

Our Ref: eURA\Conservation Areas\Emerald Hill\Engagement

Date: XX XXX 2025

Email: Kelvin_Ang@ura.gov.sg

BY EMAIL

PRESIDENT
EMERALD HILL CONSERVATION ASSOCIATION
DR RICHARD HELFER

Dear Dr Helfer,

ADVISORY FOR ESTATE:

REMINDER ON TRADITIONAL PAINT SCHEME GUIDELINES IN EMERALD HILL

- 1 Recently we have had queries from the residents about the guidelines regarding the paint scheme for conserved buildings in the Estate. We also have heard from you and your committee that it would be helpful to provide an annual reminder on the guidelines in a simple, consolidated and printed format for property owners and residents of the Estate.
- 2 Therefore, we have prepared the following attached document which we hope will be useful for all property owners and tenants in the Estate. In parallel, we will also be making a mail drop of the content of this advisory to all the conserved units in the area and also posting them to the registered address of the owners towards the end of 2025.
- 3 We would appreciate if you could assist us by extending this letter and the attached information to the Association, residents and property owners of the Estate for their information please.
- 4 You may forward this document via email or print it out for distribution.
- 5 Should you or your residents have any further queries on works to their conserved buildings, do feel free to contact my colleague Ms Farah at Farah_Sheikh_Ismail@ura.gov.sg.

Yours faithfully



ANG KAH ENG, KELVIN
DIRECTOR
CONSERVATION MANAGEMENT DEPARTMENT
for GROUP DIRECTOR (CONSERVATION & URBAN DESIGN)
CONSERVATION & URBAN DESIGN GROUP

PROPOSED DISTRIBUTION LIST:

1. SINGAPORE INSTITUTE OF ARCHITECTS (SIA)
2. SOCIETY OF INTERIOR DESIGNERS SINGAPORE (SIDS)
3. THE SINGAPORE CONTRACTORS ASSOCIATION LIMITED (SCAL)
4. SINGAPORE PAINTS AND COATINGS ASSOCIATION (SPACA)

TRADITIONAL PAINT SCHEME GUIDELINES FOR PAINTING/ REPAINTING

1. In 2017, the URA Conservation Department, in consultation with homeowners and the Emerald Hill Conservation Association (EHCA), jointly developed and implemented the paint guidelines to provide guidance to home owners in the selection of paint colours for their buildings.
2. We also informed owners in writing that all owners (or agents) of the Conserved Properties in the Emerald Hill Conservation Area must submit and obtain URA's clearance for the proposed paint scheme via our free e-Service at: <https://www.ura.gov.sg/cmrWeb/>
3. A good number of owners have since come on board to repaint using the heritage scheme and it has added much to enhancing the charm of the Estate.
4. We would also like to highlight that building owners are responsible to ensure their buildings are well maintained, including being repainted when needed. With the usual cycle of repainting, the heritage and ambience of the Estate, your neighbourhood, your home, is further enhanced.
5. We value owners' support to take good care of our built heritage to enhance the charm and history of this area. We append Annex B for the examples of good paint practices and Annexes C to E for a consolidated set of guidelines and application forms for your reference.

'DO-IT-RIGHT' GUIDE FOR OWNERS

6. To help owners and residents of conservation properties better manage their heritage homes, we have prepared a "Do-It-Right" guide for easy reference.
7. All repair, maintenance and restoration works require clearance from the URA before they can be carried out.
8. The guide can be downloaded via this link: <https://www.ura.gov.sg/Corporate/Guidelines/Conservation/Best-Practices>
9. The Conservation Guidelines for Residential Historic Districts can be found at <https://www.ura.gov.sg/Corporate/Guidelines/Conservation/Conservation-Guidelines/Part-2-Planning-Parameters-and-Restoration-Guidelines/Residential-Historic-Districts>
10. The property owner can also write in to URA at URA_Cons_Portal@ura.gov.sg to request for hard copies of the guide.

PENALTIES FOR NON-COMPLIANCE

11. We appreciate the cooperation of all homeowners and residents to abide by the applicable regulations to maintain the neighbourhood's heritage architecture and sense of community.
12. Please be aware that non-compliance with the prevailing regulations will attract enforcement action on the responsible parties (i.e. property owner and/or tenant).

EXAMPLES OF GOOD PAINT PRACTICES OF CONSERVED BUILDINGS AT EMERALD HILL CONSERVATION AREA



The base is a pastel colour from the approved colour range, with the architectural features highlighted in darker and lighter colours.



The granite corbels and brackets are not painted over.

TRADITIONAL PAINT SCHEME FOR ALL CONSERVED BUILDINGS AT EMERALD HILL CONSERVATION AREA

Step-By-Step Guide: To Building Colour Guidelines and Application Process

1. Traditional paint schemes and colours are to be used to recall the historic streetscape. The base colour of shophouses is to have a pastel hue from the approved colour range, which is available for viewing at the URA Center (45 Maxwell Road, 12th Storey, Singapore 069118).
2. You may also view helpful information on Emerald Hill Conservation Association (EHCA) website at <https://www.emeraldhillsg.org/>.
3. Please comply with the following requirements:
 - a. Painting over the entire facade, including the windows and decorative mouldings, in shades of black and/or white is not allowed as this hides the architectural details.
 - b. The use of bright neon colours is also not allowed as it is not compatible with the historical character of the shophouse.
 - c. Darker or lighter shades should be used to highlight selected features or decorative ornamentations. White can also be used.
 - d. The use of darker shades, except black, for windows, doors, and pintu pagar, is allowed.
 - e. Original painted frescos and cut-tile decorations where present are not to be removed or painted over.
 - f. Granite tiles, corbels and brackets are not to be painted over.
 - g. Glossy paints are not allowed for walls. Only metal or timber surfaces can be painted in glossy paint.
 - h. Exposed timber surfaces for windows, doors, and pintu pagar are allowed. However, please ensure that the timber surface is treated and maintained to prevent degradation.
 - i. Textured paint or the application of textured finishes are not allowed.
 - j. Murals and stickers are not allowed on the end gable or sidewalls.
4. The use of lime wash or its modern day equivalents e.g. mineral paint to retain the permeable and breathable quality of the wall finish, is strongly encouraged.

5. Proposed paint schemes that do not fall within the approved range of colours are unlikely to be approved. While an appeal can be made to reconsider the proposal, it should come with substantive historical research to justify the scheme. This will be reviewed together with the EHCA.
6. Before the next cycle is due for your property, owners must submit their proposals via URA's free e-Service under Category 3 Works at: <http://www.ura.gov.sg/cmrWeb/>
7. A physical sample paint card must also be given by hand or posted to us at:

The URA Centre
45 Maxwell Road, 12th Storey
Singapore 069118
Conservation Management Department

Permission must be obtained from URA prior to painting the conserved buildings.

8. Permission for the Category 3 Works when granted is valid for 6 months. The repainting works are to be completed within this validity period.
9. Any works carried out on conservation buildings without URA's permission will be subject to enforcement action.
10. For further enquiries, please write to us at: https://www.ura.gov.sg/feedbackWeb/contactus_feedback.jsp