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PLEASE QUOTE OUR REF IN YOUR REPLY

Your Ref :

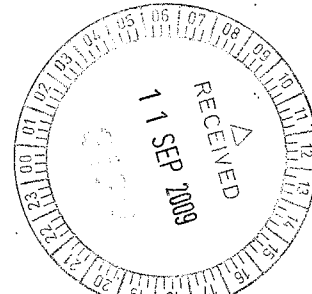
Tel: 63216511

Our Ref : DC/EF/2009/00054

Fax: 62274772/62274792

Date : 8 Sep 2009

President
Singapore Institute of Surveyors & Valuers
20 Maxwell Road #10-09B
Maxwell House
SINGAPORE 069113
Fax: 6225 2453



Dear Sir,

CLARIFICATIONS ON SUBLETTING AND PROPER USE OF PRIVATE RESIDENTIAL PROPERTIES

1. There have been some recent reports in the media regarding the subletting of residential properties. We would like to take this opportunity to clarify on the subletting of private residential properties.
2. Residential properties like apartments, flats, condominium units and landed houses are approved for residential purpose in accordance with the Master Plan. These residential properties or the individual rooms within the premises should not be rented out on a daily, weekly or monthly basis as such short-term occupancy, with transient occupiers, create disturbances and inconveniences to other residents in the development. Premises that are approved for residential use are meant for longer term stays.
3. The leasing of residential properties or subletting of rooms for residential purpose should be on long term tenancy basis (6 months or more) and the following requirements should be observed:
 - a) Internal partitioning works to alter the layout of the residential premises to create more rooms is not encouraged. In the event they are carried out, the resulting layout of the residential property must still reflect that of a typical residential dwelling unit with the provision of basic functional amenities like the living /dining areas, bathrooms, kitchen etc. These basic amenities should not be removed or reduced substantially;
 - b) In the case of master tenancies or en-bloc leasing-out situations, there shall be only one single tenancy agreement per residential unit to cover the requisite number of occupants for the unit. This is to retain the residential character of the development.



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Separate leasing of independent rooms within a single residential unit on an en-bloc basis will constitute a material change in the use of the residential premises to a hostel or dormitory and is not allowed under the Planning Act. However, this requirement of a single tenancy agreement per residential apartment unit does not apply to situations where a single property / individual flat owner leases out rooms within his unit to different tenants under separate tenancy agreements.

- c) To prevent overcrowding and disamenity to the neighbouring residents, the maximum allowable occupancy of a residential unit (inclusive of the owner if he is living within the premises) shall be based on 10 sqm per occupant subject to a maximum cap of 8 occupants. This occupancy guideline does not apply if the entire unit is occupied by a family with no subletting involved.
4. I will appreciate it if you could convey the contents of this letter to the relevant members of your organisation. If you or your members have any queries, please do not hesitate to call our DCD Enquiry Line at Tel: 6223 4811 or e-mail us at ura_dcd@ura.gov.sg. We would be pleased to answer queries on this, and any other development control matter.
5. Thank you.

Yours faithfully

HAN YONG HOE
GROUP DIRECTOR (DEVELOPMENT CONTROL)
for CHIEF EXECUTIVE OFFICER
URBAN REDEVELOPMENT AUTHORITY