

Rapid Transit Systems (Development and Building Works in Railway Corridor and Railway Protection Zone) Regulations

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RAPID TRANSIT SYSTEMS ACT

(CHAPTER 263A, SECTION 42)

RAPID TRANSIT SYSTEMS (DEVELOPMENT AND BUILDING WORKS IN
RAILWAY CORRIDOR AND RAILWAY PROTECTION ZONE) REGULATIONS

Rg 4

G.N. No. S 379/2000

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Citation

1. These Regulations may be cited as the Rapid Transit Systems (Development and Building Works in Railway Corridor and Railway Protection Zone) Regulations.

Definitions

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

“amendment plans” means plans showing any deviation from, amendment or addition to, any approved plans relating to any development or building works;

“approved” means approved by the Authority;

“building works” has the same meaning as in the Building Control Act (Cap. 29);

“code of practice” means a code of practice issued by the Authority under regulation 8 and includes any amendment which may be made to the code of practice from time to time by the Authority;

“Commissioner of Building Control” means the Commissioner of Building Control appointed under section 3(1) of the Building Control Act;

“development” has the same meaning as in the Planning Act (Cap. 232);

“development or building works” means any development or building works which are to be carried out within any railway corridor or any railway protection zone;

“plans”, in relation to any development or building works, includes drawings, details, diagrams, calculations, structural details and structural calculations showing or relating to the development or building works;

“provisional permission” has the same meaning as in the Planning Act;

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

“railway corridor” means that part of the land or area which is within 40 metres from the outermost edge of any part of the railway area;

“railway protection zone” has the same meaning as in the Rapid Transit Systems (Railway Protection, Restricted Activities) Regulations (Rg 3);

“written permission” has the same meaning as in the Planning Act (Cap. 232).

Unauthorised development or building works

3. No person shall carry out or permit or authorise the carrying out of any development or building works unless —

- (a) all the plans relating to the development or building works and any departure or deviation therefrom have been approved by the Authority under regulation 4 or 5, as the case may be; and
- (b) there is in force a permit granted by the Authority under regulation 6 for the carrying out of the development or building works as shown in the approved plans.

Application for approval of plans

4.—(1) Every person for whom any development or building works are to be carried out shall —

- (a) at the time that any plans relating to the development or building works are submitted to the competent authority under the Planning Act; and
- (b) before such plans are submitted to the Commissioner of Building Control under the Building Control Act,

apply to the Authority for its approval of such plans.

(2) An application under paragraph (1) shall be in such form and manner as the Authority may determine and shall be accompanied by the following documents:

- (a) a copy of the plans which shall consist of or contain, where applicable —
 - (i) site and location plans showing the location of the site of the development or building works in relation to the railway or railway area;
 - (ii) layout plans; and
 - (iii) sections and elevations of any building or structure comprised in the development or building works;

- (b) an engineering evaluation report; and
- (c) such other documents, particulars or information as the Authority may require.

(3) Every such application and all the plans, reports and documents accompanying it shall be prepared, signed and submitted by a qualified person.

(4) Upon receipt of the application, the Authority may —

- (a) approve the plans in whole or in part subject to such conditions as it thinks fit to impose; or
- (b) disapprove the plans.

(5) Subject to regulation 5, no person shall carry out or permit or authorise the carrying out of any development or building works except in accordance with the plans approved under this regulation and any condition imposed in connection therewith.

Departure or deviation from approved plans

5.—(1) Where the person for whom any development or building works are to be carried out intends to depart or deviate from the plans approved by the Authority under regulation 4, he shall, before implementing such departure or deviation, apply to the Authority for its approval of the amendment plans.

(2) An application under paragraph (1) shall be in such form and manner as the Authority may determine and shall be accompanied by the following documents:

- (a) a copy of the amendment plans; and
- (b) such other documents, particulars or information as the Authority may require.

(3) Every such application and the amendment plans accompanying it shall be prepared, signed and submitted by a qualified person.

(4) Upon receipt of the application, the Authority may —

- (a) approve the amendment plans subject to such conditions as it thinks fit to impose; or
- (b) disapprove the amendment plans.

(5) No person shall carry out or permit or authorise the carrying out of any development or building works in departure or deviation from the plans approved under regulation 4 except in accordance with the approved amendment plans and any condition imposed in connection therewith.