



URA Circular

13 July 2021

Dear Members,

DESIGN FLEXIBILITY FOR LANDED HOMES – UPDATE ON THE PILOT GUIDELINES

This circular supersedes the previous Circular: URA/PB/2019/08-DCG dated 5 July 2019 on “Design Flexibility for Landed Housing”

1. In July 2019, URA implemented a 2-year pilot guidelines to accord greater flexibility in the design of mezzanine floors and attics within the permissible building envelope of landed houses.
2. URA has conducted a post-implementation review and consulted with professionals of the building industry. The pilot guidelines have generally been well-received. Industry practitioners and landed home owners benefited from greater design flexibility, while there is minimal impact on the streetscape as the overall building bulk is kept to within the permissible building envelope. For proposals that included mezzanine, most proposed only one mezzanine floor which provided varied spaces that cater to the lifestyle needs of families. However, the insertion of multiple mezzanines that extend the full length of the house could result in low headroom and affect the quality of the living space.
3. URA will thus be making the pilot guidelines permanent and will assess proposals with more than one mezzanine based on the merits of the proposal as well as the quality of the internal spaces. See Appendix 1 for examples of possible designs of landed houses under the relaxed guidelines.
4. The guidelines will apply to all proposals for new landed houses island-wide with immediate effect. Please refer to the Handbooks [Development Control \(ura.gov.sg\)](#) for the most updated guidelines and procedures.
5. Below is the [Appendix 1](#) for examples of possible designs of landed houses under the relaxed guidelines. For feedback or enquiries, please email URA at [URA Feedback Form](#)

Thank you
With Best Regards
Jojo Wong

Appendix 1: Possible designs of landed houses within a two-storey envelope control landed housing area

