### Building Height



*Building Height*

Overall Building Height

Unless otherwise stated, the overall building height1 of PW developments is subject to compliance with the technical height controls of the relevant agencies such as Civil Aviation Authority of Singapore (CAAS) and the Defence Science and Technology Agency (DSTA).

1 Building height is based on Singapore Height Datum (SHD).

Storey Height

The allowable number of storeys for the PW shall take into account the character of the surrounding area. As a guide, depending on the allowable GPR, the corresponding number of storeys are shown in the table below. The actual number of storeys allowed may vary, depending on the site topography, site condition and the context of the surrounding area.

**Allowable Storey Height**

|  |  |
| --- | --- |
| **Location** | **Storey Height Control** |
| Within landed and low-density housing areas with GPR less than or equal to 1.4 | Up to 2 or 3 storeys based on the storey-height control of the landed housing estate |
| At the fringe of landed and low-density housing areas with GPR less than or equal to 1.4 | Up to 4 storeys |
| Within HDB estates and in areas with residential GPR more than 1.4 | For PWs of GPR less than or equal to 1.4, up to 4 storeys  For PWs of GPR more than 1.4 and less than or equal to 1.6, up to 5 storeys within a 25m envelope control that includes the attic. An additional height allowance of up to 5m may be granted if purpose-built above-ground car park floors are provided. The additional height allowance shall be designed sensitively and shall be subject to detailed evaluation. |
| Within or at the fringe of industrial estates | For PWs of GPR less than or equal to 1.4, up to 4 storeys  For PWs of GPR more than 1.4 and less than or equal to 1.6, up to 5 storeys within a 25m envelope control that includes the attic. An additional height allowance of up to 5m may be granted if purpose-built above-ground car park floors are provided. The additional height allowance shall be designed sensitively and shall be subject to detailed evaluation. |
| Within Central Area and within other commercial centres, including party-wall developments such as in Geylang area | Subject to evaluation and localised urban design guidelines. |

Floor-to-Floor Height

The maximum floor-to-floor height of PW developments is 5.0m.

*Last updated on 4 December 2019*