### Site Area

The minimum site area for a flats and condominium development is 1,000sqm and 4,000sqm respectively. Condominiums require larger site area to ensure that there is sufficient space for more communal and recreational facilities.

For proposals where terrace or semi-detached houses breakaway for redevelopment into flats & condominiums, the remaining adjacent lots shall be capable of redevelopment into flats & condominiums. The remaining adjacent lots are known as left-behind lots, and shall fulfil the minimum site area of 1,000sqm.

The minimum site area refers to the net area of the site excluding the area of the land required to be set aside for vesting to the State e.g. excluding Drainage Reserve (DR) and/or Road Reserve (RR).

<https://ura.gov.sg/-/media/Corporate/Guidelines/Development-control/Flats-Condominiums/F02_Minimum_Site_Area.jpg?h=100%25&w=100%25>

*Minimum Site Area for Left-Behind Plots*

Conditions under which the minimum site area of 1000 sqm may be waived

The owner(s) of the left-behind lot(s) do not wish to participate in the redevelopment despite being informed of the limited development potential of his/their land after it is left out of the redevelopment; and

An agreement cannot be reached between the owner(s) of the left-behind lot(s) and the owner of the redevelopment proposal after extensive discussion. There shall be clear documentary evidence of prior negotiation with the owner(s) of the left-behind lot(s).

*Last updated on 8 April 2024*