



Pulau Ubin

Guidelines for Kampung Houses

Why are design guidelines for houses on Ubin important?

1

To maintain the **unique and rustic identity** of Ubin kampungs

To recognise the heritage value of the **unique building features** on Ubin

2

3

Should be **flexible** enough to suit Ubin residents and building users

Building types in Ubin



Single-storey kampung house



Single-storey shophouses



Places of Worship



Double-storey kampung house



Double-storey shophouses



Places of Interest

The Process for Ubin



All kampung buildings will need to comply with the general design guidelines.

Assessment of proposals and approval of design will first be granted by the National Parks Board, who would then advise if onward submission to relevant authorities is necessary.

Typical Kampung Buildings

Key Features of Ubin Shophouses (Examples)

1 to 2 storeys,
low height

Neutral façade
colours



Metal roof supported by wooden beams

Ceiling vent with metal grille

Double-leaf door

Double-leaf window

Double-leaf gate

Key Features of Chinese Houses (Examples)

1 to 2 storeys,
low height

Neutral façade colours

Pitched roof form

Ceiling vent

Separate toilet / shed



House No. 184J
Front View

Double-leaf window

Double-leaf door

Concrete flooring

Painted timber or brick wall

Kitchen extension

Key Features of Malay Houses (Examples)

Metal roof supported by wooden beams

Double-leaf door for main house

Double-leaf window

Half height wooden railings

Timber half-gate for front porch (anjung)



House No. 760D
View at Anjung



Partially elevated house



Concrete stairs

General Design Guidelines (Required)

Part of Building	Requirement
Height	No increase/ change from existing
Form (e.g. standalone building, terraced building)	
Roof form and pitch	
Building Footprint	

General Design Guidelines (Encouraged)

Part of Building	Requirement
Other Architectural Features	To keep in line with intention of original design.
Building Materials	Any replacements should be made with same or similar materials
External Façade Colour	Pastel or neutral colours “Landscape” palette (e.g. natural browns, greens, blues)

Roof



Cement Roof Tiles



Corrugated metal sheets (Zinc)

Suggested Building Materials

Walls



Timber board



**Corrugated
metal sheets**



Cement Plaster wall



**Brick wall with
cement plaster finish**

Suggested Building Materials

Windows



Timber frame and timber louvered/panel windows/ timber stile and rail



Mild steel framed glass casement windows or with glass/metal louvres

Doors



Timber doors