### Locational Criteria

Safeguarded Landed Housing Areas

An island-wide map layer showing the [Designated Landed Housing Area Plan](https://www.ura.gov.sg/maps/index.html?service=CTRLPLAN) is available on URA SPACE.

Good Class Bungalow Areas

The 39 Good Class Bungalow Areas (GCBA) in Singapore are listed in the table below. Refer to the [Designated Landed Housing Area Plan](https://www.ura.gov.sg/maps/index.html?service=CTRLPLAN) for their locations.

**List of Good Class Bungalow Areas**

|  |  |  |
| --- | --- | --- |
| Belmont Park | Cornwall Gardens | Leedon Park |
| Bin Tong Park | Dalvey Estate | Maryland Estate |
| Binjai Park | Eng Neo Avenue | Nassim Road |
| Brizay Park | Ewart Park | Oei Tiong Ham Park |
| Bukit Sedap | First/Third Avenue | Queen Astrid Park |
| Bukit Tunggal | Ford Avenue | Raffles Park |
| Caldecott Hill Estate | Fourth/Sixth Avenue | Rebecca Park |
| Camden Park | Gallop Road/Woollerton Park | Ridley Park |
| Chatsworth Park | Garlick Avenue | Ridout Park |
| Chee Hoon Avenue | Holland Park | Swiss Club Road |
| Chestnut Avenue | Holland Rise | Victoria Park |
| Cluny Hill | Kilburn Estate | Windsor Park |
| Cluny Park | King Albert Park | White House Park |

Landed Housing guided by Street Block Plans

Where there is a street block plan to guide landed housing development, the planning guidelines and requirements stipulated in the street block plan shall apply.

Conservation guidelines shall also apply for landed housing gazetted for conservation, such as in the residential historic districts of Blair Plain, Cairnhill and Emerald Hill; Good Class Bungalow Areas like White House Park/Nassim Road, Chatsworth Park, and Holland Park/Ridout Park Conservation Areas; and black and white bungalows.

|  |
| --- |
| **Street Block Plans** |
| [Boon Teck Road/Jalan Kemamam (Novena Planning Area)](/-/media/Corporate/Guidelines/Development-control/Street-Block-Plans/Boon-Teck-Road_Jalan-Kemamam.pdf) |
| [Cashew Terrace (Bukit Panjang Planning Area)](/-/media/Corporate/Guidelines/Development-control/Street-Block-Plans/Cashew-Terrace.pdf) |
| [Changi Heights (Pasir Ris Planning Area)](/-/media/Corporate/Guidelines/Development-control/Street-Block-Plans/Changi-Heights.pdf) |
| [Cheng Soon Garden [no. 1 to 73 (odd numbers)] / Kismis Avenue [no. 2 to 68 (odd numbers)] (Bukit Timah Planning Area)](/-/media/Corporate/Guidelines/Development-control/Street-Block-Plans/Cheng-Soon-Garden-Kismis-Avenue.pdf) |
| [Clementi Green Estate (Bukit Timah Planning Area)](/-/media/Corporate/Guidelines/Development-control/Street-Block-Plans/Clementi-Green-Estate.pdf) |
| [Dido Street/ Dafne Street/ Aida Street (Bedok Planning Area)](/-/media/Corporate/Guidelines/Development-control/Street-Block-Plans/Dido-Street-Dafne-Street-Aida-Street.pdf) |
| [Emerald Hill Road [no. 87 to 107] / Saunders Road [no. 32 to 56 (even numbers)] (Emerald Hill Conservation Area / Newton Planning Area)](/-/media/Corporate/Guidelines/Development-control/Street-Block-Plans/Emerald-Hill-Road-Saunders-Road.pdf) |
| [Ernani Street [no. 2 to 38 (even)]/ Rienzi Street House [no. 1 to 41 (odd & even)] / Norma Terrace [no. 1 to 41 (odd)] (Bedok Planning Area)](/-/media/Corporate/Guidelines/Development-control/Street-Block-Plans/Ernani-Street-Rienzi-Street.pdf) |
| [Everitt Road (Geylang Planning Area)](/-/media/Corporate/Guidelines/Development-control/Street-Block-Plans/Everitt-Road.pdf) |
| [Faber Avenue/ Faber Crescent/ Faber Terrace/Ayer Rajah Expressway (Clementi Planning Area)](/-/media/Corporate/Guidelines/Development-control/Street-Block-Plans/Faber-Avenue_Faber-Crescent_Faber-Terrace_Ayer-Rajah-Expressway.pdf) |
| [Ford Avenue (Bukit Timah Planning Area)](/-/media/Corporate/Guidelines/Development-control/Street-Block-Plans/Ford-Avenue.pdf) |
| [Greenridge Crescent [no. 12 to 24, 42 to 48 (even numbers)] (Bukit Timah Planning Area)](/Corporate/Data/circulars/2019/Jul/dc19-13) |
| [Hillcrest Road [no. 104 - 114 and 132 – 190] (Bukit Timah Planning Area)](/-/media/Corporate/Guidelines/Development-control/Street-Block-Plans/Hillcrest-Road.pdf) |
| [Hong Leong Garden Estate (Clementi Planning Area)](/-/media/Corporate/Guidelines/Development-control/Street-Block-Plans/Hong-Leong-Garden-Estate.pdf) |
| [Jalan Jelita / Jalan Istimewa / Jalan Tenang / Holland Road [no. 263 to 289 (odd numbers)] (Bukit Timah Planning Area)](/-/media/Corporate/Guidelines/Development-control/Street-Block-Plans/Jalan-Jelita-Jalan-Istimewa-Jalan-Tenang-Holland-Road.pdf) |
| [Jalan Limbok (no. 1 to 35) / Yio Chu Kang Road (no. 183 to 205)(Hougang Planning Area)](/-/media/Corporate/Guidelines/Development-control/Street-Block-Plans/Jalan-Limbok-Yio-Chu-Kang-Road.pdf) |
| [Jalan Salang [no. 57 – 87] (Sembawang Planning Area)](/-/media/Corporate/Guidelines/Development-control/Street-Block-Plans/Jalan-Salang.pdf) |
| [Jalan Wangi [no. 11 to 69 [odd numbers)] (Toa Payoh Planning Area)](/-/media/Corporate/Guidelines/Development-control/Street-Block-Plans/Jalan-Wangi.pdf) |
| [Jasmine Road [no. 2 to 2P] / Gardenia Road [no. 2 to 30] (Bishan Planning Area)](/-/media/Corporate/Guidelines/Development-control/Street-Block-Plans/Jasmine-Road-Gardenia-Road.pdf) |
| [Jasmine Road (Bishan Planning Area)](/-/media/Corporate/Guidelines/Development-control/Street-Block-Plans/Jasmine-Road.pdf) |
| [Lasia Avenue (Bukit Timah Planning Area)](/-/media/Corporate/Guidelines/Development-control/Street-Block-Plans/Lasia-Avenue.pdf) |
| [Li Hwan Walk / Li Hwan Close / Li Hwan Terrace / Li Hwan Place / Li Hwan Drive (Serangoon Planning Area)](/-/media/Corporate/Guidelines/Development-control/Street-Block-Plans/Along-Li-Hwan-Walk-Li-Hwan-Close-Li-Hwan-Terrace-Li-Hwan-Place--Li-Hwan-Drive.pdf) |
| [Lowland Road (Hougang Planning Area)](/-/media/Corporate/Guidelines/Development-control/Street-Block-Plans/Lowland-Road.pdf) |
| [Pang Seng Road / Wan Tho Avenue [no. 27 to 27J] (Toa Payoh Planning Area)](/-/media/Corporate/Guidelines/Development-control/Street-Block-Plans/Pang-Seng-Road-Wan-Tho-Avenue.pdf) |
| [Paya Lebar Gardens (Hougang Planning Area)](/-/media/Corporate/Guidelines/Development-control/Street-Block-Plans/Paya-Lebar-Gardens.pdf) |
| [Peach Garden (Marine Parade Planning Area)](/-/media/Corporate/Guidelines/Development-control/Street-Block-Plans/Peach-Garden.pdf) |
| [Pheng Geck Avenue/Wan Tho Avenue/Puay Hee Avenue (Toa Payoh Planning Area)](/-/media/Corporate/Guidelines/Development-control/Street-Block-Plans/Pheng-Geck-Avenue_Wan-Tho-Avenue_Puay-Hee-Avenue.pdf) |
| [Richards Place/Richards Avenue (Hougang Planning Area)](/-/media/Corporate/Guidelines/Development-control/Street-Block-Plans/Richards-Place_Richards-Avenue.pdf) |
| [Seletar Road from Jalan Lebat Daun/Jalan Joran to Seletar Close (Serangoon Planning Area)](/-/media/Corporate/Guidelines/Development-control/Street-Block-Plans/Along-Seletar-Road-from-Jalan-Lebat-Daun_Jalan-Joran-to-Seletar-Close.pdf) |
| [The Inglewood (Bishan Planning Area)](/Corporate/Data/circulars/2018/Nov/dc18-10) |
| [Watten Drive [no. 1 to 73 (odd numbers) and no. 2 to 24 (even numbers)] / Watten Close [no. 2 to 28 (even numbers)] / Watten Estate [no. 49 to 61 (odd numbers)] (Bukit Timah Planning Area)](/-/media/Corporate/Guidelines/Development-control/Street-Block-Plans/Watten-Drive.pdf) |
| [Watten Rise House [no. 5 to 41 (odd numbers) and no. 2 to 18 (even numbers)] / Watten Drive [no. 26 to 60 (even numbers)] (Bukit Timah Planning Area)](/-/media/Corporate/Guidelines/Development-control/Street-Block-Plans/Watten-Rise.pdf) |
| [Yan Kit Road (Outram Planning Area)](/-/media/Corporate/Guidelines/Development-control/Street-Block-Plans/Yan-Kit-Road.pdf) |
| [Yuk Tong Avenue [no. 88, 88A, 90, 90A, 92 & 92A] (Bukit Timah Planning Area)](/-/media/Corporate/Guidelines/Development-control/Street-Block-Plans/Yuk-Tong-Avenue.pdf) |

Landed Housing In Other Areas

Other sites zoned for residential use in the prevailing Master Plan may be considered for landed housing developments, depending on site context and conditions. Landed houses outside Designated Landed Housing Areas and not guided by the street block plans are subject to a 3-storey height control. The prevailing landed housing planning guidelines and requirements shall also apply.

*Last updated on 10 March 2022*