden” housing are:

	FROM ROAD RESERVE LINE (front boundary)	FROM REAR BOUNDARY	FROM SIDE BOUNDARY
Main building	3m	7.5m	2m (1 st & 2 nd storey) 3m (3 rd storey)
Carporch	3m	-	-
Covered terrace	-	5.1m	-
Roof eaves	1m (applies to roof eaves of the main roof)	-	-

17 “Rear garden” housing must be sited within its own enclave or satisfy certain locational criteria within existing or new estates as follows:

- (a) within existing estates: houses with the proposed rear garden should form their own enclave to segregate them from the rest of the estate with their own access road. The access road normally takes the form of a cul-de-sac.

(b) within new estates: rear garden landed housing can be allowed within designated areas specially planned or set aside for such housing layout.

18 Since the introduction of the “Rear garden” landed housing guidelines in 19 Apr 1996, a total of eight estates were safeguarded for “Rear garden” landed housing. They are Hong Leong Garden, Clementi Green Estate, Changi Heights, Lasia Avenue, Peach Garden, The Inglewood, Ford Avenue and Yuk Tong Avenue.

REDEVELOPMENT OF LANDED HOUSING ESTATES

19 Well established existing landed housing estates in Singapore are already safeguarded to protect the character of these private housing estates - see Figure 10 (Details on the safeguarded landed housing areas can be found in “The Designated Landed Housing Area Plan ” which is available for browsing at the URA Customer Service Centre).

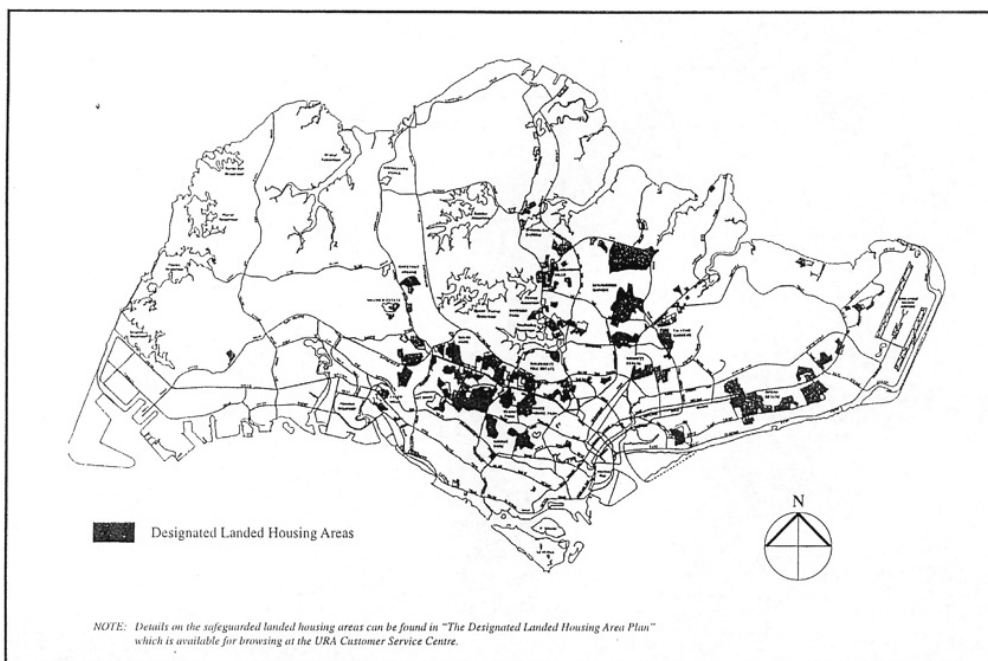


Figure 10: Designated Landed Housing Areas

20 The existing safeguarded landed housing estates comprise:

- (a) Good Class Bungalow Areas; (safeguarded since 1980 and only 2 storey detached houses [bungalows] and strata detached houses [strata bungalows] are allowed)
- (b) Bungalow areas; (only detached houses [bungalows] and strata detached houses [strata bungalows] are allowed)
- (c) Semi-detached housing areas; (detached houses [bungalows], strata detached houses [strata bungalows], strata semi-detached houses and mixed strata detached/semi-detached housing are also allowed) and
- (d) Mixed landed housing areas (all landed and strata landed housing types are allowed except for terrace house II which is subject to evaluation).

- 21 The housing form which can be allowed in these areas are indicated in Figure 11. The other residential areas are for mixed housing like flats, condominiums and any form of landed properties.

Figure 11: Housing Control in Designated Landed Housing Areas

DESIGNATED LANDED HOUSING AREAS	HOUSING FORMS											BUILDING HEIGHT	
	DETACHED (BUNGALOW)	STRATA DETACHED (BUNGALOW)	LINKED HOUSES	SEMI-DETACHED	STRATA SEMI-DETACHED	MIXED STRATA DETACHED/ SEMI-DETACHED	TERRACE HOUSES I	TERRACE* HOUSES II	STRATA TERRACE	OTHER MIXED STRATA LANDED HOUSING	FLATS**		
GOOD CLASS BUNGALOW AREAS	Allowed	Allowed	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	2 storeys (maximum)
BUNGALOW AREAS	Allowed	Allowed	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	2 or 3 storeys depending on prescribed height control
SEMI DETACHED HOUSING AREAS	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	
MIXED LANDING HOUSING AREAS	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed	Not Allowed	

NOTES:

- * Subject to evaluation
- ** Include condominium

GOOD CLASS BUNGALOW AREAS (GCBA)

- 22 There are 39 GCBA's comprising prime residential land safeguarded for good class bungalows - see Figure 12. These bungalows have a minimum plot size of 1400m², site coverage control of 35% and their own setback requirements which are different from other smaller bungalow developments.

Figure 12: Good Class Bungalow Areas

The following are Good Class Bungalow Areas (GCBA)#	
1 Belmont Park	21 Gallop Road / Woollerton Park
2 Bin Tong Park	22 Garlick Avenue
3 Binjai Park	23 Holland Park
4 Brizay Park	24 Holland Rise
5 Bukit Sedap	25 Kilburn Estate
6 Bukit Tunggal	26 King Albert Park
7 Caldecott Hill Estate	27 Leedon Park
8 Camden Park	28 Maryland Estate
9 Chatsworth Park	29 Nassim Road
10 Chee Hoon Avenue	30 Oei Tiong Ham Park
11 Chestnut Avenue	31 Queen Astrid Park
12 Cluny Hill	32 Raffles Park
13 Cluny Park	33 Rebecca Park
14 Cornwall Gardens	34 Ridley Park
15 Dalvey Estate	35 Ridout Park
16 Eng Neo Avenue	36 Swiss Club Road
17 Ewart Park	37 Victoria Park
18 First / Third Avenue	38 Windsor Park
19 Fort Avenue	39 White House Park
20 Fourth / Sixth Avenue	

NOTE:

refer to Figure 12.1

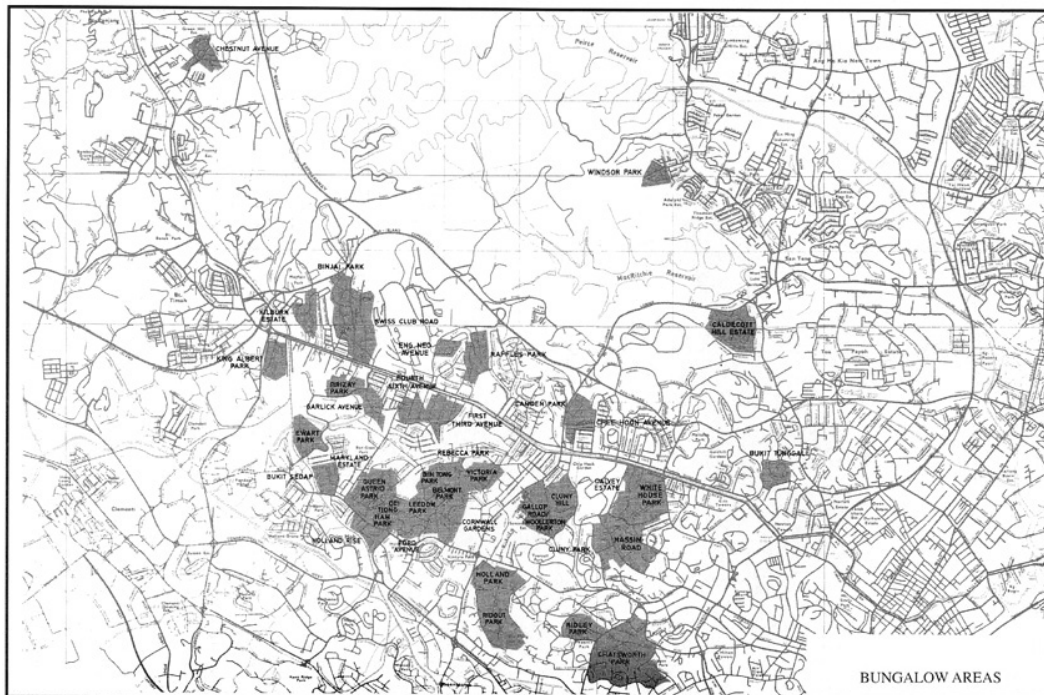


Figure12.1: Bungalow Areas

SUBDIVISION OF CONSERVED BUNGALOW LOTS IN GCBA

- 23** Subdivision of conserved bungalow lots in GCBA is allowed. Site containing one or more conserved bungalows can be subdivided into smaller standard bungalow plots (1400m²) such that the conserved bungalow plot occupies larger than 1400m². The larger plot area for this conserved bungalow plot can be offset against another contiguous bungalow plot provided the two together shall not be less than 2800m². The number of deficient plots to be allowed shall depend on the number of conserved bungalows on the site.
- 24** In carrying out the subdivision, the following criteria must be met:
- (a) the lot to be subdivided must be at least 2800m² (after setting aside for road widening/DR etc);
 - (b) the deficient plot (i.e. <1400m²), if any, is not less than 1000m²;
 - (c) the total of the deficient plot size and the plot size of the conserved bungalow must not be less than 2800m² (after setting aside for road widening/DR etc);
 - (d) the deficient plot must be contiguous with the conserved bungalow plot; and
 - (e) the proposed new bungalows and the conserved bungalows shall comply with the requisite site coverage and setback requirements.
- 25** Figure 13 illustrates a subdivision involving a deficient plot. Figure 14 shows the situation of 1 conserved bungalow on a plot >1400m² with 2 proposed deficient plots which cannot be allowed because only one residue plot with deficient plot size is allowed for each conserved bungalow.

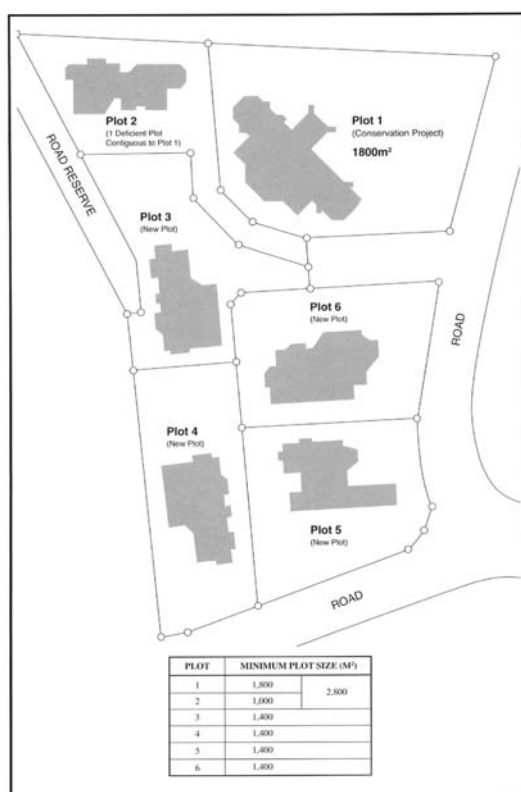


Figure 13: Subdivision of Conserved Bungalow Lots in GCBA (allowable situation)

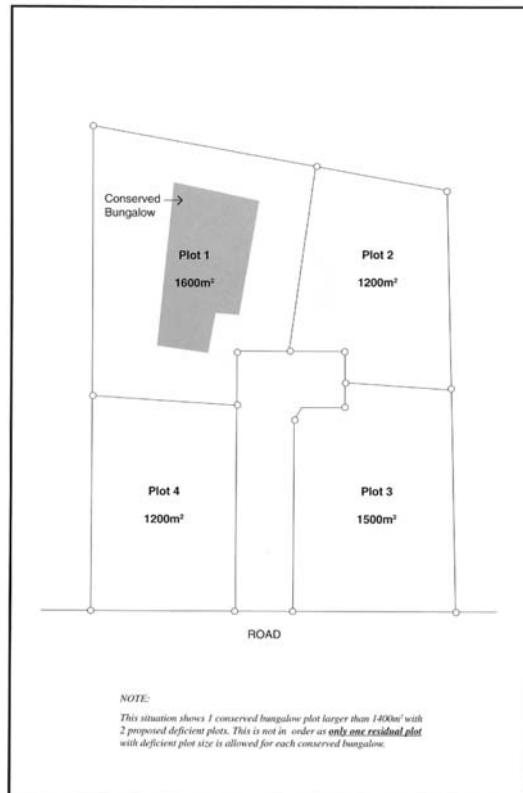


Figure 14: Subdivision of Conserved Bungalow Lots in GCBA (not allowable situation)

REDEVELOPMENT OF EXISTING SEMI-DETACHED HOUSE OR TERRACE HOUSE

26 With the relaxation of plot sizes for bungalows and semi-detached houses in 1991. The planning authority has received planning applications for redevelopment of existing semi-detached and terrace houses into more units or other housing forms. To optimise land use, these redevelopments are generally allowed if they can satisfy the planning guidelines. House owners making the change are advised to inform their immediate neighbours of their approved plans as early as possible and to seek their cooperation and understanding to minimise inconvenience to both parties.

27 The conditions for redevelopment are as follows:

(a) From Semi-detached to Bungalow or a new pair of Semi-detached Houses

A semi-detached house with a plot size of 400m² and a plot width of 10m can be developed into a bungalow provided the plot size of the remaining semi-detached unit is capable of being redeveloped into a new bungalow (minimum plot size 400m², width 10m). In areas where semi-detached houses are allowed, the semi-detached house with a plot size of 400m² can be developed into a pair of new semi-detached houses if the plot width is 16m or more provided the plot size of the remaining semi-detached unit is also capable of being redeveloped into a new bungalow (minimum plot size 400m², width 10m) or a new pair of semi-detached units (minimum plot size 400m², width 16m). On redevelopment of one of the semi-detached houses, the remaining semi-detached house can be retained or be redeveloped into a bungalow provided the plot size is large enough and the plot width is not less than 10m. -see Figure 15.1.

(b) From Terrace House to Bungalow or Semi-detached House

A corner terrace house plot can be redeveloped into a detached or a new pair of semi-detached houses if it can comply with the minimum plot width and size, and provided the adjoining terrace plot has 8m plot width and 200m² plot size. For intermediate terrace houses built in the past with wide frontage and large plot size, any unit in a row of these

houses can be redeveloped to other landed housing forms if the plot size and width are sufficient to allow the change, and provided the adjacent affected unit (from which it is detached) has a minimum plot size of 200m² and width of 8m (i.e. capable of being rebuilt into a corner unit in future). For example, the 2nd unit in a row can detach itself from the 3rd unit and pair up with the last unit to form a pair of semi-detached houses or it can detach from the corner house and itself becomes a corner terrace house - see Figure 15.2 & 15.3.

(c) From Semi-detached to Terrace Houses

In areas not designated for bungalows or semi-detached, joint redevelopment of a pair of semi-detached houses into terrace houses is allowed if it can comply with the minimum plot width and size for terrace houses. The redevelopment of a semi-detached house into terrace houses abutting an existing semi-detached house is not allowed so as not to downgrade the remaining semi-detached unit to a corner terrace house and limit its redevelopment potential - see Figure 15.4.

- 28** For all redevelopments which leave an existing party wall bare and exposed, the person undertaking the redevelopment must do the following:
- (a)** plaster and paint the exposed blank wall and neaten any exposed roof of the remaining semi-detached house or terrace house as soon as the existing building(s) on the subject site is demolished;
 - (b)** allow the adjacent owner access to the site to maintain or repair the roof and the exposed blank wall of the remaining semi-detached house or terrace house;
 - (c)** submit to the Building and Construction Authority, an engineer's certification of the structural stability of the remaining unit.
- 29** While the detachment of a building from an existing party is allowed under the conditions stated above, the creation of a new blank party wall at the common boundary for a new house is not allowed (unless it is in accordance with an approved street block plan). See Figure 15.5
- 30** After the adjoining semi-detached house is redeveloped into other allowable housing forms, the previously approved remaining semi-detached unit can remain as approved. However, taking into the consideration the allowable redevelopment of a unit of a pair of semi-detached house into other housing forms, a semi-detached house is thus defined as :
- (a)** a dwelling house partially attached on one side to any number of other units. This includes semi-detached bungalow houses and semi-detached terrace houses(also known as corner terrace) or
 - (b)** a dwelling house abutting the common boundary as a result of the adjoining unit being demolished or redeveloped into other housing forms.

FROM (Existing)	TO	ALLOWED / NOT ALLOWED	REMARK
		✘	A is not large enough for a standard bungalow. B therefore cannot break away and redevelop into a bungalow.
		✘	A has the potential to redevelop into a bungalow. No single unit of semi-detached house is to be created on B through further land sub-division. B cannot therefore redevelop into a semi-detached house and a bungalow.
		✔	B can redevelop back into existing semi-detached housing form. B has to accept a blank wall on its side boundary if A subsequently detaches itself and redevelops into a bungalow or 2 semi-detached houses in future. A in doing so, is required to comply with the conditions stated in the footnotes below:
FOOTNOTES: 1) plaster and paint the exposed blank wall and neaten any exposed roof of the remaining semi-detached house or terrace house as soon as the existing building(s) on the subject site is demolished.		2) allow the adjacent owner access to the subject site to maintain or repair the roof and the exposed blank wall of the remaining semi-detached house. 3) submit to BCA an engineer's certification of the structural stability of the remaining unit.	

Figure 15.1: Redevelopment of Existing Semi-detached House to Bungalow or Semi-detached House*

NOTES:

*These figures show the guidelines pertaining to landed housing located within safeguarded landed housing areas. For existing or proposed landed housing in non-safeguarded landed housing areas, please refer to the guidelines on 'Site Area' under Flat and Condominium Developments.

FROM (EXISTING)	TO	ALLOWED / NOT ALLOWED	REMARKS
1) Semi-detached & Mixed Landed Housing Area 		✔	E is required to comply with the conditions stated in the footnotes below: D has adequate width for redevelopment into a corner terrace.
2) Semi-detached & Mixed Landed Housing Area 		✘	Not allowed because D does not have a plot width of 8m and is not capable of being rebuilt into a corner unit in future
FOOTNOTES: 1) plaster and paint the exposed blank wall and neaten any exposed roof of the remaining semi-detached house or terrace house as soon as the existing building(s) on the subject site is demolished.		2) allow the adjacent owner access to the subject site to maintain or repair the roof and the exposed blank wall of the remaining semi-detached house or terrace house. 3) submit to BCD, PWD an engineer's certification of the structural stability of the remaining unit.	

Figure 15.2: Redevelopment of Existing Intermediate Terrace House to Bungalow, Semi-detached and Corner Terrace

NOTES:

These figures show the guidelines pertaining to landed housing located within safeguarded landed housing areas. For existing or proposed landed housing in non-safeguarded landed housing areas, please refer to the guidelines on 'Site Area' under Flat and Condominium Developments.

FROM (EXISTING)	TO	ALLOWED / NOT ALLOWED	REMARKS
<p>1) Semi-detached & Mixed Landed Housing Area</p> <p>D redevelops into a semi-detached abutting onto E</p>	<p>D redevelops into a semi-detached abutting onto E</p>	✓	D is required to comply with the conditions stated in the footnotes below: C has adequate width for redevelopment into a corner terrace.
<p>2)</p> <p>D redevelops into a Corner terrace abutting onto C</p>	<p>D redevelops into a Corner terrace abutting onto C</p>	✓	D is required to comply with the conditions stated in the footnotes below:
<p>FOOTNOTES:</p> <p>1) plaster and paint the exposed blank wall and neuter any exposed roof of the remaining semi-detached house or terrace house as soon as the existing building(s) on the subject site is demolished;</p> <p>2) allow the adjacent owner access to the subject site to maintain or repair the roof and the exposed blank wall of the remaining semi-detached house or terrace house.</p> <p>3) submit to BCD, PWD an engineer's certification of the structural stability of the remaining unit.</p>			

Figure 15.3: Redevelopment of Existing Intermediate Terrace House to Bungalow, Semi-detached and Corner Terrace

NOTES:

These figures show the guidelines pertaining to landed housing located within safeguarded landed housing areas. For existing or proposed landed housing in non-safeguarded landed housing areas, please refer to the guidelines on 'Site Area' under Flat and Condominium Developments.

FROM (EXISTING)	TO	ALLOWED / NOT ALLOWED	REMARKS
<p>1) Mixed Landed Housing Area</p> <p>B redevelops into 2 Terrace Houses abutting onto A</p>	<p>B redevelops into 2 Terrace Houses abutting onto A</p>	✗	Not allowed because it downgrades A to a corner terrace house. Note: A joint redevelopment by both the pair of semi-detached houses is required if you want to change to terrace houses.
<p>2)</p> <p>B intends to redevelop into 2 Terrace Houses abutting onto A</p>	<p>B intends to redevelop into 2 Terrace Houses abutting onto A</p>	✗	Not allowed because A is not capable of being developed into other housing forms.

Figure 15.4: Redevelopment of Existing Semi-detached House to Terrace House

NOTES:

These figures show the guidelines pertaining to landed housing located within safeguarded landed housing areas. For existing or proposed landed housing in non-safeguarded landed housing areas, please refer to the guidelines on 'Site Area' under Flat and Condominium Developments.

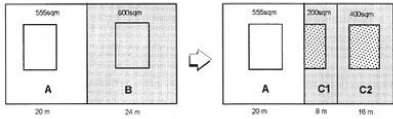
FROM (EXISTING)	TO	ALLOWED / NOT ALLOWED	REMARKS
<p>1) Mixed Landed Housing Area</p>  <p>B redevelops into a bungalow and a Semi-detached abutting onto A</p>	<p>✘</p>	<p>Creation of a new blank wall is not allowed. B can submit a joint redevelopment proposal with A.</p>	

Figure 15.5: Redevelopment of Existing Bungalow to Terrace Houses

MARGINAL DEFICIENCY IN PLOT WIDTH FOR IRREGULAR-SHAPED LANDED HOUSING PLOTS

31 Semi-detached and corner terrace houses on irregular-shaped landed housing plots within existing landed housing estates can be allowed marginal deficiency in plot width provided the following criteria is satisfied:

- (a) the average width of the subject plot with the deficient plot width is to be at least 8m. This is to ensure that the resultant buildable footprint allows for a meaningful layout;
- (b) the absolute minimum plot width for the subject plot at the narrowest side is to be 4.0m;
- (c) the plot with the deficient plot width must comply fully with the minimum plot size of 200 sq metres and all other development control guidelines e.g. setback, road buffer, etc; and
- (d) the deficiency in plot width is to be confined to one plot per development on an in-fill site (i.e. all other plots within the same development must comply fully with the minimum plot width).

32 Figure 15.6 provides examples of irregular-shaped plots to illustrate the criteria above.

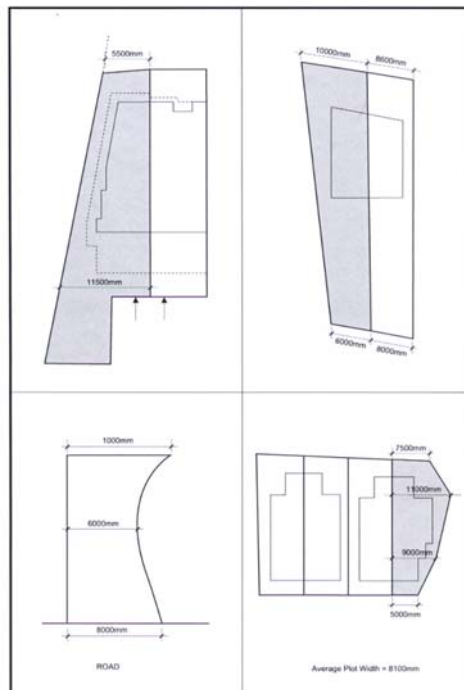


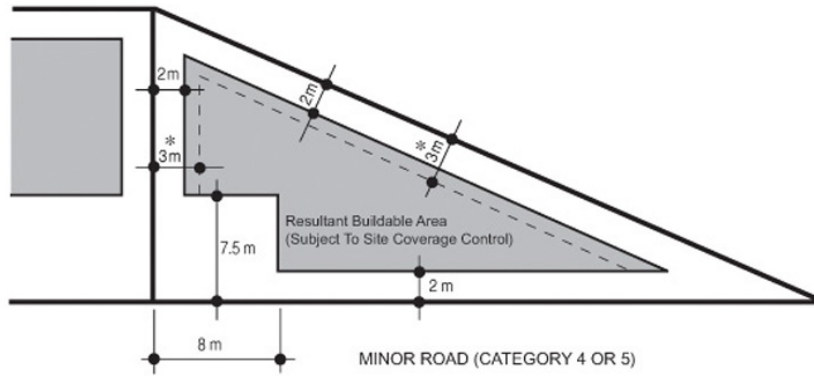
Figure 15.6: Examples of Irregular-shaped Plots Where Marginal Deficiency in Plot Width Can Be Allowed

LANDED HOUSING ON ODD-SHAPED PLOTS

33 The front setback requirement for corner terrace, semi-detached and detached houses on existing odd-shaped plots (e.g. triangular or elongated with long road frontage and shallow depth) are more relaxed than regular plots. This is because the buildable footprint of such plots with long road frontage will be severely constrained if the standard 7.5m buffer requirement from the road is applied. The standard front setback of 7.5m will apply for a width of 8m, measured from the common boundary line with the adjoining neighbour. Beyond the 8m width, a reduced front setback of 2m is allowed. Refer to *Figure 16.1* for illustration. All other controls such as the setback of car porch follow the guidelines for landed housing. This relaxed setback does not apply to proposals where the odd-shaped plot is created out of further subdivision of land for 2 or more units (refer to *Figure 16.2a*). The criteria to qualify for the more relaxed front setback for such plots are:

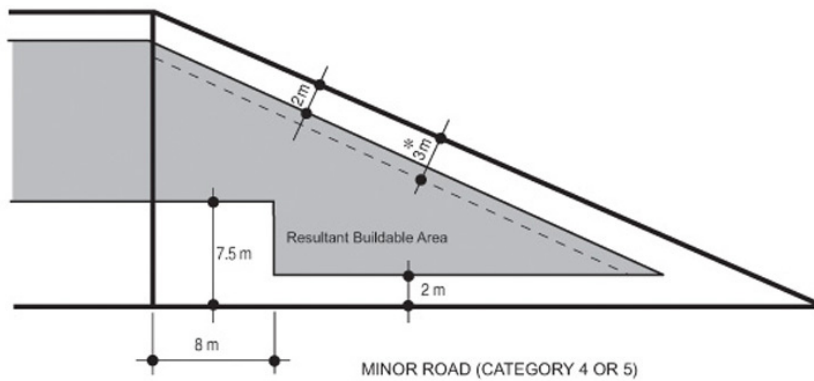
- (a) constrained site where the resultant building footprint cannot achieve a meaningful layout after complying with the standard 7.5m road buffer requirement;
- (b) the odd-shaped configuration is an existing plot configuration and not created by subdividing regular or less regular-shaped plots (refer to *Figure 16.2b*);
- (c) the odd-shaped site fronts a minor road (i.e. category 4 or 5);
- (d) the site is not in a good class bungalow area.

DETACHED HOUSES



* 3rd Storey to be setback 3m from common boundary.

SEMI-DETACHED OR CORNER TERRACE HOUSES



* 3rd Storey to be setback 3m from common boundary.

Figure 16.1: Setback Requirement for Odd-Shaped Landed Housing

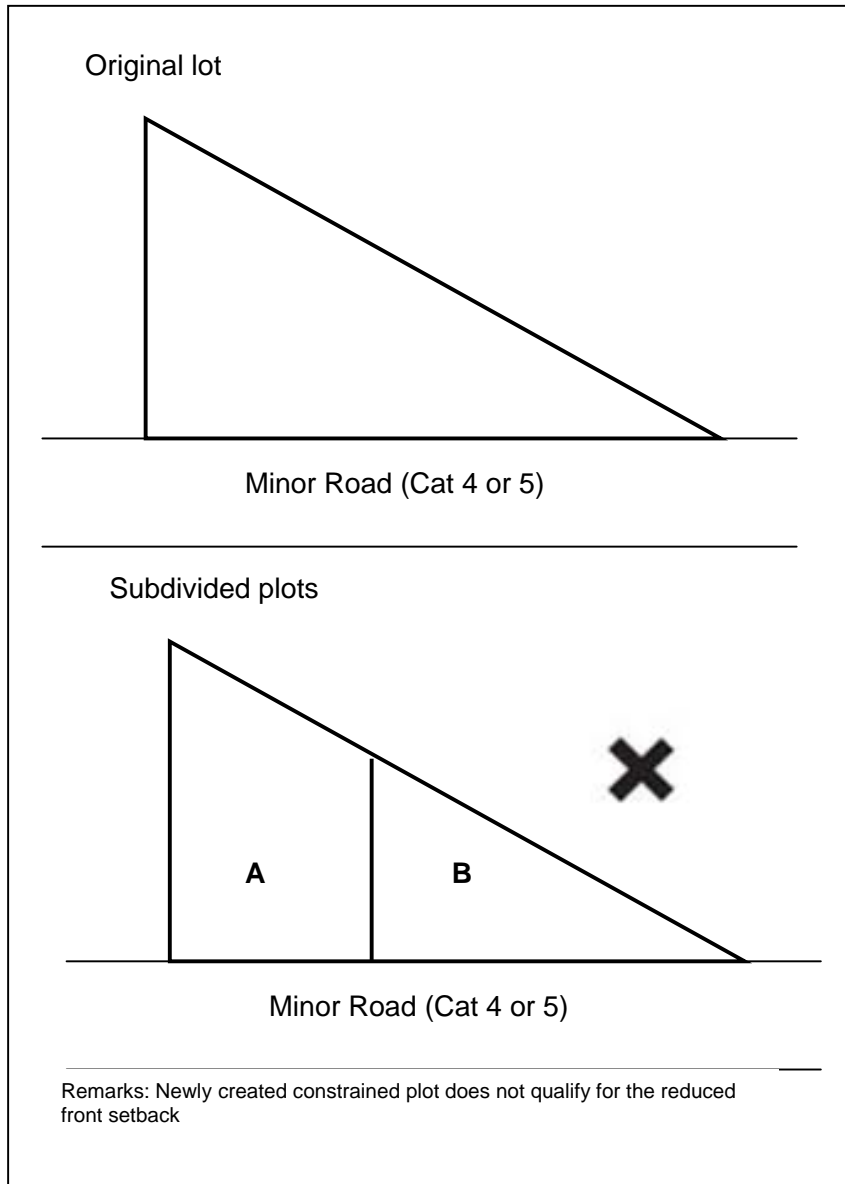


Figure 16.2a: Example of sites that cannot qualify for the reduced front setback

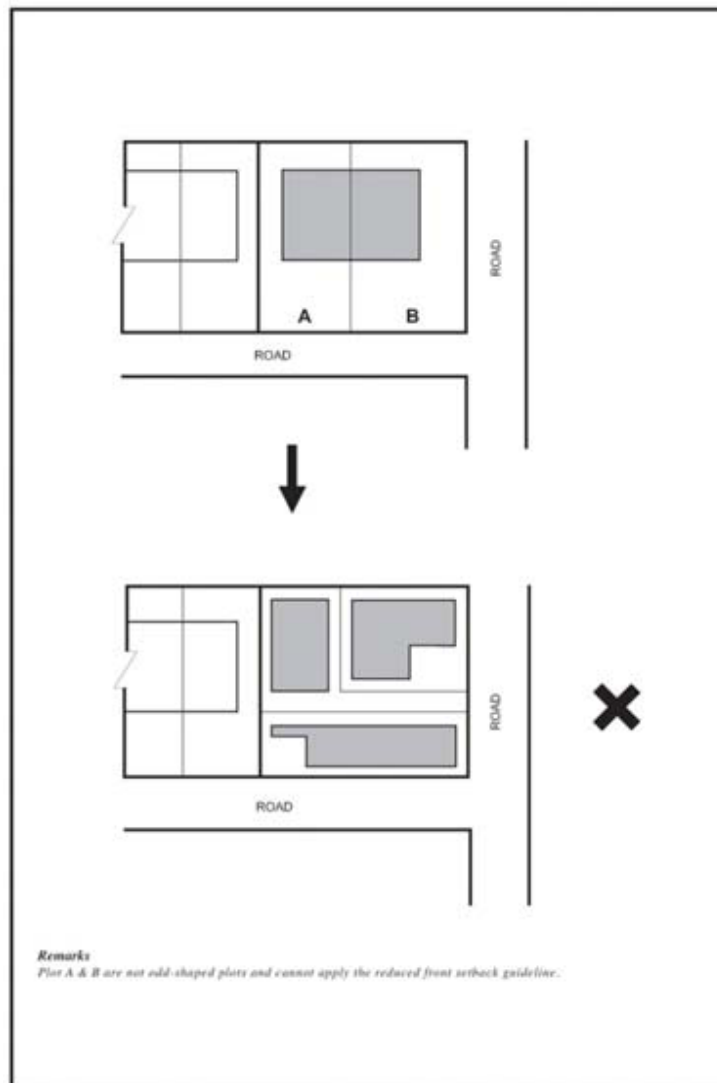


Figure 16.2b: Example of Sites That Cannot Qualify For the Reduced Front Setback

DEFINITION OF “ADDITIONS & ALTERATIONS” VERSUS “RECONSTRUCTION” OF LANDED DWELLING HOUSES

- 34** To qualify as an “Additions & Alterations” to a landed dwelling house, the following criteria must be complied with:
- (a) the proposed additional gross floor area does not exceed 50% of the approved gross floor area;
 - (b) the external walls that are to be removed and replaced with new walls do not exceed 50% of the approved external walls;
 - (c) structurally changes to the existing landed dwelling house such as replacing or constructing new columns/beams and reconstructing existing floor slabs do not exceed 50% of the existing;

- (d) changes/replacement of entire roof, regardless of increase in height as long as it does not involve an additional storey;
- (e) addition of an attic provided the increase in GFA is less than 50%;

Proposals that do not comply with any of the above criteria are considered as "Reconstruction". The following works are deemed as reconstruction regardless of whether the works exceed 50% of the existing building:

- (a) Increase in storey height – Changes/replacement of any part of the roof when it involves an additional storey
- (b) Change in housing form – Works which result in a change to the landed dwelling house form, for example, from semi-detached house to detached house.