### Independent Workers’ Dormitories

Workers' dormitory are premises used to house migrant workers who are engaged to carry out industrial or production or construction activities. Independent workers’ dormitories are free-standing developments which are not located within industrial sites. These may be allowed on Permanent or Temporary Permission subject to evaluation depending on the merits of the case.

***Note****: The following guidelines are for independent workers’ dormitories. Temporary workers’ dormitories occupying new extensions or blocks within the industrial developments or converted from existing spaces within the industrial developments may be allowed on land zoned B1 or B2. Click* [*here*](https://www.ura.gov.sg/Corporate/Guidelines/Development-Control/Non-Residential/B1/Allowable-Uses/WD) *for guidelines for temporary workers’ dormitories.*

Location

All new proposed independent workers’ dormitories or increase in capacity of existing independent workers’ dormitories are assessed on the merits of the case.

They shall not fall within NEA and SCDF’s health and safety buffer zones.

Prior clearances from NEA, PUB, SCDF, and LTA shall be obtained before a proposal is submitted to URA for evaluation.

Workers’ dormitories are not allowed within the Central Area and on land zoned Business Park/Business Park-White.

Gross Plot Ratio & Storey Height

The maximum GPR for independent workers' dormitories is subject to contextual evaluation.

The number of storeys for dormitories shall take into account the character of the surrounding area. The actual number of storeys allowed may vary, depending on the site topography and the context of the surrounding area.

Building Setback

All independent workers’ dormitories shall be sufficiently set back from the road and common boundary. The setback distance is measured from the road reserve1 line or boundary line to the external wall of the buildings, excluding land to be vested to the State for road or drainage or public purpose.

All independent workers’ dormitories fronting a public road shall provide a road buffer, the width of which depends on the hierarchy of the road. A green buffer shall be set aside in the road buffer depending on the width of the road buffer.

The buffer requirements for the Road Categories 1 to 5 are in Table 1 below. The common boundary setback requirements are in Table 2 below.

1 **Road Reserve**: The plot of land to be vested in the State as required under the Street Works Act. It is demarcated by the line of Road Reserve in the Road Line Plan and the site boundary.

#### Table 1: Road Buffer, Green Buffer

|  |  |
| --- | --- |
| **Road Category** | **Road Buffer** **(inclusive of Green Buffer indicated in brackets)** |
| Category 1 | 15m (5m) |
| Category 2 | 7.5m (3m) |
| Category 3 | 5m (3m) |
| Category 4 & 5 | 5m (3m) |

#### Table 2: Common Boundary Setback & Planting Strip

|  |  |
| --- | --- |
| **Type of Boundary** | **Building Setback Requirements** |
| Common boundary with other developments | Minimum 3m (including 2m planting strip) |

Use Quantum

100% of the GFA may be used for dormitory use and ancillary amenities.

Floor-to-Floor Height

A maximum 3.6m floor-to-floor height control shall apply to new independent workers’ dormitories.

Maximum Number of Workers

The maximum number of workers/residents allowed in a dormitory is subject to planning assessment by URA and requirements of technical agencies such as LTA, PUB, SCDF, NEA, MOM, and SPF. It is also subjected to the living space standard of minimum 4.2sqm of living space per resident\*, whichever is lower.

\*Living space per resident was set out in MOM-MND-MOH's press release dated 17 Sept 2021. See details in Amenity Provision Guidelines.

Subdivision

No land or strata subdivision of the dormitories is allowed.

Amenity Provision Guidelines

To enhance liveability for workers/residents in a dormitory and strengthen resilience against future pandemics, adequate facilities and amenities shall be provided as part of the dormitory development based on the requirements stated in the table below.

*Applications for new workers’ dormitory use are to comply with all the requirements (e.g. living space per resident, occupancy per bedroom unit, etc) as stated in the*[*press release*](https://go.gov.sg/improved-dormitory-standards)*issued by MOM, MND and MOH dated 17 Sept 2021.*

#### Living Space Standards

As per MOM-MND-MOH's press release dated 17 Sept 2021, a minimum 4.2sqm of living space per resident shall be provided.

The 4.2sqm of living space per resident includes the sleeping and living areas in the rooms. However, it excludes designated functional areas, such as the en-suite toilets, kitchens, and yard spaces.

#### Basic Facilities

Basic amenities such as living quarters, en-suite toilets, and dining areas shall be provided. The design, construction and provision of such facilities shall meet the requirements of the relevant authorities such as NEA, PUB, SCDF and MOM.

#### Recreational Amenities

Recreational amenities shall be provided within the development. The minimum amount of GFA for the recreational amenities is dependent on the number of workers/residents within the dormitory. Refer to the table below for requirements.

**Guidelines for Recreational Amenities**

|  |  |  |
| --- | --- | --- |
| **No. of Workers/Residents housed in a dormitory** | **Minimum GFA dedicated for Indoor Recreational Amenities** | **Minimum Land Area dedicated for Outdoor Recreational Facilities** |
| 50 to 299 | 50sqm | 100sqm |
| 300 to 499 | 75sqm | 150sqm |
| 500 to 999 | 100sqm | 250sqm |
| 1000 to 5000 | 0.10sqm per worker/resident  (Minimum of one 100sqm multi-purpose room) | 0.30sqm per worker/resident  (Minimum of one 240sqm hard court)  and  0.15sqm per worker/resident of open grass field (over and above outdoor recreational space and green buffer/planting strip requirements) with at least 1 field of minimum 100sqm  Only recreational spaces shall be counted towards this provision requirement |

***Note****: Where the site is subject to higher provision standards stipulated under the site’s tender conditions, the higher standards shall apply.*

Examples of indoor recreational amenities are multi-purpose rooms, gymnasium, reading rooms, TV rooms, and basketball courts. A reasonably size TV room or a gymnasium is 24 and 40sqm respectively.

Other amenities like outdoor games courts, recreation and socializing areas are strongly encouraged to be provided within the development.

SLA may assess such recreational amenities based on Group D Industrial rate for the purpose of computing Land Betterment Charge.

#### Commercial Amenities

Commercial amenities such as mini-marts, barber shops, bicycle repair shops, telecommunications, internet shops, remittance shop, postal service shop, and ATMs may be allowed within the development to serve the workers/residents staying the dormitories. Refer to the table below for the allowable commercial GFA for workers’ dormitories.

**Guidelines for Commercial Amenities**

|  |  |
| --- | --- |
| **Number of Workers/Residents** | **Amount of Commercial GFA Allowed** |
| Up to 99 | No commercial GFA allowed |
| 100 to 299 | No minimum quantum  Maximum 75sqm |
| 300 to 499 | Minimum 50sqm and maximum 75sqm |
| 500 to 5000 | Minimum 0.10sqm and maximum 0.30sqm per worker/resident  Cap of 1,000sqm of total commercial GFA quantum  If the dormitory is located within 400m of a Recreation Centre, the commercial GFA cap is at (i) 0.20sqm per worker/resident or (ii) 1,000sqm of total commercial GFA quantum, whichever is lower |
| More than 5000 | Commercial GFA is subject to evaluation |

SLA may assess such commercial amenities based on Group A Commercial rate for the purpose of computing Land Betterment Charge.

*Last updated on 2 Aug 2023*