

Planning (Changes in Use — Lodgment Authorisation) Notification

Table of Contents

1 Citation

2 Definitions

3 Authorisation of change in use

4 Conditions of authorisation

4A Expiry of authorisation

5 Authorisation to cease to apply

5A Authorisation not to apply

6 Saving

THE SCHEDULE Purposes and uses in relation to relevant premises

THE SCHEDULE Repealed

THE SCHEDULE Repealed

THE SCHEDULE Repealed

THE SCHEDULE Repealed

THE SCHEDULE Repealed

Legislative History

PLANNING ACT
(CHAPTER 232, SECTION 21(6))

PLANNING (CHANGES IN USE — LODGMENT AUTHORISATION)
NOTIFICATION

N 5

G.N. No. S 382/2002

REVISED EDITION 2004

(29th February 2004)

[1st August 2002]

Citation

1. This Notification may be cited as the Planning (Changes in Use — Lodgment Authorisation) Notification.

Definitions

2. In this Notification, unless the context otherwise requires —

[Deleted by S 404/2020 wef 01/06/2020]

“approved”, in relation to any land use, means approved under any written permission (other than written permission granted for a specified period not exceeding 10 years);

[S 404/2020 wef 01/06/2020]

“bar” or “pub” has the meaning given by the Planning (Use Classes) Rules (R 2);

[S 404/2020 wef 01/06/2020]

“conserved building” has the meaning given by the Planning (Fees) Rules 2014 (G.N. No. S 537/2014);

[S 404/2020 wef 01/06/2020]

“designated building” means any building where any part of the building is specified to be used only for activity generating uses in the urban design guidelines and plans published by the competent authority pursuant to the provisions of the written statement of the Master Plan;

[S 404/2020 wef 01/06/2020]

“floor area” has the same meaning as in the Planning (Development Charges) Rules (R 5);

“historic conservation area” has the meaning given by the Planning (Fees) Rules

2014;

[S 404/2020 wef 01/06/2020]

[Deleted by S 83/2011 wef 23/02/2011]

“JTC” means the Jurong Town Corporation established under the Jurong Town Corporation Act (Cap. 150);

“laundromat” means a building where washing machines and drying machines are provided for use on a self-service basis;

[S 404/2020 wef 01/06/2020]

“massage establishment” has the meaning given by the Planning (Use Classes) Rules;

[S 404/2020 wef 01/06/2020]

“monument” has the meaning given by the Planning (Fees) Rules 2014;

[S 404/2020 wef 01/06/2020]

“non-designated building” means any building that is not a designated building;

[S 404/2020 wef 01/06/2020]

“pedestrian link” means any underground or second or upper storey pedestrian mall or link that is part of a building and connects that building to another building or to a public facility or street;

[S 404/2020 wef 01/06/2020]

“People’s Association” means the People’s Association established under the People’s Association Act (Cap. 227);

“relevant date”, in relation to an authorisation under paragraph 3, means the date of lodgment of the plans and documents specified in paragraph 4(1)(k), relating to the authorisation, with the competent authority;

[S 66/2015 wef 11/02/2015]

“shophouse” means a 1, 2, 3, 4, 5 or 6-storey terraced building that abuts a five-footway and is approved for commercial use or commercial and residential use;

[S 404/2020 wef 01/06/2020]

“showroom” has the meaning given by the Planning (Use Classes) Rules;

[S 404/2020 wef 01/06/2020]

“Use Class” means any Use Class as described in the Schedule to the Planning (Use Classes) Rules (R 2).

Authorisation of change in use

3. Subject to paragraphs 4, 4A, 5 and 5A and any other written law, any change in use of any part of a building specified in the first column of the First Schedule (referred to in this Notification as the relevant premises) to any purpose in any Use Class or to any use

specified in the second column thereof, in relation to that building, is hereby authorised.

[S 83/2011 wef 23/02/2011]

[S 66/2015 wef 11/02/2015]

[S 83/2011 wef 23/02/2011]

[S 66/2015 wef 11/02/2015]

[S 404/2020 wef 01/06/2020]

Conditions of authorisation

4.—(1) The authorisation under paragraph 3 shall apply only if —

(a) the change in use of the relevant premises does not result in an increase in the floor area of the building;

(aa) the change in use is not in relation to the whole of the building;

[S 404/2020 wef 01/06/2020]

(b) where the relevant premises are specified in the first column of items 1 to 6 in the First Schedule, the floor area of the relevant premises is approved or authorised under the Act to be used for —

(i) a commercial use or purpose; or

(ii) any purpose in any Use Class or any use specified in the second column of items 1 to 6 in the First Schedule in relation to the relevant premises;

[S 83/2011 wef 23/02/2011]

[S 404/2020 wef 01/06/2020]

(c) where the relevant premises are specified in the first column of item 7 in the First Schedule, the floor area of the relevant premises is approved or authorised under the Act to be used for —

(i) any purpose in Use Classes XII and XIII; or

(ii) any purpose in any Use Class or any use specified in the second column of item 7 in the First Schedule;

[S 404/2020 wef 01/06/2020]

(d) no part of the relevant premises comprises works that are unauthorised under the Act;

(e) the relevant premises are not located within the car park of the building (including the ancillary areas of the car park), an approved covered or open walkway, a walkway within a pedestrian link, a public plaza or any other areas approved or authorised under the Act for public use;

(f) any approval required from any other relevant authority for the change in use of the relevant premises has been obtained prior to making the change in use of the relevant premises;

- (g) in the case of any building set out in the first column of item 6 of the First Schedule that is sold or leased by JTC, the prior written approval of the JTC has been obtained for the change in use of the relevant premises prior to the lodgment of the plans and other documents under sub-paragraph (k);
[S 404/2020 wef 01/06/2020]
- (h) the change in use and use of the relevant premises do not create any nuisance, annoyance or inconvenience to the amenities of the building and of the surrounding locality;
[S 66/2015 wef 11/02/2015]
- (i) *[Deleted by S 404/2020 wef 01/06/2020]*
- (ia) in the case of any building set out in the first column of item 7 of the First Schedule —
- (i) where the person making the lodgment is not the People's Association, the prior written approval of the People's Association has been obtained for the change in use of the relevant premises prior to the lodgment of the plans and other documents under sub-paragraph (k); and
 - (ii) the total floor area of the part or parts of the building used for any of the purposes in any Use Class or any use specified in the second column of item 7 in the First Schedule does not exceed 20% of the total floor area of the building at the time of the lodgment of the plans and other documents under sub-paragraph (k);
[S 404/2020 wef 01/06/2020]
[S 404/2020 wef 01/06/2020]
- (ib) in the case of any building set out in the first column of item 1 or 2 of the First Schedule where any part of the building is authorised or approved for residential use, the relevant premises are within a part of the building (such as a podium) that is —
- (i) not authorised or approved for residential use; and
 - (ii) segregated from any other part of the building that is authorised or approved for residential use;
[S 404/2020 wef 01/06/2020]
- (j) in the case of any building set out in the first column of item 1, 2, 3, 4, 5 or 6 of the First Schedule, the floor area of the relevant premises, if currently authorised or approved under the Act for Use Class XII or XIII, was previously authorised or approved under the Act for commercial use;
[S 404/2020 wef 01/06/2020]