

Parking Places (Provision of Parking Places and Parking Spaces) Rules

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THE SCHEDULE Part I

Legislative History

PARKING PLACES ACT (CHAPTER 214, SECTION 8(1)(b))

PARKING PLACES (PROVISION OF PARKING PLACES AND PARKING SPACES) RULES

[1st September 1995]

Citation

1. These Rules may be cited as the Parking Places (Provision of Parking Places and Parking Spaces) Rules.

Definitions

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

“approval of the competent authority” means permission given by a competent authority to develop land and includes authorisation to develop land pursuant to the Planning (Development of Land Authorisation) Notification (Cap. 232, N 1);

“approved development” means a proposed development of land in relation to which written permission has been granted by a competent authority;

“competent authority” means any competent authority appointed under section 5 of the Planning Act (Cap. 232);

“develop” shall have the same meaning as in section 3 of the Planning Act;

“developer” means a person who obtains the approval of the competent authority;

“former competent authority” means the person appointed before 1st September 1995 under section 3 of the Planning Act as the competent authority for the operation of section 30(2)(e) of that Act and any rules made thereunder;

“qualified person” has the same meaning as in section 2(1) of the Building Control Act (Cap. 29);

“white site” means any land that is zoned as a white site in the Master Plan under the Planning Act.

Proposals and plans

3.—(1) Subject to paragraph (2), every developer shall, immediately upon obtaining the approval of the competent authority, lodge with the Authority, together with a declaration made by a qualified person in such form as the Authority may require, proposals and plans for the provision of parking places and parking spaces on the land to be developed or on such other place as the Authority may permit.

(2) In the case of the provision of indoor parking places and parking spaces in —

- (a) any development for residential use;
- (b) any development for commercial use; or
- (c) any development for both residential and commercial uses only,

the developer thereof shall, immediately upon obtaining the approval of the competent authority, submit an application to the Authority for the approval of the relevant proposals and plans.

(3) Where a proposal or plan for the provision of parking places and parking spaces has been lodged with the Authority under paragraph (1) or approved by the Authority under paragraph (2), the developer or owner of the land or place, or the person who maintains or operates the parking places and parking spaces concerned, shall not make any change or alteration to that proposal or plan or to the parking places and parking spaces without the prior approval of the Authority.

(4) In this rule, “indoor parking places and parking spaces” includes any elevated, basement or enclosed parking places or parking spaces.

Requirements for parking spaces

4.—(1) Subject to the directions of the Authority and to these Rules, where the proposed use of an approved development that is not situated on a white site falls within any of the categories specified in the first column of Part I of the Schedule, the number of parking spaces to be provided in respect of that approved development shall not be less than the appropriate number specified in the second column opposite thereto.

(1A) The Authority may, in its discretion, reduce the number of car parking spaces specified in paragraph (1) by up to 20% except where the proposed use of an approved development that is not situated on a white site falls within both the residential developments category specified in the first column of Part I of the Schedule and Zone 3 as described in Part VI of the Schedule.

(2) Where —

- (a) the proposed use of an approved development that is not situated on a white site does not fall within any of the categories specified in the first column of Part I of the Schedule; or
- (b) the approved development is situated within a white site,

the number of parking spaces to be provided in respect of that approved development shall be as specified by the Authority.

(3) Subject to paragraph (4), the minimum dimensions of every such parking space,

circulation aisle, access ramp and other details in design shall be in accordance with the requirements set out in Part II of the Schedule.

(4) Where the minimum dimensions of the parking spaces, circulation aisle, access ramps and other details in design as set out in Part II of the Schedule are in the opinion of the Authority not appropriate for the type of vehicles which are to be parked or intended to be parked in such parking spaces, the Authority may require dimensions and specifications other than those set out in Part II of the Schedule.

Waiver

5. The Authority may, in its discretion, waive any of its directions under, or the requirements of, rule 4(1) or (2) if —

- (a) the developer pays to the Authority, or secures to the satisfaction of the Authority the payment of, such sums of money as the Authority may charge in accordance with the rates set out in Part III of the Schedule; or
- (b) in the opinion of the Authority it would be unduly onerous or unreasonable for the developer to comply with the directions or requirements.

Refund of moneys paid under rule 5

6.—(1) Subject to paragraphs (2) and (3), the Authority shall refund to the registered owner for the time being of the land without any interest the whole or part thereof of any money already paid pursuant to rule 5 under any of the following circumstances:

- (a) if a proposal for any amendment, change, addition or alteration to the approved development is made to and approved by the competent authority —
 - (i) within the period for which the approval of the competent authority for such development is in force;
 - (ii) where there is more than one approval of the competent authority for such development, within the period for which the first approval of the competent authority granted therefor is in force; or
 - (iii) within such further period as the competent authority may allow in the circumstances of any particular case,and as a consequence thereof some or all of the parking spaces for which such money has been paid are no longer required to be provided; or
- (b) if a proposal for the provision of parking spaces, being parking spaces in respect of which such money has been paid, at a place other than at the

land comprised in the approved development is made to and approved by the Authority within any of the periods mentioned in sub-paragraph (a), and if the proposal is fully implemented and the parking spaces are maintained or operated in accordance with any written law and with the permission of the Authority within a period specified by the Authority.

(2) No refund shall be made under paragraph (1)(a) or (b) unless a claim for the refund is made to the Authority within the relevant period specified in paragraph (1)(a) or the period specified by the Authority in paragraph (1)(b), as the case may be.

(3) Except in such special circumstances as may be approved by the Minister, no refund of any money paid to the Authority pursuant to these Rules shall be made by the Authority unless it is made in accordance with this rule.

(4) Notwithstanding anything in these Rules, this rule shall apply to —

- (a) any money paid to the former competent authority under the revoked Planning (Provision of Car Parks) Rules (Cap. 232, R 4) before 1st September 1995; and
- (b) any money paid to the Urban Redevelopment Authority under the revoked Urban Redevelopment Authority (Provision of Car Parks) Regulations 1980 (G.N. No. S 119/80) before 1st September 1989.

Application

7. These Rules shall apply to all developments of land carried out or to be carried out by any statutory authority constituted or established by any written law.

Exemption

8.—(1) These Rules shall not apply to any development specified in Part IV of the Schedule except Jurong Island.

(2) Rule 5(a) shall not apply to any development application specified in Part V of the Schedule.

Fees

9.—(1) There shall be paid to the Authority the following fees in respect of any lodgment, or application for approval, of any proposal or plan under these Rules in respect of the following types of development:

- (a) erection of buildings, amendment to approved plans, addition and alteration to existing buildings, change of use to existing buildings or any other development of land — \$10 per 100 sq. m of gross floor area