

# **Planning (Development Charges) Rules**

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**PLANNING ACT  
(CHAPTER 232, SECTION 40)**

**PLANNING (DEVELOPMENT CHARGES) RULES**

**R 5**

**G.N. No. S 174/1998**

**REVISED EDITION 2007**

(1st October 2007)

[1st April 1998]

**Citation**

1. These Rules may be cited as the Planning (Development Charges) Rules.

**Definitions**

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

“appropriate geographical sector”, in relation to any land, means the geographical sector set out in the plans in the Second Schedule within which the land falls;

“business zone commercial use” means —

- (a) business zone related use;
- (b) business zone retail use; or
- (c) commercial use in any part of any industrial building, industrial retail building, warehouse or warehouse retail building, other than —
  - (i) type 2 e-business use;
  - (ii) showroom use;
  - (iii) commercial use of any floor area approved by the competent authority as part of the quantum for White use permissible under the zoning in the Master Plan for the development of land comprising the industrial building or warehouse,

and for which provisional permission has been granted or, where no such permission has been granted, planning permission or conservation permission has been granted, by the competent authority on or after 14th September 2005;

“business zone related use” has the same meaning as in the Planning (Use Classes) Rules (R 2);

“business zone retail” has the same meaning as in the Planning (Use Classes) Rules;

“commercial use” means the use of a building or any part thereof for any purpose specified under the heading “Purposes for which development is permitted or to be authorised” in Part I of the First Schedule in relation to Use Group A;

“equivalent plot ratio”, in relation to any area, means the numerical value obtained by multiplying the maximum density specified in the Master Plan in relation to that area by a factor of 0.0056;

“floor area” means —

- (a) the gross area of all covered floor space (whether within or outside a building and whether or not enclosed) measured between party walls including the thickness of external walls where there are such walls; and
- (b) the gross area of floor space in an open area used as a beer garden, drive-in, eating area or for other similar commercial purposes,

but excludes any covered area as specified by the Minister;

“hotel guest” means any person who is occupying a hotel room with the permission of the hotel;

“hotel-related use” means any of the following uses and facilities within a hotel:

- (a) administrative or ancillary office;
- (b) luggage room;
- (c) housekeeping room;
- (d) linen and laundry room;
- (e) staff changing room;
- (f) staff canteen;
- (g) executive private lounge for use by hotel guests only;
- (h) business centre for use by hotel guests only;
- (i) library for use by hotel guests only;
- (j) recreational facilities for use by hotel guests only; and
- (k) any other facilities —
  - (i) for the service of hotel guests only;
  - (ii) for use by hotel guests and staff only; or
  - (iii) that is approved by the competent authority as a hotel-related use;

“land” includes buildings and any estate or interest in or right over land;

“land area” means the area of a development site as calculated by the competent authority from any plan submitted under section 13 of the Act or section 10(4) of the repealed Planning Act (Cap. 232, 1990 Ed.);

“landed dwelling-house” means a detached house, semi-detached house, linked or terrace house or townhouse, whether or not comprised within a strata title plan registered under the Land Titles (Strata) Act (Cap. 158), that is or is to be used wholly or mainly for the purpose of human habitation;

“non-landed residential building” means a building other than a landed dwelling-house that is or is to be used wholly or mainly for the purpose of human habitation;

“rate” means the rate specified in Part II of the First Schedule;

“type 2 e-business” means the use of a building primarily for the purpose of —

- (a) conducting business or commercial activities; or
- (b) the sale or provision of goods or services, including consultancy services,

electronically using computers and computer software, but does not include the use of a building for the purpose of designing or developing computer software;

“Use Group” means a Use Group in Part I of the First Schedule;

“White use” means the use of a building or any part thereof for any purpose permitted by the competent authority under the White zone in accordance with the Master Plan;

“1958 Master Plan” means the Master Plan that was originally submitted to and approved by the Governor in Council on 5th August 1958 under the provisions of Part IV of the Singapore Improvement Ordinance (Cap. 259, 1955 Ed.);

“1982 Master Plan” means the 1958 Master Plan as amended under section 6(1) of the repealed Planning Act (Cap. 232, 1990 Ed.) prior to 24th April 1982.

### **Computation of Development Baseline**

3.—(1) For the purposes of determining the Development Baseline for any land, the following formulae shall, subject to these Rules, be applied:

- (a) the value of the development described in section 36(1)(a) of the Act shall be determined in accordance with the formula ( $C_1 \times D_1$ )

Where  $C_1$  is the floor area of the development of the land which may be permitted to be used for a purpose for which the land is zoned in the 1958 Master Plan; and

$D_1$  is the rate corresponding to both the appropriate geographical sector of the land and the Use Group within which that purpose falls;

- (b) the value of the development described in section 36(1)(b) of the Act shall be determined in accordance with the formula ( $C_2 \times D_2$ )