### Redeveloping to a Bungalow

The illustrations apply to houses within Designated Landed Housing Areas (DLHAs). For proposals outside DLHAs, the left-behind plot must fulfil the minimum plot size requirement of 1,000 sqm.

Outside GCBA, the redevelopment of other housing forms to Bungalows may be considered under the following conditions:

1. **From a Semi-detached to a Bungalow**
   * It complies with the minimum plot size of 400sqm and plot width of 10m, and
   * The left behind (or remaining) semi-detached unit is capable of being redeveloped into a new bungalow in the future (minimum plot size of 400sqm, plot width of 10m).
2. **From a Terrace House to a Bungalow**
   * It complies with the minimum plot width of 10m and plot size of 400sqm, and
   * The adjoining terrace house qualifies to become a new corner terrace unit in future (minimum plot size of 200sqm and plot width of 8m)

### Illustrated Examples

Redevelopment of Good Class Bungalow Plot

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| <https://ura.gov.sg/-/media/Corporate/Guidelines/Development-control/Redevelopment/LH_Fig6_Redevelopment_A_A.jpg> | |
| **Allowed** | B is an existing infill bungalow plot that is deficient in plot size (less than 1,400sqm)  B may redevelop into a good class bungalow subject to compliance with good class bungalow guidelines. |

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| <https://ura.gov.sg/-/media/Corporate/Guidelines/Development-control/Redevelopment/LH_Fig6_Redevelopment_C_NA.jpg> | |
| **Not Allowed** | The amalgamated plot area is 4,100sqm. One of the new bungalow plots is less than 1,400sqm after subdivision. |

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| <https://ura.gov.sg/-/media/Corporate/Guidelines/Development-control/Redevelopment/LH_Fig6_Redevelopment_F_A.jpg> | |
| **Allowed** | The proposed site area of each new bungalow plots A & B, is 1,400sqm. The site area of Plot C is less than 1,400sqm after vesting of land for road widening. Such land subdivision may be allowed provided that:   * not more than 1 newly created plot is deficient in plot size after vesting of land; and * the deviation from minimum plot size shall not be more than 10%. |

Redevelopment of Existing Semi-detached House to Bungalow or Semi-detached House

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| <https://ura.gov.sg/-/media/Corporate/Guidelines/Development-control/Redevelopment/LH_Fig171_Redevelopment_A1_NA.jpg> | |
| **Not Allowed** | The left-behind Plot A is not large enough for a standard bungalow. House B shall not be allowed to break away and be redeveloped into a bungalow. |
| <https://ura.gov.sg/-/media/Corporate/Guidelines/Development-control/Redevelopment/LH_Fig171_Redevelopment_A2_A.jpg?h=876&w=2201> | |
| **Allowed** | B may redevelop into a semi-detached house and a bungalow. |

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| <https://ura.gov.sg/-/media/Corporate/Guidelines/Development-control/Redevelopment/LH_Fig171_Redevelopment_C1_A.jpg?h=876&w=2580>  <https://ura.gov.sg/-/media/Corporate/Guidelines/Development-control/Redevelopment/LH_Fig171_Redevelopment_C2_A.jpg?h=876&w=2580> | |
| **Allowed** | The left-behind Plot A may redevelop into a bungalow. House B may redevelop into a bungalow or a pair of semi-detached houses (in a semi-detached area).  In a mixed landed area, House B may redevelop into a bungalow, a pair of semi-detached houses or 3 terrace houses.  Owner of House B shall comply with the following conditions:   1. Plaster and paint the exposed blank wall and neaten any exposed roof of the remaining house as soon as the existing building(s) on the subject site is demolished; 2. Allow the owner of the adjacent house access to the subject site to maintain or repair the roof and the exposed blank wall of the remaining house; and 3. Submit to BCA an engineer’s certification of the structural stability of the remaining house. |

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| <https://ura.gov.sg/-/media/Corporate/Guidelines/Development-control/Redevelopment/LH_Fig175_Redevelopment_A_NA.jpg?h=876&w=2580> | |
| **Not Allowed** | B shall not be allowed to redevelop into a semi-detached house and a bungalow because it would create a new blank wall at the common boundary with A. |
| <https://ura.gov.sg/-/media/Corporate/Guidelines/Development-control/Redevelopment/LH_Fig175_Redevelopment_A_NA.jpg?h=876&w=2580> | |
| **Not Allowed** | The left-behind Plot A may redevelop into a bungalow. B shall not be allowed to redevelop into a semi-detached house and a bungalow because it would create a new blank wall at the common boundary with A if A breaks away and redevelops into a bungalow. |

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| <https://ura.gov.sg/-/media/Corporate/Guidelines/Development-control/Redevelopment/LH_Fig174_Redevelopment_A1_NA.jpg> | |
| **Not Allowed** | B shall not be allowed to redevelop into 2 terrace houses because A is a semi-detached house. |
| <https://ura.gov.sg/-/media/Corporate/Guidelines/Development-control/Redevelopment/LH_Fig174_Redevelopment_A2_A.jpg> | |
| **Allowed** | A joint redevelopment by both A and B into 4 terrace houses may be allowed. |

Redevelopment of Existing Intermediate Terrace House to Bungalow, Semi-detached and Corner Terrace

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| <https://ura.gov.sg/-/media/Corporate/Guidelines/Development-control/Redevelopment/LH_Fig172_Redevelopment_A1_A.jpg>  <https://ura.gov.sg/-/media/Corporate/Guidelines/Development-control/Redevelopment/LH_Fig172_Redevelopment_A2_A.jpg?h=876&w=2906> | |
| **Allowed** | The left-behind Plot D has sufficient plot size and plot width for a corner terrace house. House E can redevelop into a bungalow or a pair of semi-detached house.  Owner of House E shall comply with the following conditions:   1. Plaster and paint the exposed blank wall and neaten any exposed roof of the remaining house as soon as the existing building(s) on the subject site is demolished; 2. Allow the owner of the adjacent house access to the subject site to maintain or repair the roof and the exposed blank wall of the remaining house; and 3. Submit to BCA an engineer’s certification of the structural stability of the remaining house.   House E may also redevelop into an intermediate terrace and corner terrace. |

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| <https://ura.gov.sg/-/media/Corporate/Guidelines/Development-control/Redevelopment/LH_Fig172_Redevelopment_B_NA.jpg> | |
| **Not Allowed** | The left-behind Plot D does not have sufficient plot size and plot width for a corner terrace house. House E shall not be allowed to redevelop into a bungalow. |

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| <https://ura.gov.sg/-/media/Corporate/Guidelines/Development-control/Redevelopment/LH_Fig173_Redevelopment_B_A.jpg> | |
| **Allowed** | Plot D may redevelop into a corner terrace house as it has sufficient plot size and plot width and Plot E has sufficient plot size and plot width to redevelop into a bungalow or a pair of semi-detached houses.  Owner of House D shall comply with the following conditions:   1. Plaster and paint the exposed blank wall and neaten any exposed roof of the remaining house as soon as the existing building(s) on the subject site is demolished; 2. Allow the owner of the adjacent house access to the subject site to maintain or repair the roof and the exposed blank wall of the remaining house; and 3. Submit to BCA an engineer’s certification of the structural stability of the remaining house. |

*Last updated on 8 April 2024*