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## **No. S 234**

### **PLANNING ACT (CHAPTER 232)**

#### **PLANNING (DEVELOPMENT OF LAND AUTHORISATION FOR APPLICABLE STATE PROPERTY) (AMENDMENT) NOTIFICATION 2017**

In exercise of the powers conferred by section 21(6) of the Planning Act, the Minister for National Development makes the following Notification:

#### **Citation and commencement**

1. This Notification is the Planning (Development of Land Authorisation for Applicable State Property) (Amendment) Notification 2017 and comes into operation on 15 May 2017.

#### **Amendment of paragraph 1**

2. Paragraph 1 of the Planning (Development of Land Authorisation for Applicable State Property) Notification 2015 (G.N. No. S 411/2015) (called in this Notification the principal Notification) is amended by deleting the words “Applicable State Property” and substituting the words “Specified Property”.

#### **Amendment of paragraph 2**

3. Paragraph 2 of the principal Notification is amended —

- (a) by deleting the words “an applicable State property” in the definition of “addition and alteration works” and substituting the words “any specified property”;
- (b) by deleting the words “the applicable State property” in the definition of “addition and alteration works” and substituting the words “the specified property”;
- (c) by inserting, immediately after the definition of “applicable State property”, the following definition:

“ “applicable statutory board property” means any land or building owned by a statutory board for which the statutory board has granted a tenancy or licence but does not include excluded property;”; and

(d) by deleting the definition of “temporary structure” and substituting the following definitions:

“ “specified property” means any applicable State property or applicable statutory board property;

“statutory board” means a body corporate established by or under any public Act to perform or discharge a public function;

“temporary structure”, in relation to any specified property, means a structure that a Collector of Land Revenue or the statutory board that owns that property, as the case may be, allows to be erected on the specified property only for a limited period of time under the tenancy or licence.”.

### **Deletion and substitution of paragraph 3**

4. Paragraph 3 of the principal Notification is deleted and the following paragraph substituted therefor:

#### **“Authorisation for specified property**

3.—(1) Subject to paragraphs 4(1) and 5 and any other written law —

- (a) the making of any material change in the use of any applicable State property to any of the uses set out in the First or Second Schedule; or
- (b) the carrying out of any addition and alteration works on any applicable State property that is, or is to be, used for any of the uses set out in the First or Second Schedule,

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is authorised under section 21(6) of the Act.

(2) Subject to paragraphs 4(2) and 5 and any other written law —

- (a) the making of any material change in the use of any applicable statutory board property to any of the uses set out in the Second Schedule; or
- (b) the carrying out of any addition and alteration works on any applicable statutory board property that is, or is to be, used for any of the uses set out in the Second Schedule,

is authorised under section 21(6) of the Act.”.

#### **Amendment of paragraph 4**

5. Paragraph 4 of the principal Notification is amended —

- (a) by deleting the words “Paragraph 3” and substituting the words “Paragraph 3(1)”;
- (b) by deleting sub-paragraph (d) and substituting the following sub-paragraphs:

“(d) where addition and alteration works are carried out on the applicable State property, all such works must comply with all relevant planning guidelines, including guidelines on building setback, site coverage and building height, issued by the competent authority;

(da) where addition and alteration works are carried out on applicable State property that is, or is to be, used for any of the uses set out in the First Schedule, the addition and alteration works must not result in an increase in floor area exceeding 10% of the total existing floor area of the applicable State property, or in the case of vacant land, 10% of the existing land area of the applicable State property;” and

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- (c) by renumbering the paragraph as sub-paragraph (1) of that paragraph, and by inserting immediately thereafter the following sub-paragraph:

“(2) Paragraph 3(2) applies only if all the following conditions are satisfied:

- (a) the competent authority does not require, in any particular case prior to the proposed material change in use and addition and alteration works being effected, the submission of an application for planning permission or conservation permission under section 13 of the Act for the proposed material change in use or addition and alteration works;
- (b) the prior approval of the statutory board that owns the land is obtained for the proposed material change in use or addition and alteration works;
- (c) any approval required from any other relevant authority for the material change in use or the addition and alteration works has been obtained prior to the effecting of the material change in use or addition and alteration works;
- (d) where addition and alteration works are carried out on the applicable statutory board property, all such works must comply with all relevant planning guidelines, including guidelines on building setback, site coverage and building height, issued by the competent authority;
- (e) the —
  - (i) addition and alteration works on;
  - (ii) material change in the use of; or

(iii) use of,

the applicable statutory board property does not create any nuisance, annoyance or inconvenience to the amenities of the surrounding locality.”.

### **Deletion and substitution of paragraph 5**

6. Paragraph 5 of the principal Notification is deleted and the following paragraph substituted therefor:

#### **“Authorisation to cease to apply in certain cases**

5.—(1) Paragraph 3(1) immediately ceases to apply when —

- (a) the approval mentioned in paragraph 4(1)(b) is revoked or, for any other reason, ceases to be valid; or
- (b) any condition under paragraph 4(1) is not complied with.

(2) Paragraph 3(2) immediately ceases to apply when —

- (a) the approval mentioned in paragraph 4(2)(b) is revoked or, for any other reason, ceases to be valid; or
- (b) any condition under paragraph 4(2) is not complied with.”.

### **Deletion of Schedule and new First and Second Schedules**

7. The Schedule to the principal Notification is deleted and the following Schedules substituted therefor:

#### **“FIRST SCHEDULE**

Paragraphs 3(1) and 4(1)

#### **TYPE A AUTHORISED USES**

1. Use as an animal hospital, a pet crematorium or a pet columbarium
2. Use as an amusement centre
3. Use as a bar
4. Use as a chalet or resort
5. Use as a commercial school

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6. Use as a community institution
  7. Use for corporate training
  8. Use as an exhibition space, event space or art gallery
  9. Use as a foreign system school
  10. Use as a health centre
  11. Use as a home for the aged
  12. Use as a hotel, boarding house or backpackers' hostel
  13. Use as a medical clinic
  14. Use as a motor vehicle showroom
  15. Use as a nightclub
  16. Use as a nursing home
  17. Use as an office
  18. Use for pet boarding or as a pet hotel
  19. Use as a pet shop or pet day care centre
  20. Use for residential dwelling
  21. Use as a restaurant
  22. Use as a serviced apartment
  23. Use as a shop
  24. Use as a showroom
  25. Use as a students' hostel
  26. Use as a workers' dormitory (including foreign domestic workers' dormitory)

## SECOND SCHEDULE

Paragraph 3

### TYPE B AUTHORISED USES

1. Use as an adventure camp
2. Use for agriculture purposes or farming
3. Use as builders' site office or work area
4. Use as a community building
5. Use as concrete batching plant, concrete casting yards for construction

6. Use as a child care centre
7. Use for elderly day care
8. Use for equestrian purposes
9. Use for industrial training purposes
10. Use as a market or food centre
11. Use as a park or garden
12. Use as a parking space for heavy vehicles
13. Use as a parking space for motor vehicles
14. Use as a plant nursery
15. Use as a sports and recreation building
16. Use as a storage area
17. Use as a warehouse
18. Use as a workers' dormitory recreational space".

Made on 12 May 2017.

OW FOONG PHENG  
*Permanent Secretary,  
Ministry of National Development,  
Singapore.*

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