

## **Planning (Fees) (Amendment No. 2) Rules 2005**

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**No. S 491**

### **PLANNING ACT (CHAPTER 232)**

### **PLANNING (FEES) (AMENDMENT NO. 2) RULES 2005**

In exercise of the powers conferred by section 61(2) of the Planning Act, the Minister for National Development hereby makes the following Rules:

#### **Citation and commencement**

**1.—(1)** These Rules may be cited as the Planning (Fees) (Amendment No. 2) Rules

2005 and shall, with the exception of rules 2(f) and 6(e) and (h), come into operation on 1st August 2005.

(2) Rules 2(f) and 6(e) and (h) shall be deemed to have come into operation on 26th January 2004.

## **Amendment of rule 2**

2. Rule 2 of the Planning (Fees) Rules (R 7) (referred to in these Rules as the principal Rules) is amended —

- (a) by inserting, immediately after the definition of “application with multiple proposals”, the following definition:

“ “Broad Landuse Group” means a Broad Landuse Group set out in the Third Schedule, and a reference to a numbered Broad Landuse Group is a reference to a Broad Landuse Group so numbered in that Schedule;”;

- (b) by inserting, immediately after the definition of “floor area”, the following definitions:

“ “good class bungalow area” means an area specified by the competent authority, with the approval of the Minister, as a good class bungalow area for the development of detached houses only;

“highest fee amount proposal”, in relation to an application with multiple proposals, means the proposal for which the applicable fee in the second column of the First Schedule is the higher or highest fee applicable to the proposals;”;

- (c) by inserting, immediately after the definition of “land extensive developments”, the following definition:

“ “land intensive development” means a development which is not an extensive open area development, a land extensive development or a development for landed dwelling-houses, and which comprises wholly or mainly of built up areas;”;

- (d) by inserting, immediately after the definition of “landed dwelling-house”, the following definitions:

“ “minor works” means any works other than standard works for a restored building;

“monument” means any monument in respect of which there is in force a preservation order under the Preservation of Monuments Act (Cap. 239);”;

- (e) by deleting the full-stop at the end of the definition of “proposal amount” and substituting a semi-colon, and by inserting immediately thereafter the following definitions:

“ “restored building” means any existing building in a conservation area —

- (a) to which works have been carried out to restore the building in accordance with the requirements of the competent authority pursuant to a conservation permission granted under the Act; and
- (b) in respect of which the competent authority has given his clearance letter in relation to such works if such document is required by the Commissioner of Building Control in accordance with regulation 42(2)(g) of the Building Control Regulations 2003 (G.N. No. S 666/2003);

“standard works” means any item of works described in the Fourth Schedule for a restored building;

“unrestored building” means an existing building in a conservation area that is not a restored building.”;

- (f) by inserting, immediately after the definition of “standard works”, the following definition:

“ “strata landed dwelling-house” means a landed dwelling-house comprised in a development the strata subdivision of which is permitted under a written permission granted by the competent authority under section 14(4) of the Act or authorised by the Minister under section 21(6) of the Act;”;  
and

- (g) by renumbering the rule as paragraph (1) of that rule, and by inserting immediately thereafter the following paragraphs:

“(2) For the purpose of these Rules —

- (a) a use of land is permissible under a Broad Landuse Group if, in accordance with the Master Plan, it is a permissible use for any zoning under that Broad Landuse Group; and
- (b) a use of land is permissible under a zoning in a Broad Landuse Group if, in accordance with the Master Plan, it is a permissible use for that zoning under that Broad Landuse Group.

(3) In the definition of “highest fee amount proposal”, a reference to fee applicable to a proposal is a reference to the fee applicable to a proposal under the second column of the First Schedule.”.

### **Amendment of rule 3**

3. Rule 3 of the principal Rules is amended —

- (a) by deleting the words “first proposal” in paragraph (b)(i) and substituting the words “highest fee amount proposal”; and
- (b) by deleting the words “subsequent proposal” in paragraph (b)(ii) and substituting the words “proposal other than the highest fee amount proposal”.

### **Amendment of rule 4**

4. Rule 4 of the principal Rules is amended by deleting paragraphs (2), (3) and (4) and substituting the following paragraphs:

“(2) Where, after the grant of the outline permission and during the validity period of the outline permission, an application for planning permission or conservation permission is made under section 18(5) of the Act, the fee for such application shall be the appropriate fee specified in the second column of the First Schedule.

(3) The fee for an application for outline permission with multiple proposals shall be —

- (a) for the highest fee amount proposal, half of the appropriate fee specified in the second column of the First Schedule; and
- (b) for each proposal other than the highest fee amount proposal —
  - (i) in the case of item 9 (a) of the First Schedule, one-quarter

of the appropriate fee specified in the second column thereof; and

- (ii) in the case of items 1 to 8 and 14 of the First Schedule, three-eighths of the appropriate fees specified in the second column thereof.

(4) The fee for an application with multiple proposals for planning permission or conservation permission made under section 18(5) of the Act after the grant of outline permission shall be —

- (a) for the highest fee amount proposal, the appropriate fee specified in the second column of the First Schedule; and
- (b) for each proposal other than the highest fee amount proposal —
  - (i) in the case of item 9 (a) of the First Schedule, half of the appropriate fee specified in the second column thereof; and
  - (ii) in the case of items 1 to 8 and 14 of the First Schedule, three-quarters of the appropriate fees specified in the second column thereof.

(5) Paragraph (3) shall not apply to an application for outline permission referred to in paragraph (1)(a).

(6) Paragraph (4) shall not apply to an application for planning permission or conservation permission referred to in paragraph (2) where the outline permission is granted pursuant to an application specified in paragraph (1)(a).”.

#### **New rule 4A**

5. The principal Rules are amended by inserting, immediately after rule 4, the following rule:

#### **“Dominant use to determine Broad Landuse Group**

**4A.** Where in an application for a development mentioned in item 1B, 2 (c), 3(1)(b) or 4(b) of the First Schedule, the proposed use or approved use or, where applicable, the proposed and approved uses of the land to be developed is or are permissible under —

- (a) the zoning “White” within the Broad Landuse Group 1;
- (b) the zoning “Commercial & Residential” within the Broad Landuse