### Serviced Apartments II (SA2)

Serviced Apartments II (SA2), also known as long-stay Serviced Apartments, is a pilot housing typology for occupants seeking long-term rental accommodation. Being a pilot, flexibility is allowed in the design of SA2 units as long as they achieve a global average unit size of 35 sqm nett. SA2 units need not be self-contained with the full suite of living/dining/kitchen amenities but should minimally be en-suite (i.e. with attached bathroom).

SA2 shall be rented out for lodging purposes for a minimum period of 3 months or longer, and shall be developed and/or managed under one ownership. Strata subdivision of SA2 is strictly not allowed.

Support services such as concierge, housekeeping and/or laundry provided for the residents of SA2 may be allowed. In addition, limited bar/lounge facilities may be permitted, subject to a maximum of 0.3% of the total residential GFA.

SA2 may be allowed in Residential zone and may also be considered on mixed-use sites where residential uses are allowed.

SA within Residential zones (incl. mixed use sites with a residential component)

Applicants may submit an Outline Application to URA to determine the suitability of the location, the Gross Plot Ratio (GPR) control and the storey height for a proposed SA2.

SA2 may be allowed where the site fronts a major or arterial road or primary access road (ie Category 1, 2, 3, 4 roads or equivalent); or the site is located in a mixed-use area (eg commercial centres, business parks, or abutting medical hubs).

SA2 shall not be allowed within the designated Landed Housing Areas and areas where SA2 may potentially cause dis-amenities to the neighbouring residents.

SA within mixed-use areas

SA2 may be considered in mixed-use areas. Except for the Upper Circular Road streetblock, SA2 may be considered in the other locations where Serviced Apartments (SA) with minimum 7-day stays, are not allowed (examples of such areas can be found under the [Hotels Handbook](https://www.ura.gov.sg/Corporate/Guidelines/Development-Control/Non-Residential/Hotel/Advisory-Notes)).

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