

Planning (Development of Land — Lodgment Authorisation) Notification

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PLANNING ACT (CHAPTER 232, SECTION 21(6))

PLANNING (DEVELOPMENT OF LAND — LODGMENT AUTHORISATION) NOTIFICATION

N 3

G.N. No. S 381/2002

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[1st August 2002]

Citation

1. This Notification may be cited as the Planning (Development of Land — Lodgment Authorisation) Notification.

Definitions

2. In this Notification, unless the context otherwise requires —

“floor area” has the same meaning as in the Planning (Development Charges) Rules (R 5);

“landed dwelling-house” means a dwelling-house of any of the following housing types but does not include a landed dwelling-house governed by the provisions of the Land Titles (Strata) Act (Cap. 158):

- (a) detached house;
- (b) linked house;
- (c) semi-detached house; or
- (d) terrace house;

“plot” means all of the one or more lots of land on which a single landed dwelling-house already exists, or existed but has been demolished, at the time the plans required by the competent authority are lodged under paragraph 4(1)(I);

“public road” means any road over which the public has a right of way;

“qualified person” means a person who is registered as an architect under the Architects Act (Cap. 12) or who is registered as a professional engineer under the Professional Engineers Act (Cap. 253).

Authorisation of operations involving development of land

3. Subject to paragraphs 4 and 5 and any other written law, the following operations involving the development of land within the plot of a landed dwelling-house are hereby authorised:

- (a) the addition, enlargement, alteration or improvement of the existing landed dwelling-house within the plot;
- (b) the demolition of the existing landed dwelling-house and the erection of a landed dwelling-house of the same housing type within the plot; or
- (c) where a landed dwelling-house existed on the plot but has been demolished, the erection of a landed dwelling-house of the same housing type within the plot.

Conditions of authorisation

4.—(1) The authorisation under paragraph 3 shall apply only if —

- (a) the plot is zoned “Residential” in the Master Plan;
- (b) the plot is located within the landed housing area delineated in any of the maps set out in the Schedule;
- (c) no part of the plot consists of State land;
- (d) the plot abuts a public road;
- (e) the operations will result in a landed dwelling-house of the same housing type as the existing or demolished landed dwelling-house, as the case may be;
- (f) earthfill works on the plot, if any, will not change the existing level of the plot by more than one metre and will not cause the level of any part of the plot to exceed the level of abutting land by more than one metre;
- (g) the operations comply with all the relevant planning guidelines, including guidelines on building setback, site coverage, housing type and building height issued by the competent authority;
- (h) the operations will result in a landed dwelling-house which stands on every lot within the plot;
- (i) not more than one landed dwelling-house will exist on the plot when the operations are completed;
- (j) no part of the existing landed dwelling-house comprises works that are unauthorised under the Act;
- (k) a declaration is made by the qualified person for the operations in such form as the competent authority may require that —
 - (i) sub-paragraphs (a) to (d) and (j) have been complied with;
 - (ii) the plans lodged with the competent authority under sub-paragraph (l) have been prepared in compliance with the relevant planning guidelines referred to in sub-paragraph (g); and
 - (iii) the qualified person will ensure that the operations shall be carried out in compliance with sub-paragraph (n);
- (l) prior to the submission of any application to the Commissioner of Building Control for approval of the building plans for the operations under the Building Control Act (Cap. 29), the following are lodged with the competent authority at the same time together with the fee specified in sub-

paragraph (2):

- (i) the plans for the operations as required by the competent authority;
 - (ii) the declaration required under sub-paragraph (k); and
 - (iii) the consent in writing of the owner of the plot to the lodgment of the plans, in such form as required by the competent authority;
- (m) all approvals for the operations required from relevant authorities, other than the Commissioner of Building Control referred to in sub-paragraph (l), have been obtained prior to the lodgment of the plans under sub-paragraph (l); and
- (n) the operations are carried out in compliance with —
- (i) sub-paragraphs (e), (f), (h) and (i);
 - (ii) where the fee paid under sub-paragraph (l) is \$100, the conditions in sub-paragraph (2)(a)(i) and (ii);
 - (iii) the plans that are lodged with the competent authority under sub-paragraph (l) for such operations; and
 - (iv) the requirements of all relevant authorities.

(2) The fee referred to in sub-paragraph (1)(l) shall be —

- (a) \$100, if the operations comply with the following conditions:
- (i) the proposed additional floor area of the landed dwelling-house as a result of the operations does not exceed 50% of the existing and approved floor area; and
 - (ii) less than 50% of the external walls of the existing landed dwelling-house (excluding the replacement of walls), as represented by their linear length indicated on the plans lodged with the competent authority under sub-paragraph (1)(l), are to be removed; or
- (b) in any other case, \$750.

Authorisation not to apply in certain cases

5. The authorisation under paragraph 3 shall not apply to any operation referred to therein which is or is to be carried out within a conservation area or a good class