

URA Circular No : URA/PB/2025/09-PPG

Our Ref : DC/ADMIN/CIRCULAR/PB_25

CIRCULAR TO PROFESSIONAL INSTITUTES

Who Should Know:

Developers, Real Estate Consultants and Industry Stakeholders

Effective Date:

13 November 2025

ENHANCEMENTS TO SHOWFLAT TEMPORARY OCCUPATION LICENCE (TOL) PROCESS

1. This circular informs the industry on two new initiatives that 1) improve the process in searching for showflat sites across Singapore, and 2) extend the duration of showflat TOL periods in the Central Area.

Pre-identified Showflat Sites to Improve Search Process

2. Today, developers typically identify vacant land for temporary showflat sites and submit requests to SLA to secure a TOL. Under this new initiative, State land sites that are suitable for showflat use across Singapore have been pre-identified and cleared with the relevant agencies, after considering key factors such as site context, availability and planning constraints. This streamlines the showflat TOL approving process and is expected to reduce processing time.

3. These pre-identified sites are now made available through the TOL portal, to be reviewed annually, with sites added and/or removed based on their suitability and availability. Developers are encouraged to continue pursuing innovative and land-efficient approaches to meet showflat needs in a more sustainable manner (e.g. on-site and virtual showflats).

4. Developers who wish to apply for TOL for the pre-identified sites will still be required to submit their showflat layout plans to relevant agencies for approval. This step ensures that the layout complies with the specific conditions of the selected site.

5. Developers who find the pre-identified sites unsuitable for their use may identify other sites and submit their applications to SLA under the usual process.

Extended TOL Period for Central Area Showflats

6. For developments within Central Area, developers may now obtain upfront approval for a three-year TOL for showflats located within the Central Area. This is an enhancement from the previous arrangement where shorter durations of up to two years were granted, to address industry feedback about insufficient time for marketing activities.

7. Renewals beyond the three-year period may be considered when nearing expiry, subject to relevant agencies' approvals and any new site conditions that may apply. The renewal duration for the TOL will also be assessed as part of the process.

8. We welcome your feedback on these initiatives as we continue to enhance our services to support the real estate industry. For more detailed information, please refer to the accompanying Frequently Asked Questions (FAQ).

9. This circular will take immediate effect and be valid for three years from the date of this circular.

Thank you.

NG TENG HWEE (MS)

DIRECTOR

TENANCY & LICENCE MANAGEMENT

SINGAPORE LAND AUTHORITY

THAM CHENG-E (MR)

DIRECTOR

PHYSICAL PLANNING, NORTH EAST

URBAN REDEVELOPMENT AUTHORITY

Frequently Asked Questions:

Q1: What site options do developers now have for showflat TOL applications?

Developers now have two options: they can select from the pre-identified State land sites or continue to identify and propose their own sites. The pre-identified sites offer greater certainty of approval and faster processing times as they have already been pre-identified with relevant agencies for showflat use.

Q2: Why do developers still need to obtain agencies' approval after applying for the pre-identified site on the portal?

Developers will still need to submit their showflat layout plans to relevant agencies (e.g LTA, NParks) for approval. This ensures that the layout adheres to the specific conditions of the selected site (e.g. ingress/egress placement).

Q3: What are the benefits of these pre-identified sites?

Developers gain greater approval certainty and faster processing times, as these sites have already been pre-identified with relevant agencies for showflat use.

Q4: How do developers access the list of pre-identified sites?

The pre-identified sites are available through the TOL portal. After logging in with CorpPass, developers can indicate showflat as the use and choose to select from the list of pre-identified sites or propose their own site during the TOL application.

Q5: Can developers select any site from the list of pre-identified sites for their showflat?

Developers are strongly encouraged to choose a site that is geographically closest to their development project for practical reasons. Only developers with development projects in the Central Area may apply for Central Area showflat sites. In doing so, developers may also choose to co-locate the showflats of their Central Area and Outside Central Area development projects within Central Area. This ensures that sufficient sites are made available to develop showflats for upcoming developments within the Central Area, given the limited land availability. Please refer to these links for a map of Central Area* ([PDF](#) and [URA SPACE](#)).

**The Central Area comprises the following 11 Planning Areas: Outram, Museum, Newton, River Valley, Singapore River, Marina South, Marina East, Straits View, Rochor, Orchard and Downtown Core.*

Q6: What happens if multiple developers apply for the same pre-identified site?

TOL applications are processed on a first-come, first-served basis based on application submission date and time.

Q7: Can developers apply for multiple adjacent sites in one application for the purpose of building a single, large showflat?

The TOL portal allows selection of one site per TOL application. If the developer requires multiple adjacent sites for a larger showflat, it can be indicated in the application. We will review the submitted plans and check if the adjacent sites are available. If available, we can include the additional sites in the TOL.

Q8: Can developers apply for multiple pre-identified sites for the same development project?

Each development project is limited to one TOL application to ensure equitable access to pre-identified sites. The pre-identified sites offer greater certainty of approval, reducing the need for multiple applications.

Q9: Can developers apply to occupy a pre-identified site for a period longer than 3 years? If not, can developers extend the TOL?

No, the individual TOL period will be limited to a maximum of three years. However, if longer duration is required, developers may apply for TOL renewal with justifications before the current TOL expires. Renewal of the TOL is subject to review and approval by the relevant agencies.

Q10: Are there plans to add more sites to the pre-identified site list?

The pre-identified site list will be reviewed annually. In doing so, sites can be added and/or removed and the pre-identified site list updated to ensure that the sites within remain suitable and available.

Q11: How far in advance can developers apply for a site before project launch?

TOL applications can be submitted up to six months before their intended site occupation date.

Q12: Can developers reserve a pre-identified site while their main development is still in planning stages?

TOL issuance requires confirmation of your development project status. Showflat sites cannot be reserved speculatively. TOL applications may be submitted once your permanent development has received relevant planning approvals, such as Provisional Permission (PP).

Q13: What is the new TOL period for Central Area showflats?

Developers can now obtain up to three-year TOL for showflats located in the Central Area at first instance, provided their developments are also in the Central Area. Previously, the initial approval was for two years, with possible extensions subject to availability.

Q14: Can developers still propose their own showflat sites, or must they use the pre-identified sites?

Developers can still propose their own showflat sites. The pre-identified sites are an additional option that offers greater certainty and faster processing, but developers retain the flexibility to propose alternative sites that may better suit their specific needs.

Q15: Can developers switch from a pre-identified site to their own proposed site after submitting the application?

Yes, developers may request to switch from a pre-identified site to their own proposed site before the TOL is issued. However, this may result in longer processing times as the proposed site will need to undergo the standard approval process with relevant agencies.

Q16: What are the criteria for identifying these sites?

Suitable vacant State land sites are identified for showflat use. The selection criteria include availability, appropriate size, minimal site and traffic constraints such as thick vegetation, irregular topography, access issues.