

Our Ref: URA/COH/Circular-2025-03; APPBCA-2025-30

1 December 2025

CIRCULAR TO PROFESSIONAL INSTITUTES

Who Should Know:

Developers, Qualified Persons and Solicitors

Guidance on naming of communal facilities and features in residential units in approved plans and marketing materials for greater clarity and transparency

1. In the development plans submitted to the authorities, there are names of communal facilities in the housing project (e.g. clubhouse, swimming pool, playground) and features in residential units (e.g. Type A1 unit, Bath, Master Bedroom) indicated. Some developers may wish to reflect in their marketing materials the communal facilities and features in the units with different names from approved plans, such as "The Jewel" for "clubhouse" to align with the theme for the housing project.
2. To provide greater flexibility for developers in marketing their housing projects, while improving transparency to support home buyers in making informed property purchase decisions, the authorities have established a set of guiding principles for developers and Qualified Persons (QPs) to follow in the naming of the communal facilities and features in residential units. Developers and QPs need not amend the names of the facilities and features in the approved plans to align with those in the marketing materials, provided that they adhere to the following principles:
 - a. No material change in use and/or location of facilities from approved plans;
 - b. Names of facilities and spaces used in marketing materials reflect approved use accurately and clearly i.e. no ambiguity or scope for alternative interpretation;
 - c. No mis-representation of the use of facility/space; and
 - d. Names of the facilities and spaces do not result in contravention of any authority's requirements (e.g. Karaoke room, co-working room can only be part of communal facilities managed by MCST and not within strata units).
3. To help home buyers make informed property purchase decisions, developers should state in the marketing material the reference to the names of communal facilities and/or spaces in the unit as shown in the approved plans. For example, developers can use the term "The Jewel" with "(Clubhouse)" added in parentheses. The latter will follow the term used in the approved plans, which also makes it clear to purchasers the actual approved use of the facility/space. Please refer to the list of further examples in Annex A for more information. There is no need to seek the authorities' approval for these annotations in the marketing material provided that the principles in paragraph 2 are adhered to.

4. We would appreciate it if you could convey the contents of this circular to the relevant members of your organisation. If you or your members have any queries concerning this circular, you may contact us via the following:

For feedback or queries relating to URA's housing developer's licence:
ura_coh_registry@ura.gov.sg

For feedback or queries relating to BCA's approval:
<https://www2.bca.gov.sg/feedback/>

Yours faithfully

LING HUI LIN (MS)
CONTROLLER OF HOUSING
URBAN REDEVELOPMENT AUTHORITY

MAVIS NG (MS)
DIRECTOR (BUILDING PLAN AND MANAGEMENT GROUP)
BUILDING AND CONSTRUCTION AUTHORITY

Annex A

Examples of the terms shown in the approved Building Plans and the corresponding terms in marketing materials and plans provided to purchasers are in the table below. Please note that this is not an exhaustive list.

Spaces in Unit shown in approved BP	Examples shown in marketing materials and plans to purchasers
Dwelling Unit	
Bedroom 1, 2, 3 Bedroom DP-1 Hallway Study	<ul style="list-style-type: none"> • Bedroom type P-2 • Junior Master • Hall • Ensuite Study
Bath Bath 1, 2	<ul style="list-style-type: none"> • Master Bath • WC (Water Closet) • Powder Room
Kitchen	<ul style="list-style-type: none"> • Dry Kitchen • Wet Kitchen • Open Kitchen • Pantry
Store Utility	<ul style="list-style-type: none"> • DB/ST (Distribution Board / Store) • HS (Household Shelter) • TB (Tall Boy) • ST (Storage)
Fin	<ul style="list-style-type: none"> • Fin (Architectural Fin)
Lift Lobby Lift	<ul style="list-style-type: none"> • Private Lift Lobby • Private Lift
Communal facilities	
Landscaping	<ul style="list-style-type: none"> • Forest Playground • Stargaze Deck • Aroma Garden • Rain Soundscape • The Meadows • Family Lawn • Pebble Walk
Function Room	<ul style="list-style-type: none"> • Grand Function Room • Social Function Room
BBQ pit BBQ area Pavilion	<ul style="list-style-type: none"> • BBQ Pavillon 1 & 2 • Grill & Gather • The Dining Room • Gourmet Kitchen
Swimming pool, Jacuzzi	<ul style="list-style-type: none"> • Cascading Spa Pool • Heated Sky Pool • Infinity Lap Pool (50m) • 50m Stardust Pool • Relaxation Pool
Gym Tennis court Fitness Corner	<ul style="list-style-type: none"> • Outdoor Fitness • Tennis Court (recreational) • Wellness Lawn • Gymnasium • Yoga Room