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No. S 404

PLANNING ACT (CHAPTER 232)

PLANNING (CHANGES IN USE — LODGMENT AUTHORISATION) (AMENDMENT) NOTIFICATION 2020

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 (Changes in Use — Lodgment Authorisation) (Amendment) Notification 2020 and comes into operation on 1 June 2020.

Amendment of paragraph 2

2. Paragraph 2 of the Planning (Changes in Use — Lodgment Authorisation) Notification (N 5) (called in this Notification the principal Notification) is amended —

(a) by deleting the definitions of “bar or pub”, “betting outlet” and “showroom” and substituting the following definitions:

““approved”, in relation to any land use, means approved under any written permission (other than written permission granted for a specified period not exceeding 10 years);

“bar” or “pub” has the meaning given by the Planning (Use Classes) Rules (R 2);

“conserved building” has the meaning given by the Planning (Fees) Rules 2014 (G.N. No. S 537/2014);

“designated building” means any building where any part of the building is specified to be used only for activity generating uses in the urban design guidelines and plans published by the competent authority pursuant to the provisions of the written statement of the Master Plan;”;

(b) by inserting, immediately after the definition of “floor area”, the following definition:

““historic conservation area” has the meaning given by the Planning (Fees) Rules 2014;”;

(c) by inserting, immediately after the definition of “JTC”, the following definitions:

““laundromat” means a building where washing machines and drying machines are provided for use on a self-service basis;

“massage establishment” has the meaning given by the Planning (Use Classes) Rules;

“monument” has the meaning given by the Planning (Fees) Rules 2014;

“non-designated building” means any building that is not a designated building;”;

(d) by deleting the words “set out in Parts I and II of the Fourth Schedule” in the definition of “pedestrian link”; and

(e) by inserting, immediately after the definition of “relevant date”, the following definitions:

““shophouse” means a 1, 2, 3, 4, 5 or 6-storey terraced building that abuts a five-footway and is approved for commercial use or commercial and residential use;

“showroom” has the meaning given by the Planning (Use Classes) Rules;”.

Amendment of paragraph 3

3. Paragraph 3 of the principal Notification is amended by deleting the words “and 5” and substituting the words “, 5 and 5A”.

Amendment of paragraph 4

4. Paragraph 4(1) of the principal Notification is amended —

(a) by inserting, immediately after sub-paragraph (a), the following sub-paragraph:

“(aa) the change in use is not in relation to the whole of the building;”;

(b) by deleting the words “items 1 to 5” wherever they appear in sub-paragraph (b) and substituting in each case the words “items 1 to 6”;

(c) by deleting the words “item 6” wherever they appear in sub-paragraphs (c) and (ia)(ii) and substituting in each case the words “item 7”;

(d) by deleting the words “Part IV of the Fourth Schedule” in sub-paragraph (g) and substituting the words “the first column of item 6 of the First Schedule”;

(e) by deleting sub-paragraph (i);

(f) by deleting the words “Part VIII of the Fourth Schedule” in sub-paragraph (ia) and substituting the words “the first column of item 7 of the First Schedule”;

(g) by inserting, immediately after sub-paragraph (ia), the following sub-paragraph:

“(ib) in the case of any building set out in the first column of item 1 or 2 of the First Schedule where any part of the building is authorised or approved for residential use, the relevant premises are within a part of the building (such as a podium) that is —

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- (i) not authorised or approved for residential use; and
 - (ii) segregated from any other part of the building that is authorised or approved for residential use;”;
- (h) by deleting sub-paragraph (j) and substituting the following sub-paragraph:
- “(j) in the case of any building set out in the first column of item 1, 2, 3, 4, 5 or 6 of the First Schedule, the floor area of the relevant premises, if currently authorised or approved under the Act for Use Class XII or XIII, was previously authorised or approved under the Act for commercial use;”;
- (i) by inserting, immediately after the words “sub-paragraphs (a),” in sub-paragraph (k)(iii)(A), “(aa),”; and
- (j) by deleting “(i), (ia)” in sub-paragraph (k)(iii)(C) and substituting “(ia), (ib)”.

Deletion and substitution of paragraph 5A

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

“Authorisation not to apply

- 5A.** This Notification does not apply to any change in use —
- (a) that is authorised under —
 - (i) the Planning (Use Classes) Rules;
 - (ii) the Planning (Development of Land Authorisation) Notification (N 1); or

- (iii) the Planning (Housing and Development Board Commercial Premises and Living Quarters Authorisation) Notification 2011 (G.N. No. S 81/2011);
- (b) of any part of a building that is a monument;
- (c) of any part of a shophouse or a conserved building within a historic conservation area; or
- (d) of any part of a building in respect of which the competent authority has imposed any condition on the grant of any written permission under the Act or the repealed Act (whether before, on or after 1 June 2020) expressly restricting the use or extent of use of the land or any building on the land.”.

Deletion and substitution of First Schedule

6. The First Schedule to the principal Notification is deleted and the following Schedule substituted therefor:

“FIRST SCHEDULE

Paragraphs 3, 4(1) and 4A

PURPOSES AND USES IN RELATION TO RELEVANT PREMISES

<i>First column</i>	<i>Second column</i>
1. Any non-designated building that is —	Class II: Use as an office
(a) on land zoned for the purpose of Commercial, Commercial and Residential, Hotel, or White Site in the Master Plan; and	Class XIII: Use as a community building
(b) within a development authorised or approved for either or both of the following uses (with or without residential use):	Class XVI: Use as a pet shop
(i) commercial;	Class XVIII: Use as a commercial school
	Use as a fitness centre or gymnasium
	Use as a laundromat

<i>First column</i>	<i>Second column</i>
<p>(ii) hotel,</p> <p>but is not a shophouse and not a pedestrian link</p> <p>2. Any designated building that is —</p> <p style="padding-left: 2em;">(a) on land zoned for the purpose of Commercial, Commercial and Residential, Hotel, or White Site in the Master Plan; and</p> <p style="padding-left: 2em;">(b) within a development authorised or approved for either or both of the following uses (with or without residential use):</p> <p style="padding-left: 4em;">(i) commercial;</p> <p style="padding-left: 4em;">(ii) hotel,</p> <p>but is not a shophouse and not a pedestrian link</p> <p>3. Any pedestrian link leading to any building specified in item 1 or 2</p>	<p>Class XIII: Use as a community building</p> <p>Class XVI: Use as a pet shop</p> <p>Class XVIII: Use as a commercial school</p> <p>Use as a fitness centre or gymnasium</p> <p>Use as a laundromat</p> <p>Class XIII: Use as a community building</p> <p>Class XVI: Use as a pet shop</p> <p>Class XVIII: Use as a commercial school</p> <p>Use as a fitness centre or gymnasium</p> <p>Use as a laundromat</p>

<i>First column</i>	<i>Second column</i>
<p>4. The first storey of any shophouse that is —</p> <p>(a) a non-designated building; and</p> <p>(b) on land zoned for the purpose of Commercial, Commercial and Residential, or White Site in the Master Plan</p>	<p>Class II: Use as an office</p> <p>Class XIII: Use as a community building</p> <p>Class XVI: Use as a pet shop</p> <p>Class XVIII: Use as a commercial school</p> <p>Use as a fitness centre or gymnasium</p> <p>Use as a laundromat</p> <p>Use as a showroom</p>
<p>5. The first storey of any shophouse that is —</p> <p>(a) a designated building; and</p> <p>(b) on land zoned for the purpose of Commercial, Commercial and Residential, or White Site in the Master Plan</p>	<p>Class XIII: Use as a community building</p> <p>Class XVI: Use as a pet shop</p> <p>Class XVIII: Use as a commercial school</p> <p>Use as a fitness centre or gymnasium</p> <p>Use as a laundromat</p> <p>Use as a showroom</p>
<p>6. Any building (excluding any pedestrian link) approved as a business park building or science park building</p>	<p>Class I: Use as a shop</p> <p>Class II: Use as an office</p> <p>Class III: Use as a restaurant</p> <p>Class XIII: Use as a community building</p> <p>Class XIV: Use as a sports and recreation building</p> <p>Class XVIII: Use as a commercial school</p> <p>Use as a showroom</p>

<i>First column</i>	<i>Second column</i>
7. Any building approved as a community centre or community club on land that is the subject of a State lease, tenancy agreement or Temporary Occupation Licence granted to the People's Association	Class I: Use as a shop Class II: Use as an office Class III: Use as a restaurant Class IV: Use as an amusement centre Class XIV: Use as a sports and recreation building Class XV: Use as a nightclub Class XVI: Use as a pet shop Class XVIII: Use as a commercial school Use as a bar or pub Use as a massage establishment Use as a showroom

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Deletion of Fourth and Fifth Schedules

7. The Fourth and Fifth Schedules to the principal Notification are deleted.

*[G.N. Nos. S 329/2004; S 217/2008; S 705/2008;
S 337/2009; S 83/2011; S 169/2011; S 66/2015;
S 509/2016]*

Made on 20 May 2020.

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Ministry of National Development,
Singapore.*

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