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PLANNING ACT (CHAPTER 232)

PLANNING (DEVELOPMENT OF LAND AUTHORISATION FOR APPLICABLE STATE PROPERTY) (AMENDMENT) NOTIFICATION 2017

In exercise of the powers conferred by section 21(6) of the Planning Act, the Minister for National Development makes the following Notification:

Citation and commencement

1. This Notification is the Planning (Development of Land Authorisation for Applicable State Property) (Amendment) Notification 2017 and comes into operation on 15 May 2017.

Amendment of paragraph 1

2. Paragraph 1 of the Planning (Development of Land Authorisation for Applicable State Property) Notification 2015 (G.N. No. S 411/2015) (called in this Notification the principal Notification) is amended by deleting the words “Applicable State Property” and substituting the words “Specified Property”.

Amendment of paragraph 2

3. Paragraph 2 of the principal Notification is amended —

- (a) by deleting the words “an applicable State property” in the definition of “addition and alteration works” and substituting the words “any specified property”;
- (b) by deleting the words “the applicable State property” in the definition of “addition and alteration works” and substituting the words “the specified property”;
- (c) by inserting, immediately after the definition of “applicable State property”, the following definition:

“ “applicable statutory board property” means any land or building owned by a statutory board for which the statutory board has granted a tenancy or licence but does not include excluded property;”; and

(d) by deleting the definition of “temporary structure” and substituting the following definitions:

“ “specified property” means any applicable State property or applicable statutory board property;

“statutory board” means a body corporate established by or under any public Act to perform or discharge a public function;

“temporary structure”, in relation to any specified property, means a structure that a Collector of Land Revenue or the statutory board that owns that property, as the case may be, allows to be erected on the specified property only for a limited period of time under the tenancy or licence.”.

Deletion and substitution of paragraph 3

4. Paragraph 3 of the principal Notification is deleted and the following paragraph substituted therefor:

“Authorisation for specified property

3.—(1) Subject to paragraphs 4(1) and 5 and any other written law —

- (a) the making of any material change in the use of any applicable State property to any of the uses set out in the First or Second Schedule; or
- (b) the carrying out of any addition and alteration works on any applicable State property that is, or is to be, used for any of the uses set out in the First or Second Schedule,

is authorised under section 21(6) of the Act.

(2) Subject to paragraphs 4(2) and 5 and any other written law —

- (a) the making of any material change in the use of any applicable statutory board property to any of the uses set out in the Second Schedule; or
- (b) the carrying out of any addition and alteration works on any applicable statutory board property that is, or is to be, used for any of the uses set out in the Second Schedule,

is authorised under section 21(6) of the Act.”.

Amendment of paragraph 4

5. Paragraph 4 of the principal Notification is amended —

- (a) by deleting the words “Paragraph 3” and substituting the words “Paragraph 3(1)”;
- (b) by deleting sub-paragraph (d) and substituting the following sub-paragraphs:

“(d) where addition and alteration works are carried out on the applicable State property, all such works must comply with all relevant planning guidelines, including guidelines on building setback, site coverage and building height, issued by the competent authority;

(da) where addition and alteration works are carried out on applicable State property that is, or is to be, used for any of the uses set out in the First Schedule, the addition and alteration works must not result in an increase in floor area exceeding 10% of the total existing floor area of the applicable State property, or in the case of vacant land, 10% of the existing land area of the applicable State property;” and