

Master Plan

The Master Plan (MP) is the statutory land use plan which guides Singapore's development in the medium term over the next 10 to 15 years.

It is reviewed every five years and translates the broad long-term strategies of the Concept Plan into detailed plans to guide the development of land and property. The Master Plan shows the permissible land use and density for developments in Singapore.

The [Master Plan 2014](#) is driven by the vision of an inclusive, liveable, economically vibrant, and green home for Singaporeans.

Planning for Singapore's future

As a small city-state, the future remains our focus. Comprehensive and integrated planning allows Singapore to optimise its limited land to meet the needs of current and future generations. Comprehensive planning means that we take the long-term approach, holistically balancing the social, economic, and environmental considerations of urban development. Integrated planning means we work closely with both our partner government agencies and the public when we produce and review our Master Plans.



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The [Master Plan 2014](#) is driven by the vision of an inclusive, liveable, economically vibrant, and green home for Singaporeans. We work to ensure that sufficient land is available for a whole range of land uses, and especially for critical needs such as housing, schools, and jobs centres. We also plan for a quality living environment - with amenities for all ages, where jobs come closer to our homes, and for healthy spaces with active communities.

The vision for Master Plan 2014 can be seen across six key focuses:

1. [Housing](#)
2. [Economy](#)
3. [Transport](#)
4. [Recreation](#)
5. [Identity](#)
6. [Public Spaces](#)



Regional Highlights

- [Central Area](#)
- [Central Region](#)
- [North Region](#)
- [North East Region](#)
- [East Region](#)
- [West Region](#)



Amendments to Master Plan

The Master Plan may be amended from time to time. Please use the following links to view the proposed and approved amendments to the Master Plan and the Master Plan with approved amendments incorporated.

[List of Gazetted Approved Amendments to Master Plan 2014](#)

[List of Gazetted Proposed Amendments to Master Plan 2014](#)

Control Plans

The Master Plan is supported by Special and Detailed Control Plans (SDCP). SDCP are development control plans, which include Parks and Waterbodies, Landed Housing Areas, Street Block, Envelop Control, Building Height and Urban Design plans, published by the competent authority.

SDCP are not gazetted under the law. They provide guidelines and controls for specific areas of development. URA uses these guidelines and controls in processing development applications. These plans are subject to revision from time to time as the competent authority deems expedient or necessary.

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Parks and Water Bodies Plan

The Parks and Waterbodies Plan reflects the existing and proposed green spaces and waterbodies. These include parks, open spaces, interim greens, park connectors, promenades, nature reserves, nature areas and waterbodies.

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Landed Housing Areas Plan

The Landed Housing Areas Plan is drawn up to help retain the character of landed housing estates. From the Landed Housing Areas Plan, you can find out the locations of these safeguarded estates and the type and storey height of housing that can be built in the estate.

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Activity Generating Uses Plan

Areas where activity-generating uses (such as shops and food outlets) are to be provided are depicted on the plan. The uses are to be located on the 1st storey and the basement level of developments along major pedestrian routes in the Central Area.

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Street Block Plan, Urban Design Area, Conservation Areas and Monuments Plan

This map guides the layout or form of development within identified development areas. The plan also highlights areas with special Urban Design guidelines and the locations of gazetted conservation areas and Monuments.

Previous Master Plans

The Master Plan (MP) is reviewed every five years and translates the broad long-term strategies of the Concept Plan into detailed plans to guide the development of land and property.

The Master Plan has evolved from being a plan which simply reflected preceding land use amendments to one which focuses on planning ahead for future developments. In particular, it was transformed to a more forward-looking planning document in the mid-1990s through the advent of the Development Guide Plans (DGPs), which set out detailed planning objectives at the local and regional levels that were aligned with the broader planning intentions of the Concept Plan.

The regular review and amendments to the Master Plan have factored in changes in local and global trends, and ensured that our plans remain relevant to address future challenges and meet the needs of

Related Master Plans

[Master Plan 2008](#)

[Master Plan 2003](#)

[Master Plan 1980](#)

[Master Plan 1958](#)