

Circular No : URA/PB/2026/07-CUDG
Our Ref : DC/ADMIN/CIRCULAR/PB_26
Date : 05 Jun 2026

CIRCULAR TO PROFESSIONAL INSTITUTES

Who should know

Architects, engineers, developers, owners and tenants

Effective date

05 June 2026 to 31 May 2028

REVISED APPROACH TO NEW DEVELOPMENT APPLICATIONS FOR HOTEL, BACKPACKERS' HOSTEL AND SERVICED APARTMENT USES IN UPPER CIRCULAR ROAD AND BEACH ROAD STREET BLOCKS [SINGAPORE RIVER AND DOWNTOWN CORE PLANNING AREAS]

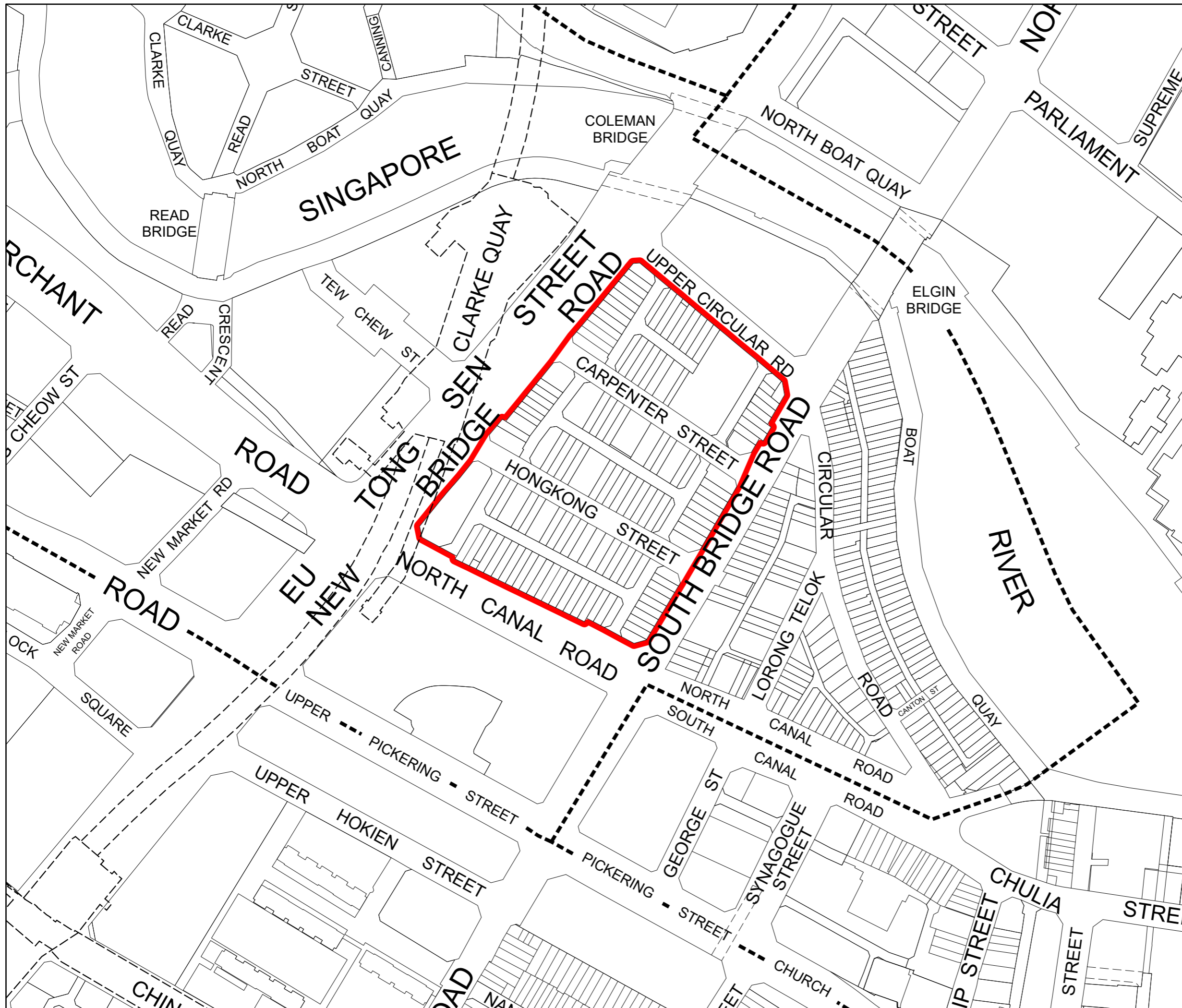
1. Currently, new hotel, backpackers' hostel and serviced apartment proposals are generally not allowed in the Upper Circular Road (UCR) and Beach Road Street blocks.
2. In line with URA's pro-business initiatives to address business needs and encourage more vibrancy and diversity in the UCR and Beach Road street blocks, we have reviewed the prevailing guidelines and are prepared to consider new hotels, backpackers' hostels and serviced apartments within these areas (please refer to [Appendix A](#)). This relaxation will provide greater flexibility for businesses and offer a wider range of options for building owners. The initiative forms part of the Government's broader efforts, led by the Inter-Ministerial Committee on Pro-Enterprise Rules Review, to review regulations and reduce the compliance burden on businesses.
3. This relaxation will apply to all new development applications received on or after the effective date, in the UCR and Beach Road street blocks.
4. We would appreciate it if you could convey the contents of this circular to your members. We have updated the same in the [Development Control Handbooks](#). You are advised to refer to these Handbooks for the most updated guidelines and procedures instead of referring to past circulars. For other information on the Master Plan, urban design guidelines, private property use and approval, car park locations and availability, private residential property transactions, and conservation areas and buildings, use [URA SPACE](#) (Service Portal and Community e-Services). This is an online portal with useful data and visualisation to help building professionals, business operators and the general public in their decision-making. It consolidates detailed information on land use

and private property into a one-stop platform presented on geospatial maps. For feedback or enquiries, please [email](#) us.

Thank you.

CHOU MEI
GROUP DIRECTOR (CONSERVATION AND URBAN DESIGN)
for CHIEF EXECUTIVE OFFICER
URBAN REDEVELOPMENT AUTHORITY

Circular No: URA/PB/2026/07-CUDG
UPPER CIRCULAR ROAD
STREET BLOCK



SCALE : 1:2,500 @A3



DRWG NO : SR/2026/001

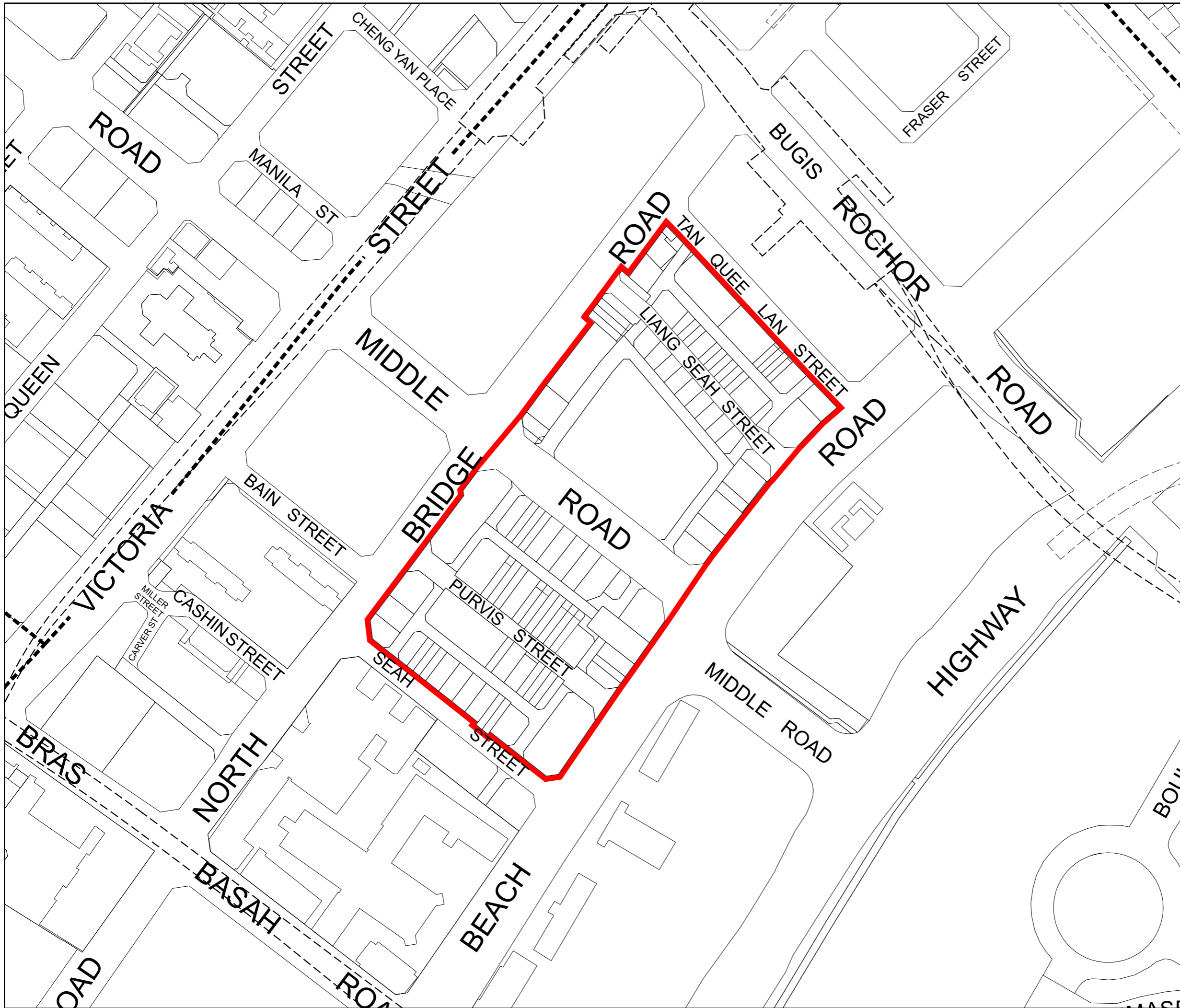
DATE : JUNE 2026

GROUP : CUDG



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Circular No: URA/PB/2026/07-CUDG
BEACH ROAD STREET BLOCK



SCALE : 1:2,500 @A3



DRWG NO : SR/2026/002

DATE : JUNE 2026

GROUP : CUDG



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