

---

---

First published in the Government *Gazette*, Electronic Edition, on 5 July 2022 at 5 pm.

**No. S 577**

PLANNING ACT 1998

PLANNING (DEVELOPMENT)  
(AMENDMENT) RULES 2022

In exercise of the powers conferred by section 61(1) of the Planning Act 1998, the Minister for National Development makes the following Rules:

**Citation and commencement**

1.—(1) These Rules are the Planning (Development) (Amendment) Rules 2022 and, except for rule 4, come into operation on 1 August 2022.

(2) Rule 4 is deemed to have come into operation on 31 December 2021.

**Amendment of rule 2**

2. In rule 2 of the Planning (Development) Rules 2008 (G.N. No. S 113/2008) (called in these Rules the principal Rules), before the definition of “particulars”, insert —

““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;
- (b) the gross area of floor space in an open area used as a beer garden, drive-in, an eating area or for other similar commercial purposes; and

---

---

(c) the gross area of floor space in any outdoor area (whether covered or otherwise) which is approved by the competent authority as private enclosed space or private roof terrace in a building (not being a landed dwelling-house) in the grant of planning permission or conservation permission in relation to —

(i) an application for planning permission or conservation permission submitted on or after 12 January 2013; or

(ii) an application for planning permission or conservation permission submitted before 12 January 2013 (“the original application”) and which is followed by a subsequent application for amendment to the plans contained in the original application, submitted on or after 12 January 2013, due to an advice given by the competent authority to the original application,

but excludes any covered area as specified by the Minister;

“landed dwelling-house” means a detached house, semi-detached house, linked or terrace house or townhouse that is or is to be used wholly or mainly for the purpose of human habitation, and whether or not comprised within a strata title plan registered under the Land Titles (Strata) Act 1967;”.

### **Amendment of rule 3**

**3.** In rule 3(1) of the principal Rules, after “accompanied by such”, insert “calculation of the floor area of the proposed development, and”.

---

---

**Miscellaneous amendments****4. In the principal Rules —**

- (a) in rule 3(1), replace “Part III” with “Part 3”;
- (b) in the following provisions, replace “(Cap. 158)” with “1967”:

Rule 4(2)(a) and (4)

Rule 5(3)(a) and (4); and

- (c) in the following provisions, after “Land Titles (Strata Act”, insert “1967”:

Rule 4(2)(b), (i) and (ii) and (3)

Rule 5(1)(b) and (3)(b).

*[G.N. Nos. S 29/2011; S 1028/2020]*

Made on 4 July 2022.

TEOH ZSIN WOON  
*Second Permanent Secretary,  
Ministry of National Development,  
Singapore.*

[SPD/DC POLICY/LBC (2022)/22003246;  
AG/LEGIS/SL/232/2020/4 Vol. 1]

(To be presented to Parliament under section 61(5) of the Planning Act 1998).