

Rapid Transit Systems (Development and Building Works in Railway Corridor and Railway Protection Zone) Regulations 2021

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No. S 712

**RAPID TRANSIT SYSTEMS ACT
(CHAPTER 263A)**

**RAPID TRANSIT SYSTEMS
(DEVELOPMENT AND BUILDING WORKS IN
RAILWAY CORRIDOR AND RAILWAY PROTECTION ZONE)
REGULATIONS 2021**

In exercise of the powers conferred by section 45 of the Rapid Transit Systems Act, the Land Transport Authority of Singapore, with the approval of the Minister for Transport, makes the following Regulations:

PART 1

PRELIMINARY

Citation and commencement

1. These Regulations are the Rapid Transit Systems (Development and Building Works in Railway Corridor and Railway Protection Zone) Regulations 2021 and come into operation on 27 September 2021.

Definitions

2. In these Regulations, unless the context otherwise requires —

“approved proposal”, in relation to any development or building works, means a development proposal or building proposal, as the case may be —

(a) that is approved by the Authority pursuant to an application under regulation 4 or 5, as may be amended with the approval of the Authority under regulation 6; and

(b) that has not ceased to be an approved proposal under regulation 7;

“building proposal” means a proposal to carry out building works within any railway corridor or railway protection zone;

“building works” has the meaning given by section 2(1) of the Building Control Act (Cap. 29);

“Commissioner of Building Control” means the Commissioner of Building Control appointed under section 3(1) of the Building Control Act;

“developer”, in relation to any development or building works, means the person for whom or on whose behalf the development or building works are carried out;

“development” has the meaning given by section 3 of the Planning Act (Cap. 232);

“development proposal” means a proposal to carry out any development within any railway corridor or railway protection zone;

“engineering plan”, in relation to any engineering works, means —

(a) an engineering evaluation report for the engineering works;

(b) a document containing any drawing, details, diagram, structural details or calculations showing or relating to the engineering works; or

(c) an instrumentation or a monitoring plan for all structures associated

with a rapid transit system that may be affected by the engineering works;

“engineering works” means any kind of construction work or activity relating to any development or building works that may affect the structural integrity of any structure associated with a rapid transit system or its safe and efficient operation and functioning, such as but not limited to —

- (a) building works;
- (b) any act of excavating earth, rock or other material (by whatever means) in connection with —
 - (i) any work for or relating to the construction, reconstruction, extension, renovation, alteration, demolition or repair of any building, structure, road, railway, bridge, viaduct, flyover, drain or sewer;
 - (ii) any work for or relating to the laying, inspecting, repairing or renewing of any main, pipe, cable, fittings or other apparatus; or
 - (iii) any soil investigation works;
- (c) any act of boring, dredging, jacking, levelling, piling or tunnelling on or under any land or street by any mechanical means;
- (d) the driving or sinking of any earth rod, casing or tube into the ground;
- (e) the carrying out of earthworks and backfilling, or the shifting or pushing of earth or soil from one area to another, whether or not for the formation of a slope or an embankment; and
- (f) any storage or placement of large construction equipment, construction materials and stockpiling of earth or heavy objects;

“must-start window period”, in relation to any development or building works, means the period mentioned in regulation 8 during which the development or building works under a development must start;

“plan”, in relation to any development or building works, means a document containing any drawing, details, diagram, calculation, structural details or structural calculation showing or relating to the development or building works;

“provisional permission” has the meaning given by section 2 of the Planning Act;

“qualified person” has the meaning given by section 2(1) of the Building Control Act;

“railway corridor” means the part of the land or area that is within 40 metres from the outermost edge of any part of a railway area;

“railway protection zone” has the meaning given by regulation 2 of the Rapid Transit Systems (Railway Protection, Restricted Activities) Regulations (Rg 3);

“written permission” has the meaning given by section 2 of the Planning Act.

PART 2

DEVELOPMENT AND BUILDING WORKS

Obligations relating to development and building works

3.—(1) A person must not carry out, or permit or otherwise authorise the carrying out of, any development within a railway corridor or railway protection zone unless —

(a) the development —

(i) is supervised by a qualified person appointed under regulation 11(1)(a) or (b)(i) to supervise the development; and

(ii) is carried out in accordance with an approved proposal (including any amendment approved for the proposal) for the development; and

(b) a permit mentioned in regulation 10 has been granted for the engineering works involved in the development.

(2) If a development involves building works within a railway corridor or railway protection zone, a person must not carry out, or permit or otherwise authorise the carrying out of, the building works unless the building works are carried out in accordance with an approved proposal (including any amendment approved for the proposal) for the building works.

(3) A person shall be guilty of an offence if the person carries out, or permits or otherwise authorises the carrying out of —

(a) any development, knowing that or rashly or negligently failing to ascertain whether the carrying out of the development is in contravention of paragraph (1); or

(b) any building works, knowing that or rashly or negligently failing to