AUTO GATES

Auto Gate Installation in Singapore: Do You Need Approval?

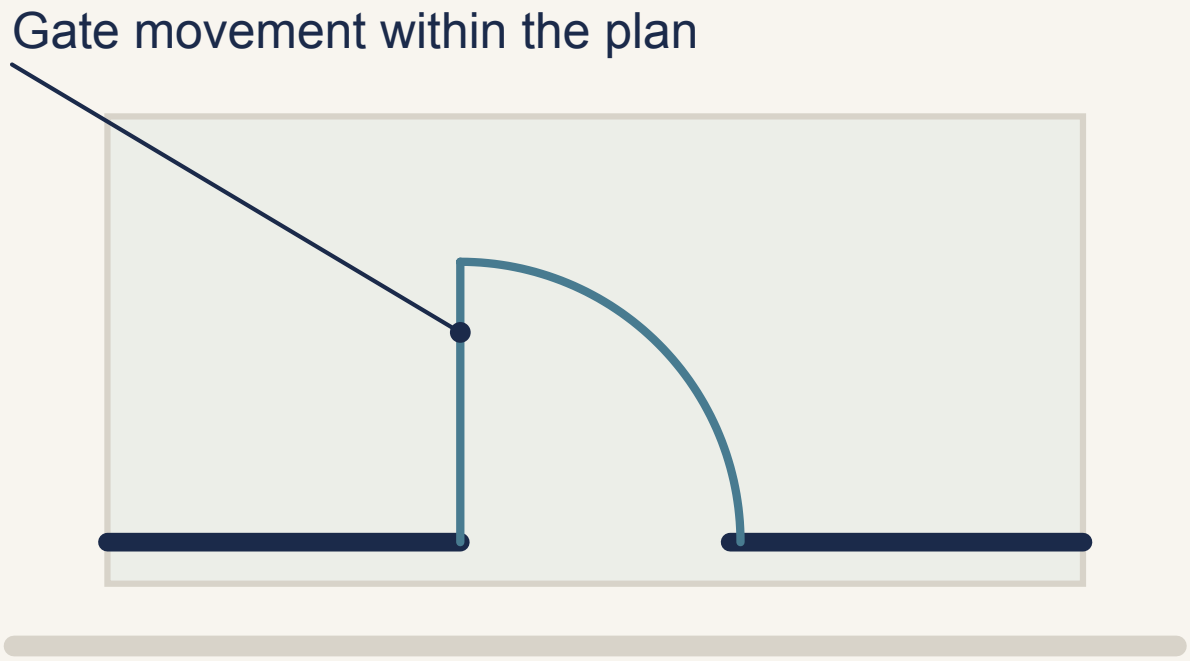
By DirectHome Team Updated 15 September 2026 7 min read Explore our auto gates service ↗

Before ordering an auto gate, check both the gate work and any changes to the driveway or boundary. A simple replacement and a project involving supporting walls or road access may raise different approval questions. Your installer should identify which checks apply to your property before you commit to fabrication.

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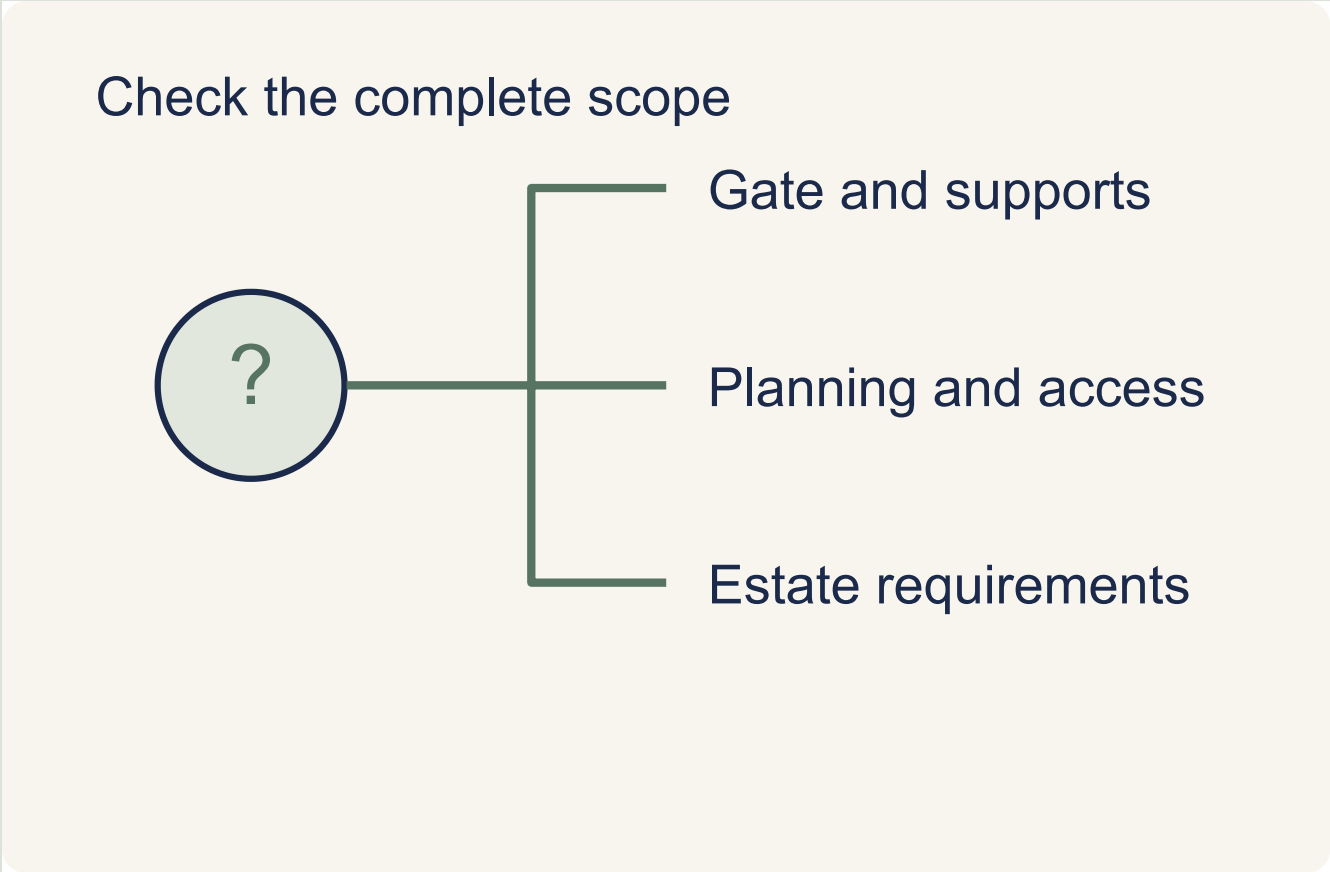


Review the boundary and movement



Show the opening, supports and full movement beside the boundary and public approach before reviewing the proposed work.

The Short Answer

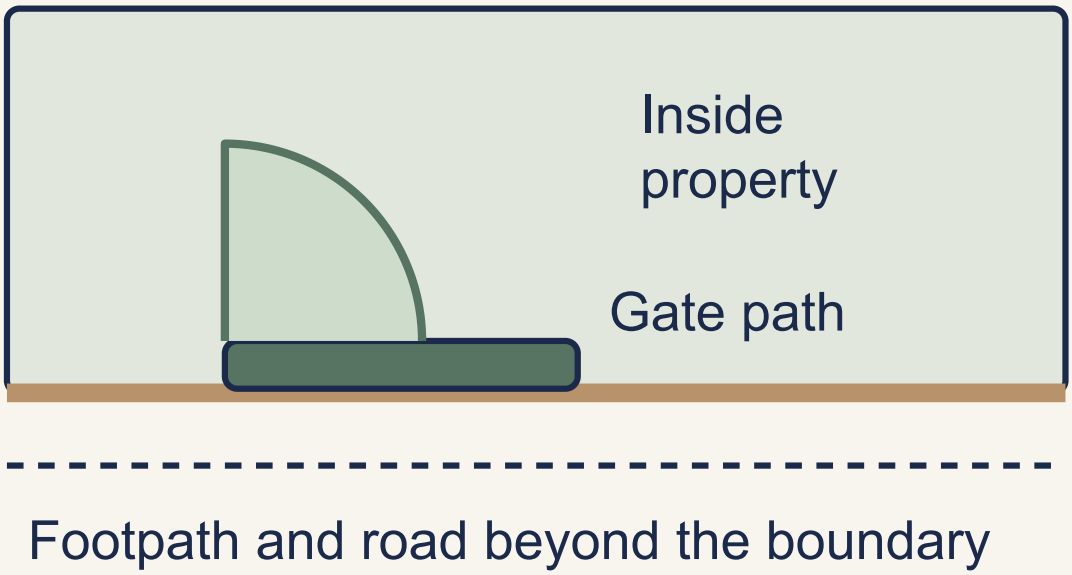


Gate and support work, planning and road access, and estate requirements remain separate scope checks.

A qualifying non-load-bearing boundary gate is exempt from BCA plan submission under paragraph 1(c) of the First Schedule to the Building Control Regulations. That is the relevant building-work exemption; fitting a motor is not itself proof that the whole project is exempt. Check any associated walls, supports or other building works as part of the scope.

URA planning permission, LTA road-access requirements and MCST consent are separate checks. Before fabrication, establish what is being replaced, whether the access point changes, and which exemption or approval applies to the actual design. BCA advises owners to consult a Qualified Person, such as a registered architect or Professional Engineer, on required clearances.

Gate Position, the Boundary and Road Access



The site drawing should locate the inward gate path within the property and show the footpath and road beyond it.

Check the proposed gate against the approved site plan and road boundary before moving it. Mark the opening, posts, swing or slide path, footpath, drain and driveway on the drawing. LTA's landed-house access guide says both pedestrian and vehicular gates must not swing outwards. A gate that appears to fit the plot can still create an access or visibility problem.

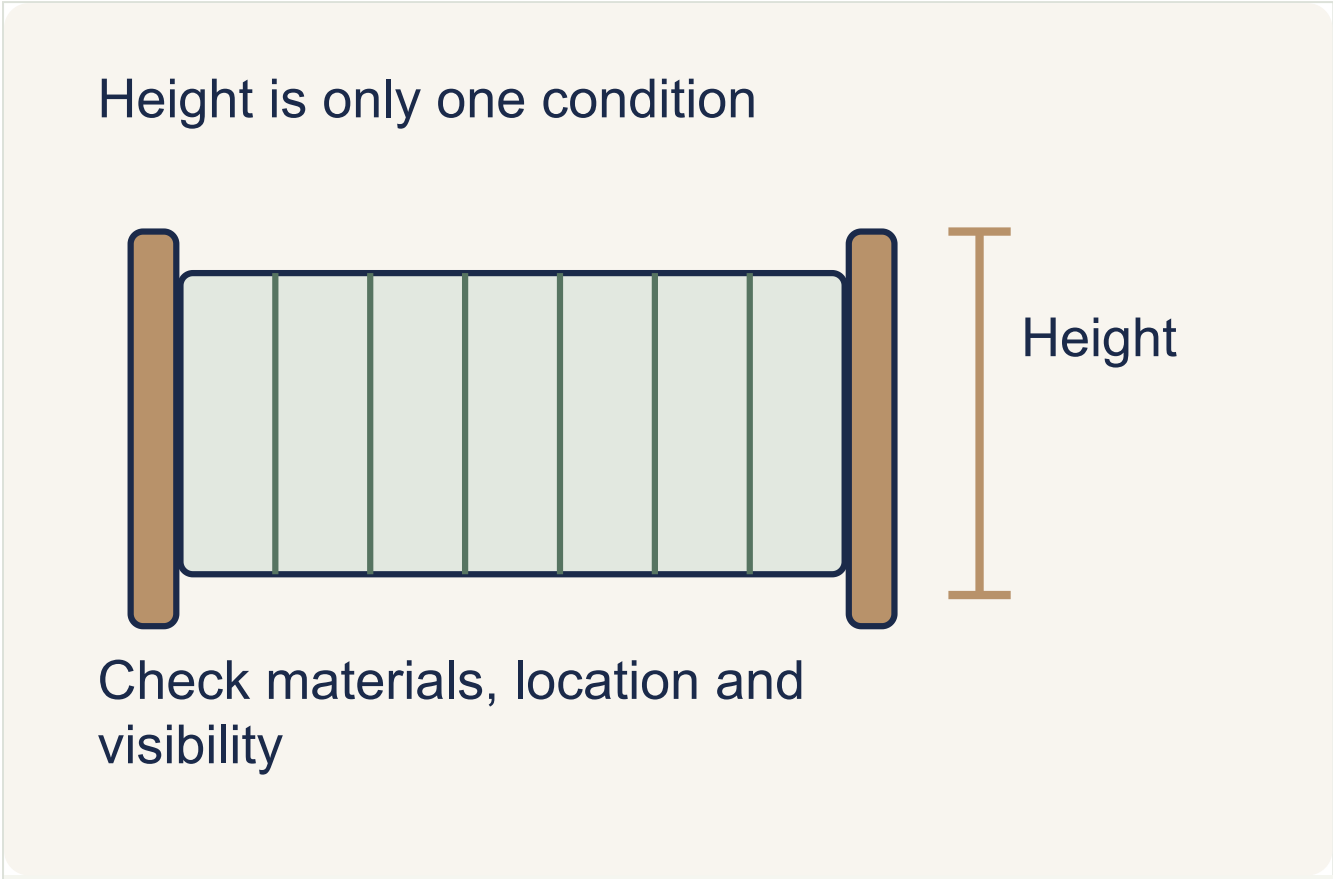
Creating, relocating or widening a vehicle access is more than a gate replacement. LTA's street-works code lists new access points and relocation or widening of existing ones among proposals requiring clearance, subject to the applicable exemptions. Ask the QP to check the full access proposal before changing the crossing, kerb or entrance layout.

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Why 1.8m Is Not a Universal Approval Rule

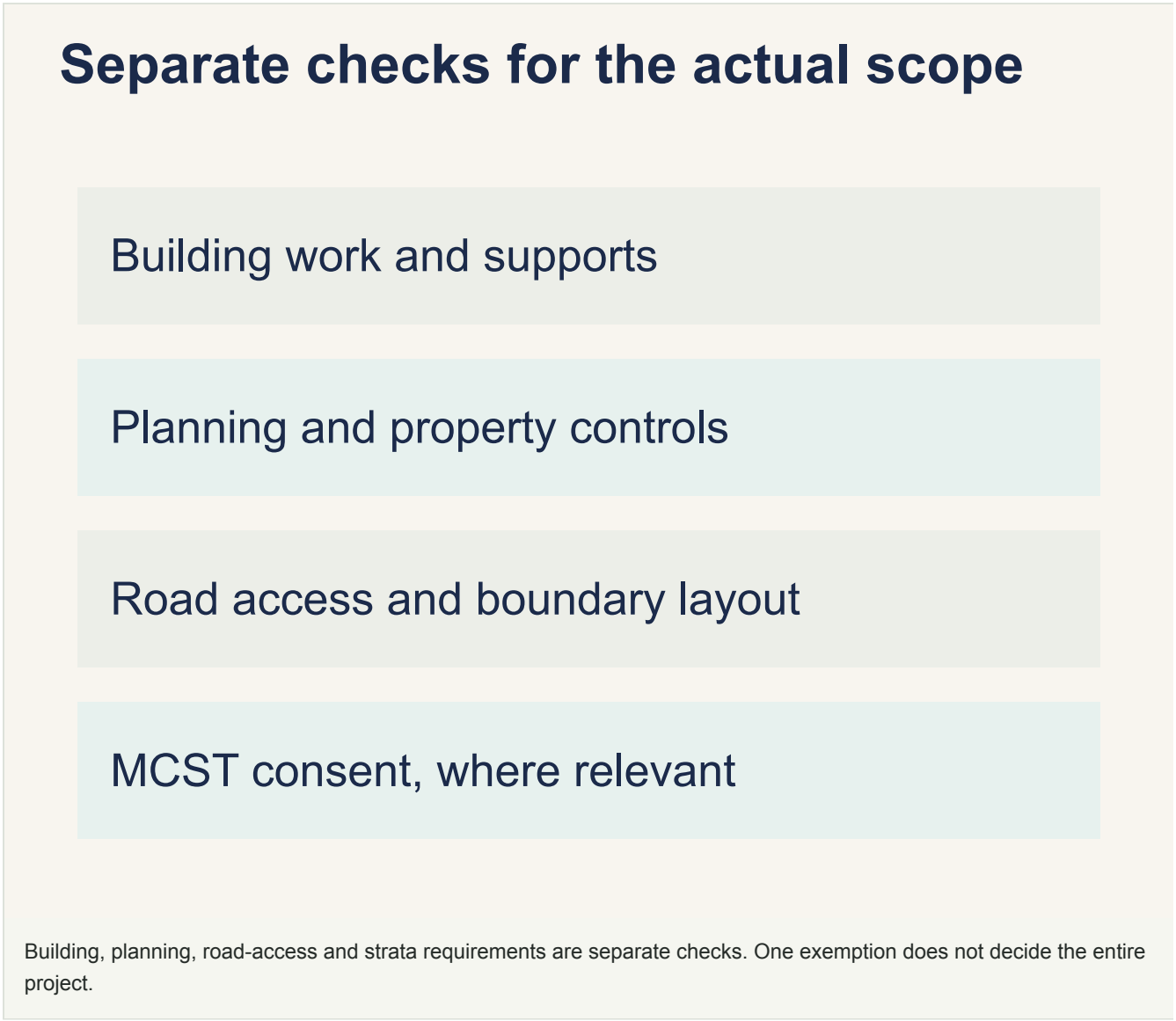


A height measurement alone cannot establish whether the actual gate and property meet an exemption.

URA's perimeter-enclosure exemption specifies a maximum height of 1.8 metres and construction in brick, stone, granite or similar material bound with mortar or another binding material. It separately lists minor posts and pillars. The construction must not obstruct road users' views, including near bends, corners and junctions. Height alone therefore cannot establish that every metal gate design is exempt.

The exemption list also excludes national monuments, conservation buildings and specified areas, including conservation, envelope-control, central, urban-design, street-block-plan and other planning-study areas. Check the property's planning controls and the complete exemption wording. A 1.8-metre measurement is not a substitute for that check.

When to Resolve Approval Before Ordering

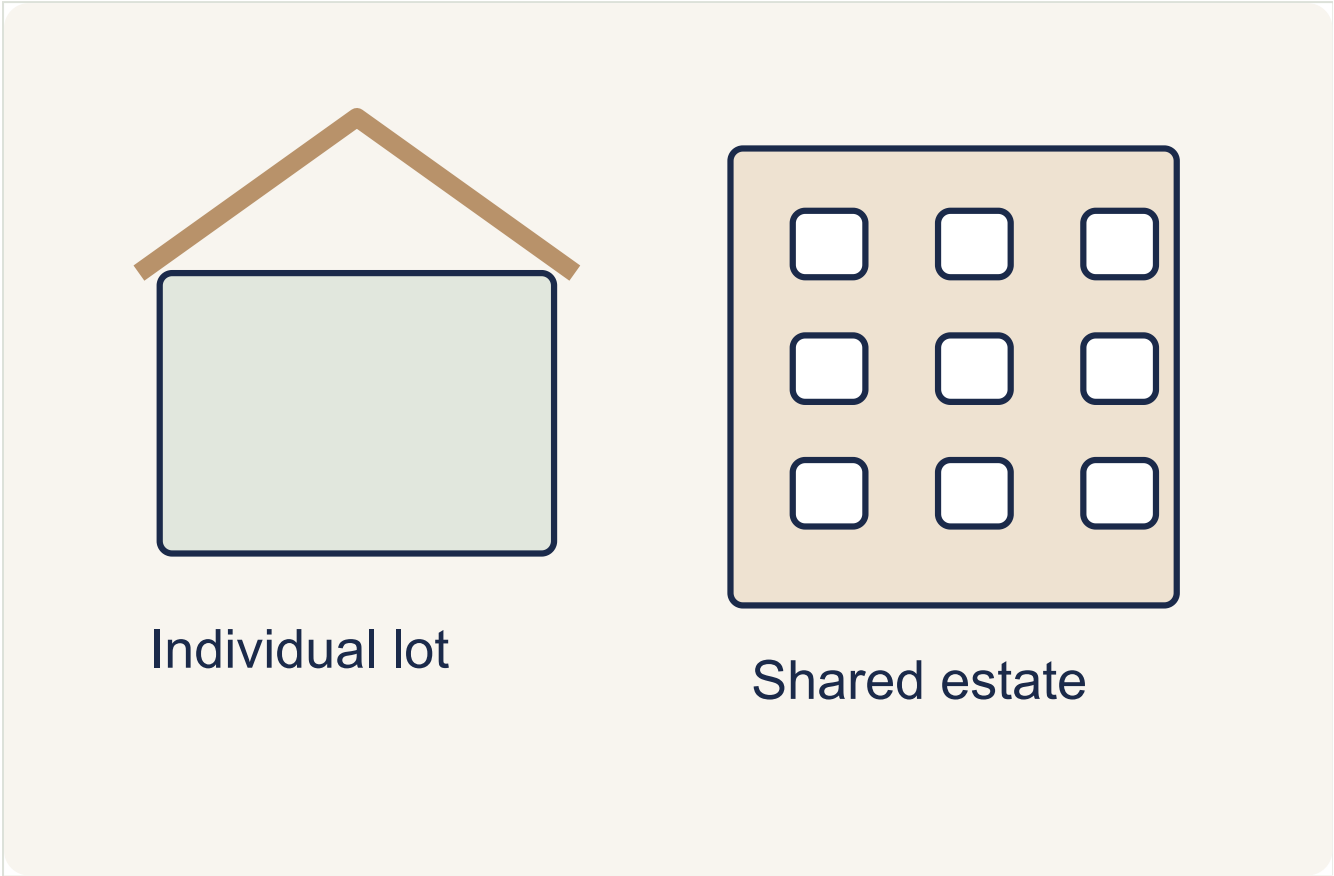


Building, planning, road-access and strata requirements are separate checks. One exemption does not decide the entire project.

Resolve the approval route before fabrication if the design changes the access point, adds associated structural work, may obstruct road visibility, or is in an area excluded from URA's general exemption list. A new minor post is not automatically a URA application: its own exemption and conditions must be checked.

A replacement in the same position or a motor retrofit may be straightforward, but neither description guarantees exemption for every part of the job. Ask for the proposed scope and applicable BCA, URA, LTA and MCST checks in writing. If the installer cannot identify the basis for proceeding, have a QP review it before you authorise fabrication.

Strata-Title and Cluster Homes

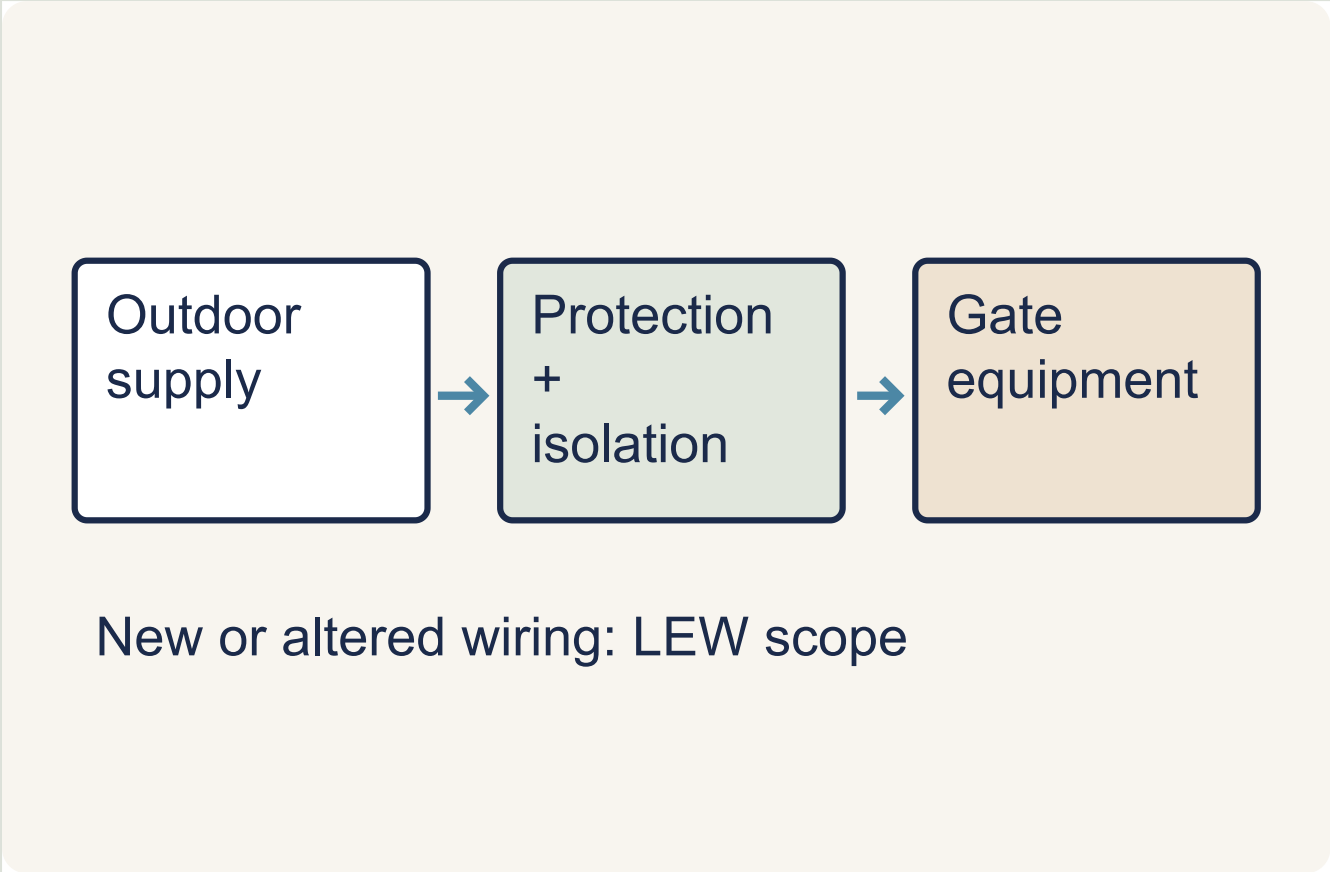


Strata and cluster homes can involve shared-property and estate requirements beyond the individual entrance.

For a cluster home, townhouse or strata-landed property, check the development's by-laws and whether the gate or adjoining works affect common property or external appearance. Obtain any required MCST consent before installation. URA and BCA exemptions do not override these separate requirements.

Submit the design and work scope to the managing agent early, including the motor, posts, cabling and any wall alterations. Keep the written response with the quote so everyone is working from the same approved scope.

Electrical Work Compliance



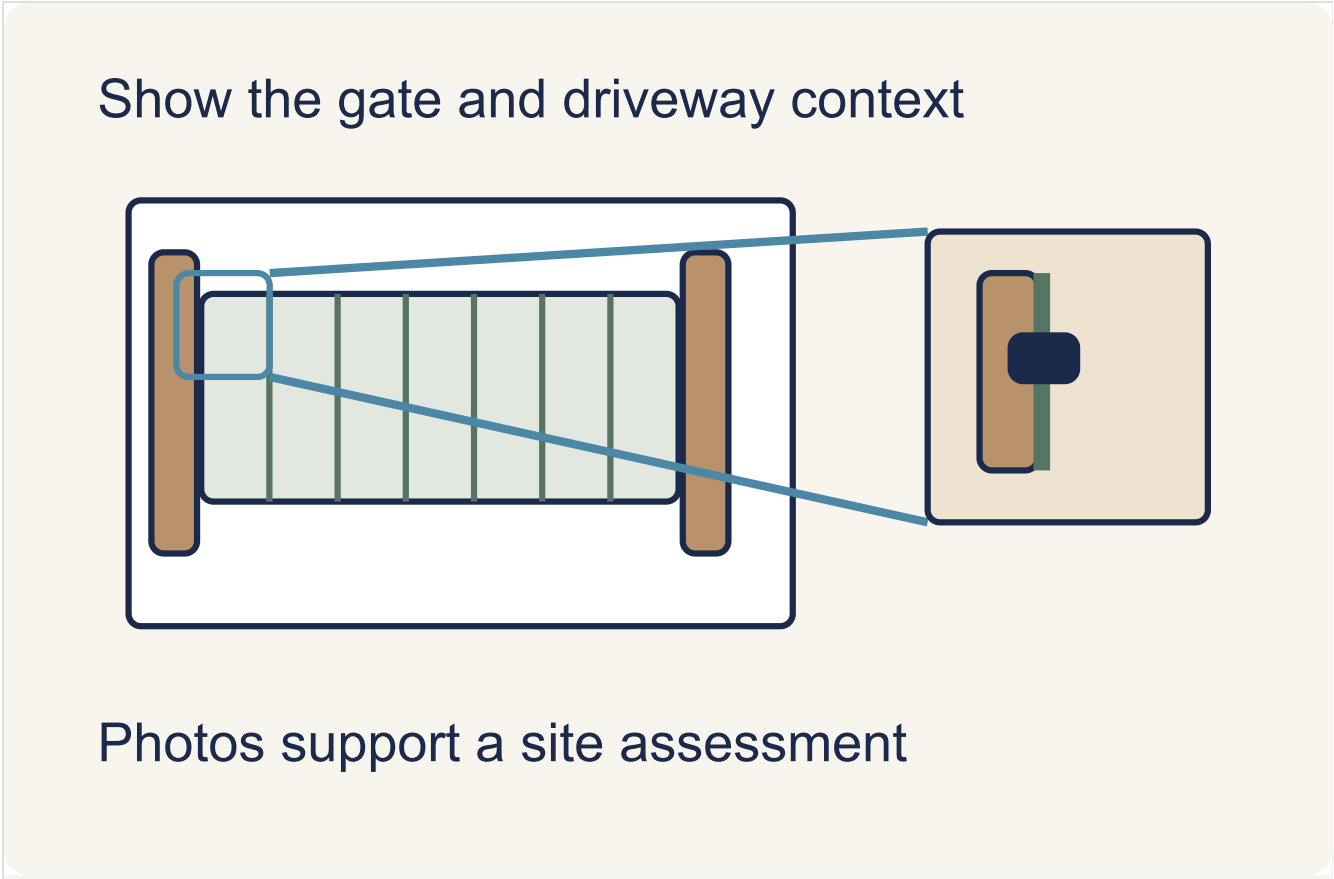
New or altered electrical work needs the appropriate LEW scope for the outdoor supply and gate equipment.

If the gate installation involves new wiring, altered wiring or a new power point, engage a Licensed Electrical Worker (LEW). EMA says this work should be carried out or supervised by an LEW. Check the licence and confirm who is responsible for the electrical work in the quote.

Have the LEW assess the outdoor supply, isolation, protective devices and weather protection for the actual site and motor. An existing power connection does not establish that the proposed installation is suitable; request the electrical scope and testing arrangements before handover.

> Include boundary and approval checks in the wider installation plan. Auto Gate Installation Guide for Landed Properties →

How DirectHome Handles It



Context photographs help a site assessment relate the gate to its posts, driveway and proposed changes.

Send us photos of the gate, both posts and the driveway approach, with the address, approximate dimensions and any planned change to the opening. Include the existing approved plan or MCST requirements if you have them. That gives the site assessment a useful starting point.

We can help define the installation scope and identify questions for the contractor or QP to resolve before you commit. A photo or preliminary quote cannot establish planning or building-work exemption for your property; get the required decisions and permissions settled before fabrication.

Frequently asked questions

Do I need a BCA permit to install an auto gate in Singapore?

A non-load-bearing boundary gate can qualify for the BCA plan-submission exemption in First Schedule paragraph 1(c). Check any associated building works separately. This does not settle URA planning permission, LTA access requirements or MCST consent; the whole installation scope needs to be assessed.

When does an auto gate need URA approval?

It depends on the site's planning controls and whether the proposed works meet the applicable exemption. Check the location, enclosure materials and road visibility, as well as changes to the approved access. URA lists minor posts and pillars separately, so a new post is not automatically an application. Ask a QP to resolve an uncertain scope before ordering.

How tall can my gate be without planning permission?

There is no universal height-only answer. URA's perimeter-enclosure entry combines a 1.8-metre limit with material and road-view conditions, and its list has location exclusions. Confirm that the actual gate design and property qualify instead of assuming every gate under 1.8 metres is exempt.

Do cluster or strata-landed homes need approval for an auto gate?

Check the development's by-laws, common-property boundaries and alteration requirements with the managing agent. Obtain any required MCST consent before fabrication or installation. A BCA or URA exemption does not replace that consent.

Who can do the electrical work for an auto gate motor?

New or altered wiring and power-point work should be carried out or supervised by a Licensed Electrical Worker. Verify the licence and have the LEW assess the supply, protection and testing needed for the site and motor. Confirm that scope in the installation quote.

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