### Site Coverage

<https://ura.gov.sg/-/media/Corporate/Guidelines/Development-control/Landed-Housing/SL01_Site_Coverage.jpg?h=100%25&w=100%25>

*Site Coverage and Communal Open Space*

* For strata landed housing developments outside Good Class Bungalow Areas, the maximum site coverage is 50%.
* For strata landed housing developments within Good Class Bungalow Areas, the maximum site coverage is 40%.

Communal Open Spaces

To safeguard the living environment of strata landed developments, minimum 45% of the nett site area1 of the strata landed housing development shall be set aside for Communal Open Space (COS).

1 The nett site area shall exclude land to be set aside for road widening & drainage reserve.

COS are communal recreational spaces provided for residents’ enjoyment. Examples of COS are in the table below:

**Examples of COS**

|  |  |
| --- | --- |
| **Examples of spaces that qualify as COS** | **Examples of spaces that do not qualify as COS** |
| Recreational facilities that are uncovered and raised no more than 1m above ground level such as:   * Exercise equipment and structures in fitness areas; * Game courts for tennis, basketball etc; * Swimming pool; wading pool. | Buildings and other ancillary structures (eg substations) that are already computed as site coverage |
| Structures that form part of landscaping features such as:   * Art sculptures; * Fountains. | Driveways and parking lots |
| Fire-engine hard-standing ground/access and other service areas |
| Voids at ground level overlooking basements |

Of the 45% COS, at least 25% (as a percentage of site area) shall be set aside for communal on-ground greenery.

Areas classified as COS shall not be included in the boundary of the individual strata plots. For instance, the 2m planting strips and green buffers which form part of the minimum 45% COS provision, shall not contain any Private Enclosed Spaces (PES).

*Last updated on 5 July 2019*