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No. S 508

PLANNING ACT (CHAPTER 232)

PLANNING (FEES) (AMENDMENT) RULES 2016

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

Citation and commencement

1. These Rules are the Planning (Fees) (Amendment) Rules 2016 and come into operation on 17 October 2016.

Amendment of rule 2

2. Rule 2(1) of the Planning (Fees) Rules 2014 (G.N. No. S 537/2014) (called in these Rules the principal Rules) is amended —

(a) by inserting, immediately after the definition of “application with multiple proposals”, the following definition:

““approved plans” means the plans of a development, works within a conservation area or subdivision of land submitted together with an application for written permission made to the competent authority under section 13 of the Act for which the competent authority has granted the written permission;”;

(b) by deleting the word “numbered” wherever it appears in the definition of “Broad Land-Use Group” and substituting in each case the word “lettered”;

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- (c) by inserting, immediately after the definition of “Category 2 Works”, the following definition:
- ““Category 3 Works” means any works of a type specified in Part 3 of the Fourth Schedule;”;
- (d) by deleting the definition of “extensive open area development”;
- (e) by deleting the definition of “land extensive development” and substituting the following definition:
- ““land extensive development” means a development comprised wholly or mainly of open spaces with no or little built up areas and includes a development set out in the Second Schedule;”;
- (f) by deleting the words “an extensive open area development,” in the definition of “land intensive development”; and
- (g) by deleting the definition of “Repair and Maintenance Works”.

Amendment of rule 3

3. Rule 3 of the principal Rules is amended —

- (a) by deleting the word “and” at the end of paragraph (1)(a);
- (b) by deleting the full-stop at the end of sub-paragraph (b) of paragraph (1) and substituting a semi-colon, and by inserting immediately thereafter the following sub-paragraphs:
- “(c) in respect of the second or subsequent application for an amendment to plans already submitted for approval but for which written permission has yet to be granted by the competent authority, half of the appropriate fee specified in the second column of the First Schedule for the application to which the plans relate; and

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- (d) in respect of an application that includes obtaining written permission for development, works in a conservation area or subdivision that was started without prior written permission or authorisation under section 21(6) of the Act, other than an application for an amendment to approved plans made before the completion of the development, works or subdivision in the approved plans, a fee of \$2,675 in addition to the appropriate fee under this paragraph.”;
- (c) by deleting the words “Repair and Maintenance Works” in paragraph (2) and substituting the words “Category 3 Works”; and
- (d) by deleting paragraph (3).

Amendment of rule 4

4. Rule 4 of the principal Rules is amended —

- (a) by deleting paragraph (1) and substituting the following paragraph:

“(1) The fee for an application for outline permission under section 18(1) of the Act is half of the fee specified in the second column of the First Schedule.”; and

- (b) by deleting paragraphs (5) and (6).

Deletion of rule 5

5. Rule 5 of the principal Rules is deleted.

Amendment of First Schedule

6. The First Schedule to the principal Rules is amended —

- (a) by deleting items 1 to 6 and substituting the following items:

“

1.—(1) Subject to paragraph (2), fee for an application for planning permission or conservation permission under section 13 of the Act to develop land if the development is for the erection of a new building or buildings for a land extensive development —

(a) for the first 1,000 square metres of the development area or part thereof \$3,745

(b) for every subsequent 1,000 square metres of the development area or part thereof \$107

(2) Paragraph (1) does not apply to an application in relation to the erection of a new building or buildings on land that was approved in a planning permission or conservation permission granted at any time before the application, to be used as a land extensive development

(3) Where an application mentioned in paragraph (1) includes works carried out on one or more conserved buildings located within any conservation area other than a historic conservation area, no additional fee is payable for the application in respect of the works on the conserved building or buildings

(4) Where an application mentioned in paragraph (1) includes additions and alterations to a monument or works for the preservation of a monument, no additional fee is payable for the application in respect of the additions and alterations to the monument or works for the preservation of the monument

2.—(1) Fee for an application for planning permission or conservation permission under section 13 of the Act to develop land if the development is for the erection of a new

building or buildings for a land intensive development or which form part of a land intensive development, or on land that was approved, in a planning permission or conservation permission granted at any time before the application, to be used as a land extensive development —

(a) for the first 1,000 square metres of floor area of the proposed development or part thereof \$3,745

(b) for every additional 100 square metres of floor area of the proposed development or part thereof beyond the first 1,000 square metres, where the proposed use for the new building or buildings and, where applicable, the approved use of the existing building or buildings to be retained for the land intensive development is or are permissible under —

(i) Broad Land-Use Group A \$214

(ii) Broad Land-Use Group B \$107

(2) Where an application mentioned in paragraph (1) includes works carried out on one or more conserved buildings located within any conservation area other than a historic conservation area, no additional fee is payable for the application in respect of the works on the conserved building or buildings

(3) Where an application mentioned in paragraph (1) includes additions and alterations to a monument or works for the preservation of a monument, no additional fee is payable for the application in respect of the additions and alterations to the monument or works for the preservation of the monument

(4) For the purposes of paragraph (1)(b), where —

- (a) the proposed or approved use, as the case may be, of the building or buildings is permissible under the mixed-use zoning “White”, “Residential/Institution” or “Commercial/Institution”;
- (b) one or more of the uses is a use within Broad Land-Use Group B (called in this paragraph a Group B use); and
- (c) the total floor area for any Group B use is not less than 80% of the total floor area for the development on the land,

the fee specified in paragraph (1)(b)(ii) applies

3. Fee for an application for planning permission or conservation permission under section 13 of the Act to develop land if the development is for the erection of a new landed dwelling-house or landed dwelling-houses —

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|---|--|
| (a) where the development is outside a good class bungalow area | \$6,420 (for each landed dwelling-house) |
| (b) where the development is within a good class bungalow area | \$8,560 (for each landed dwelling-house) |

4. Fee for an application for an amendment to approved plans of an application mentioned in —

- | | |
|---------------|-----------------------------------|
| (a) item 1 | \$5,136 |
| (b) item 2(1) | \$3,745, subject to an additional |

	\$642 for each storey of a building in respect of which amendments are proposed
(c) item 3(a) or (b), where the amendment —	
(i) affects one or more landed dwelling-house or landed dwelling-houses and the plot or plots for the landed dwelling-house or landed dwelling-houses	\$3,210 (for each landed dwelling-house and its plot)
(ii) does not affect any landed dwelling-house and its plot	\$3,210
5.—(1) Fee for an application for planning permission or conservation permission under section 13 of the Act to develop land, if the development is for additions and alterations to —	
(a) any existing landed dwelling-house	\$3,210 (for each landed dwelling-house)
(b) one existing strata landed dwelling-house only	\$3,210
(c) one strata subdivided residential unit in a condominium or residential flats development	\$642 (per unit)
(d) other types of existing buildings (including 2 or more strata landed dwelling-houses)	\$3,745, subject to an additional \$642 for each storey of a building in respect of which additions

and alterations
are proposed

(2) Paragraph (1) does not apply to any conserved building located within a historic conservation area

6. Fee for an application for an amendment to approved plans of an application mentioned in item 5 for additions and alterations to —

(a) any existing landed dwelling-house	\$3,210 (for each landed dwelling-house)
(b) one existing strata landed dwelling-house only	\$3,210
(c) one strata subdivided residential unit in a condominium or residential flats development	\$642 (per unit)
(d) other types of existing buildings (including 2 or more strata landed dwelling-houses)	\$3,745, subject to an additional \$642 for each storey of a building in respect of which additions and alterations are proposed

- (b) by deleting the words “plans submitted for approval or earlier approved” in the first column of item 8 and substituting the words “approved plans”;
- (c) by deleting the words “(excluding any application for conservation permission to erect signages referred to in item 18)” in the first column of item 9;
- (d) by inserting, immediately after the words “the works are” in the first column of item 9(1)(a), the words “to be”;

- (e) by deleting “\$2,675” in the second column of item 9(1)(a)(i) and substituting “\$3,745”;
- (f) by deleting “\$4,815” in the second column of item 9(1)(a)(ii) and substituting “\$6,955”;
- (g) by deleting the words “\$4,815 plus \$1,605” in the second column of item 9(1)(a)(iii) and substituting the words “\$6,955 plus \$2,675”;
- (h) by inserting, immediately after the words “the works are” in the first column of item 9(1)(b), the words “to be”;
- (i) by deleting “\$1,605” in the second column of item 9(1)(b)(i) and substituting “\$2,140”;
- (j) by deleting “\$2,675” in the second column of item 9(1)(b)(ii) and substituting “\$3,745”;
- (k) by deleting the words “\$2,675 plus \$535” in the second column of item 9(1)(b)(iii) and substituting the words “\$3,745 plus \$1,070”;
- (l) by deleting paragraph (1) of item 10 and substituting the following paragraph:

“(1) Fee for an application for amendment to approved plans under an application mentioned in item 9 —

(a) where the subject matter of the amendment includes Category 1 Works to be carried out on at least one conserved building, and the amendment relates to works on —

(i) only one conserved building	\$3,745	
(ii) only 2 conserved buildings	\$6,955	
(iii) more than 2 conserved buildings	\$6,955 \$2,675 conserved	plus per

building for the
third and each
subsequent
conserved
building

(b) where the subject matter of the amendment does not include any Category 1 Works but includes Category 2 Works to be carried out on at least one conserved building, and the amendment relates to works on —

(i) only one conserved building	\$2,140	
(ii) only 2 conserved buildings	\$3,745	
(iii) more than 2 conserved buildings	\$3,745	plus \$1,070 per conserved building for the third and each subsequent conserved building

- ”;
- (m) by deleting the words “(excluding any application for conservation permission to erect signages referred to in item 18)” in the first column of item 11(1);
- (n) by deleting “\$1,605” in the second column of item 11(1)(a) and substituting “\$2,140”;
- (o) by deleting “\$2,675” in the second column of item 11(1)(b) and substituting “\$3,745”;
- (p) by deleting the words “\$2,675 plus \$535” in the second column of item 11(1)(c) and substituting the words “\$3,745 plus \$1,070”;

(q) by deleting items 12 to 14 and substituting the following items:

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12. Fee for an application for amendment to approved plans under an application mentioned in item 11, where the amendment relates to works on —

(a) only one strata unit	\$2,140
(b) only 2 strata units	\$3,745
	\$3,745 plus
	\$1,070 per strata
	unit for the third
(c) more than 2 strata units	and each
	subsequent strata
	unit

13. Fee for an application for subdivision permission under section 13 of the Act to subdivide —

(a) any land	\$1,605
(b) any building	\$2,140
(c) any land and building	\$3,745

14. Fee for an application for amendment to approved plans to subdivide —

(a) any land	\$1,605
(b) any building	\$2,140
(c) any land and building	\$3,745

”;

(r) by deleting “\$321” in the second column of item 15(a) and substituting “\$535”;

(s) by deleting “\$160.50” in the second column of item 15(b) and substituting “\$535”;

- (*t*) by deleting “\$107” in the second column of item 17 and substituting “\$160.50”;
- (*u*) by deleting item 18;
- (*v*) by deleting “\$1,070” in the second column of item 19 and substituting “\$2,140”;
- (*w*) by deleting item 21 and substituting the following item:

“	<p>21.—(1) Fee for the first or second application to extend the validity period of —</p> <p>(<i>a</i>) a conservation permission granted under section 14 of the Act to carry out works to an existing building or buildings within a conservation area for the conservation of the building or buildings</p> <p>(<i>b</i>) a written permission granted under section 14 of the Act for a purpose other than that mentioned in sub-paragraph (<i>a</i>)</p> <p>(<i>c</i>) a provisional permission granted under section 17 of the Act</p> <p>(2) Fee for the third and subsequent applications to extend the validity period of any permission mentioned in paragraph (1)</p> <p>(3) Fee for an application to extend the validity period of an outline permission granted under section 18 of the Act</p>	<p>\$535</p> <p></p> <p></p> <p></p> <p></p> <p>\$1,605 for the third application and additional increments of \$1,070 for each subsequent application</p> <p>\$535</p>
		”;
	<p>(<i>x</i>) by deleting “\$3,210” in the second column of item 22 and substituting “\$4,815”;</p>	

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- (y) by deleting “\$1,070” in the second column of item 26(a) and substituting “\$1,000”;
 - (z) by deleting “\$2,140” in the second column of item 26(b) and substituting “\$2,000”;
 - (za) by deleting “\$3,210” in the second column of item 26(c) and substituting “\$3,000”;
 - (zb) by deleting “\$4,280” in the second column of item 26(d) and substituting “\$4,000”;
 - (zc) by deleting “\$5,350” in the second column of item 26(e) and substituting “\$5,000”;
 - (zd) by deleting “\$856” in the second column of item 41(a) and substituting “\$1,284”;
 - (ze) by deleting “\$642” in the second column of item 41(b) and substituting “\$909.50”; and
 - (zf) by deleting “\$535” in the second column of item 44 and substituting “\$1,070”.

Deletion and substitution of Second and Third Schedules

7. The Second and Third Schedules to the principal Rules are deleted and the following Schedules substituted therefor:

“SECOND SCHEDULE

Rule 2

A land extensive development includes the following:

1. Agro-technology farm
2. Amusement park
3. Bird park
4. Drive-in cinema
5. Driving circuit
6. Fisheries centre
7. High technology farm with research centre
8. Infrastructure works for the parcellation of vacant land involving road preparation and erection of electrical substation

9. Jetty
10. Mega exhibition centre
11. Military academy
12. Military camp
13. Open park with ancillary facilities such as toilets
14. Open vehicle park and car park
15. Outdoor stadium
16. Police academy
17. Polo club, turf club or golf course
18. Port
19. Power station
20. Prison
21. Rapid transit system depot, bus depot and bus interchange
22. Receiving and transmitting station
23. Refinery
24. Sewage treatment plant
25. Sports complex
26. Swimming complex
27. Theme park
28. Waste water treatment plant
29. Zoo

THIRD SCHEDULE

Rule 2

BROAD LAND-USE GROUPS

<i>First column</i>	<i>Second column</i>
<i>Broad Land-Use Group</i>	<i>Zonings included within Broad Land-Use Group</i>
A	(a) White (b) Commercial

<i>First column</i>	<i>Second column</i>
<i>Broad Land-Use Group</i>	<i>Zonings included within Broad Land-Use Group</i>
	<ul style="list-style-type: none"> (c) Hotel (d) Commercial & Residential (e) Sports & Recreation (f) Residential (g) Residential with Commercial at First Storey (h) Residential/Institution (i) Commercial/Institution
B	<ul style="list-style-type: none"> (a) Business 1 (b) Business 1 — White (c) Business 2 (d) Business 2 — White (e) Business Park (f) Business Park — White (g) Utility (h) Transport Facilities (i) Rapid Transit (j) Civic & Community Institution (k) Health & Medical Care (l) Place of Worship (m) Education Institution (n) Open Space (o) Park (p) Cemetery (q) Agriculture (r) Port/Airport (s) Special Use (t) Beach Area

<i>First column</i>	<i>Second column</i>
<i>Broad Land-Use Group</i>	<i>Zonings included within Broad Land-Use Group</i>
	(u) Waterbody

Amendment of Fourth Schedule

8. The Fourth Schedule to the principal Rules is amended —

- (a) by deleting the words “which are” in Parts 1 and 2 and substituting in each case the words “that are”;
- (b) by deleting the words “located within a historic conservation area, being works which in the opinion of the competent authority” in Parts 1 and 2 and substituting in each case the words “, being works that”; and
- (c) by deleting Part 3 and substituting the following Part:

“PART 3

CATEGORY 3 WORKS

“Category 3 Works” means any works that are carried out on any conserved building, being works that are minimal and localised, and are for the purpose of repair or maintenance of the building, including but not limited to the following works:

- (a) roof — one for one localised replacement or repair of roof tiles and rafters;
- (b) jackroof — change in design and infill material used for the opening;
- (c) front, side and rear façade, gable end and rear service block:
 - (i) one for one replacement or repair of door or window, transoms and vents;
 - (ii) addition, repositioning or change in material, design or size of vents;
 - (iii) addition or removal of canopy above window;
 - (iv) localised repair of decorative features;

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- (v) addition, replacement or removal of secondary door or window;
 - (vi) addition or removal of tiled canopy or retractable awning;
 - (vii) addition or removal of security grilles;
 - (viii) for commercial buildings subject to residential front control under conservation guidelines:
 - (A) replacement of first storey window with door and vice versa;
 - (B) change in infill of panel of first storey door or window from timber to glass and vice versa;
 - (ix) for buildings not subject to residential front control under conservation guidelines — change in shopfront design;
- (d) five-footway:
- (i) change of flooring material at five-footway;
 - (ii) addition or removal of ramps or steps;
 - (iii) change in level of five-footway;
- (e) upper storey floors — one for one localised replacement of timber floor boards and joists;
- (f) party wall — sealing of opening in party wall;
- (g) mechanical and electrical services:
- (i) addition, repositioning or change in material or design of flue;
 - (ii) addition or repositioning of air conditioning unit and screening;
 - (iii) addition of solar panels or solar heater on existing roof;
- (h) building colours:
- (i) painting of building façades;
 - (ii) painting of mural;
- (i) signage — addition or repositioning of business signs.”.

Transitional provision**9. Where —**

- (a) the competent authority has, before 17 October 2016, granted a provisional permission under section 17 of the Act in respect of an application for written permission (called in this rule the original application);
- (b) the competent authority has not granted final permission in respect of the original application;
- (c) an application for amendment to plans submitted for the original application (called in this rule the resubmission application) is made in the period between 17 October 2016 and 31 December 2016 (both dates inclusive); and
- (d) the provisional permission is valid as at the date of the resubmission application,

the fee payable for the resubmission application is the lower of the following:

- (i) the amount payable for that fee under the principal Rules in force immediately before 17 October 2016;
- (ii) the amount payable for that fee under the principal Rules in force at the time the resubmission application is made.

Made on 13 October 2016.

CHEW HOCK YONG
*Permanent Secretary,
Ministry of National Development,
Singapore.*

[SPD/DA/Fee Review 2016; AG/LEGIS/SL/232/2015/11 Vol. 1]

(To be presented to Parliament under section 61(4) of the Planning Act).