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No. S 25

PLANNING ACT 1998

PLANNING (DEVELOPMENT OF LAND AUTHORISATION) (AMENDMENT) NOTIFICATION 2024

In exercise of the powers conferred by section 21(6) of the Planning Act 1998, the Minister for National Development makes the following Notification:

Citation and commencement

1. This Notification is the Planning (Development of Land Authorisation) (Amendment) Notification 2024 and comes into operation on 22 January 2024.

New paragraph 2A

2. In the Planning (Development of Land Authorisation) Notification (N 1), after paragraph 2, insert —

“Authorisation for use to provide dormitory accommodation

2A.—(1) The use of a dwelling house that has a lot area of at least 90 square metres and is not an HDB flat (called in this paragraph a specified house) to provide dormitory accommodation is authorised if —

- (a) the registered owner of the specified house, before using or allowing the use of the specified house to provide dormitory accommodation, registers the specified house for such use —
 - (i) in the form and manner specified by the competent authority; and
 - (ii) by paying a fee of \$20 to the competent authority;

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- (b) the specified house is occupied by 8 or fewer individuals;
 - (c) the use of the specified house to provide dormitory accommodation does not create any serious nuisance to the amenities of the specified house and the surrounding locality; and
 - (d) in the case where any previous registration of the specified house is cancelled under sub-paragraph (3) — at least 12 months (or such shorter period as the competent authority specifies in writing to the registered owner) has expired after that cancellation.

(2) If the use of a specified house to provide dormitory accommodation is authorised under sub-paragraph (1), that authorisation ceases to apply on the earlier of the following times:

- (a) where a condition mentioned in sub-paragraph (1)(b) or (c) is breached for the specified house and the competent authority gives a written notice of the breach to the registered owner of the specified house — on the date mentioned in the written notice;
- (b) 31 December 2026.

(3) If an authorisation mentioned in sub-paragraph (1) ceases to apply for a specified house under sub-paragraph (2)(a), the registration of the specified house made under sub-paragraph (1)(a) for the purpose of that authorisation is cancelled on the same date as the cessation of that authorisation.

(4) In this paragraph —

“HDB flat” has the meaning given by paragraph 2 of the Planning (Housing and Development Board Flats Authorisation) Notification 2017 (G.N. No. S 230/2017);

“lot area”, in relation to a specified house, means the area of the dwelling house as reflected in the information system maintained by the Singapore Land Authority under section 7(1)(c) of the Singapore Land Authority Act 2001;

“registered owner”, in relation to a specified house, means —

- (a) a registered proprietor of the specified house; or
- (b) if the specified house is on unregistered land within the meaning given by section 4(1) of the Land Titles Act 1993 — a person who has title to the specified house according to an instrument registered under the Registration of Deeds Act 1988.”.

*[G.N. Nos. S 326/2004; S 525/2006; S 216/2008;
S 336/2009; S 743/2010; S 82/2011; S 290/2015;
S 604/2019; S 624/2022]*

Made on 18 January 2024.

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Singapore.*

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