
First published in the Government *Gazette*, Electronic Edition, on 12th August 2014 at 6:00 pm.

No. S 537

**PLANNING ACT
(CHAPTER 232)**

**PLANNING
(FEES) RULES 2014**

ARRANGEMENT OF RULES

Rule

1. Citation and commencement
 2. Definitions
 3. Fees
 4. Fees for application for outline permission
 5. Dominant use to determine Broad Land-Use Group
 6. Revocation
- The Schedules
-

In exercise of the powers conferred by section 61(1) and (2) of the Planning Act, the Minister for National Development hereby makes the following Rules:

Citation and commencement

1. These Rules may be cited as the Planning (Fees) Rules 2014 and shall come into operation on 12 August 2014.

Definitions

2.—(1) In these Rules, unless the context otherwise requires —
“ancillary facility” includes —

- (a) a separate building, structure or facility within a development (such as a bin centre, an electric sub-station or a guard house) that is intended to house or provide services or amenities to the development or part thereof or to users of the development; and

(b) an open space within the development,

but excludes a separate car park building within a development;

“application with multiple proposals” means any application referred to in items 1 to 15(a) and 20 of the First Schedule where at least 2 but not more than 3 proposals may be submitted by the applicant in the same application and where the written permission of the competent authority for such application, if granted, will be for only one of the proposals;

“authorised”, in relation to the development of any land, means any development of that land —

(a) authorised under the Act or the repealed Act; or

(b) effected or carried out pursuant to any written approval granted under any written law before 1 February 1960;

“Broad Land-Use Group” means a Broad Land-Use Group set out in the Third Schedule, and a reference to a numbered Broad Land-Use Group is a reference to a Broad Land-Use Group so numbered in that Schedule;

“calculation plans” means the plans that are required to be submitted to the competent authority in relation to any application or matter set out in the first column of the First Schedule and which show the computation of floor area for a development or part thereof;

“Category 1 Works” means any works of a type specified in Part 1 of the Fourth Schedule;

“Category 2 Works” means any works of a type specified in Part 2 of the Fourth Schedule;

“conserved building” means any building located within a conservation area and required by the competent authority to be conserved;

“extensive open area development” means any development comprised wholly or mainly of open areas with no or little

built-up areas and includes a development set out in Part 1 of the Second Schedule;

“floor area” has the same meaning as in the Planning (Development Charges) Rules (R 5);

“good class bungalow area” means an area specified by the competent authority, with the approval of the Minister, as a good class bungalow area for the development of detached houses only;

“highest fee amount proposal”, in relation to an application with multiple proposals, means the proposal for which the applicable fee in the second column of the First Schedule is the higher or highest fee applicable to the proposals;

“historic conservation area” means a conservation area set out in the Fifth Schedule;

“land extensive development” includes a development set out in Part 2 of the Second Schedule;

“land intensive development” means a development which is not an extensive open area development, a land extensive development or a development for landed dwelling-houses, and which is comprised wholly or mainly of built-up areas;

“landed dwelling-house” means any of the following types of houses used wholly or mainly for the purpose of human habitation but does not include a landed dwelling-house comprised in a development that is strata subdivided or intended for or capable of strata subdivision:

- (a) detached house;
- (b) semi-detached house;
- (c) terrace house;

“monument” means any monument in respect of which there is in force a preservation order under the Preservation of Monuments Act (Cap. 239);

“plot” means the whole of the one or more lots of land on which a single landed dwelling-house is to be constructed;

“proposal amount”, in relation to any land, means the amount that is a product of multiplying the following:

- (a) the floor area of the land for which the competent authority grants provisional permission to develop for any purpose (including any modifications thereto); and
- (b) the rate specified in Part II of the First Schedule to the Planning (Development Charges) Rules that corresponds to the appropriate geographical sector in which the land falls and the Use Group in Part I of that Schedule within which the purpose falls;

“Repair and Maintenance Works” means any works of a type specified in Part 3 of the Fourth Schedule;

“storey” includes any attic, basement, mezzanine or roof storey;

“storey plans” means the plans that are required to be submitted to the competent authority in relation to any application or matter set out in the first column of the First Schedule and which show the layout and use proposed for a storey of a building;

“strata landed dwelling-house” means a landed dwelling-house comprised in a development the strata subdivision of which is permitted under a written permission granted by the competent authority under section 14(4) of the Act or authorised by the Minister under section 21(6) of the Act.

(2) For the purpose of these Rules —

- (a) a use of land is permissible under a Broad Land-Use Group if, in accordance with the Master Plan, it is a permissible use for any zoning under that Broad Land-Use Group; and
- (b) a use of land is permissible under a zoning in a Broad Land-Use Group if, in accordance with the Master Plan, it is a permissible use for that zoning under that Broad Land-Use Group.

(3) In the definition of “highest fee amount proposal”, a reference to a fee applicable to a proposal is a reference to the fee applicable to a proposal under the second column of the First Schedule.

(4) For the purpose of determining the fees under items 4(c), 5(1)(d), 6(d), 23, 24 and 43 in the First Schedule —

(a) 2 or more storeys of a building shall be counted as a single storey, if —

(i) the storey plans in the case of items 4(c), 5(1)(d) and 6(d) of the First Schedule; or

(ii) the calculation plans in the case of items 23, 24 and 43 of the First Schedule,

for such storeys are identical to one another; and

(b) all ancillary facilities within a development shall be deemed to be a separate building having a number of storeys equivalent to that of any ancillary facility with the higher or highest number of storeys in that development, and where no such ancillary facility within the development is a building or structure, the ancillary facilities shall be deemed to be a separate building with a single storey.

Fees

3.—(1) There shall be paid to the competent authority —

(a) in respect of the matters set out in the first column of the First Schedule, the appropriate fee specified opposite in the second column of that Schedule; and

(b) in respect of an application with multiple proposals —

(i) for the highest fee amount proposal, the appropriate fee specified in the second column of the First Schedule; and

(ii) for each proposal other than the highest fee amount proposal —

- (A) in the case of item 15(a) of the First Schedule, half of the appropriate fee specified in the second column of that Schedule; and
- (B) in the case of items 1 to 14 and 20 of the First Schedule, three-quarters of the appropriate fees specified in the second column of that Schedule.

(2) Notwithstanding anything to the contrary in these Rules, no fee shall be payable in respect of an application for conservation permission under section 13 of the Act to carry out only Repair and Maintenance Works to a conserved building.

(3) The fees specified in the First Schedule are inclusive of the goods and services tax chargeable under the Goods and Services Tax Act (Cap. 117A).

Fees for application for outline permission

4.—(1) The fee for an application for outline permission under section 18(1) of the Act shall be —

- (a) \$25,466, inclusive of the goods and services tax chargeable under the Goods and Services Tax Act (Cap. 117A), if the application —
 - (i) is in relation to a proposed development of land which on the date of the application is not in accordance with the provisions of the Master Plan with regard to land use, intensity, use quantum or the planning guidelines issued by the competent authority relating to the control of building height for the land; and
 - (ii) is to be determined by the competent authority in consultation with a committee appointed by the Minister for the purpose of advising on the application; or
- (b) half of the fee specified in the second column of the First Schedule, in any other case.

(2) Where, after the grant of the outline permission and during the validity period of the outline permission, an application for planning permission or conservation permission is made under section 18(5) of the Act, the fee for such application shall be the appropriate fee specified in the second column of the First Schedule.

(3) The fee for an application for outline permission with multiple proposals shall be —

- (a) for the highest fee amount proposal, half of the appropriate fee specified in the second column of the First Schedule; and
- (b) for each proposal other than the highest fee amount proposal —
 - (i) in the case of item 15(a) of the First Schedule, one-quarter of the appropriate fee specified in the second column of that Schedule; and
 - (ii) in the case of items 1 to 14 and 20 of the First Schedule, three-eighths of the appropriate fees specified in the second column of that Schedule.

(4) The fee for an application with multiple proposals for planning permission or conservation permission made under section 18(5) of the Act after the grant of outline permission shall be —

- (a) for the highest fee amount proposal, the appropriate fee specified in the second column of the First Schedule; and
- (b) for each proposal other than the highest fee amount proposal —
 - (i) in the case of item 15(a) of the First Schedule, half of the appropriate fee specified in the second column of that Schedule; and
 - (ii) in the case of items 1 to 14 and 20 of the First Schedule, three-quarters of the appropriate fees specified in the second column of that Schedule.

(5) Paragraph (3) shall not apply to an application for outline permission referred to in paragraph (1)(a).

(6) Paragraph (4) shall not apply to an application for planning permission or conservation permission referred to in paragraph (2) where the outline permission is granted pursuant to an application specified in paragraph (1)(a).

Dominant use to determine Broad Land-Use Group

5.—(1) Where, in an application for a development mentioned in item 3(1) of the First Schedule, the proposed or approved use of the land to be developed is, or (where applicable) the proposed and approved uses of the land to be developed are, permissible under —

- (a) the zoning “White” within the Broad Land-Use Group 1;
- (b) the zoning “Commercial & Residential” within the Broad Land-Use Group 1; or
- (c) the zoning “Residential/Institution” within the Broad Land-Use Group 2,

the total floor area for such use or any of such uses (whether proposed or approved) that is not less than 80% of the total floor area for the development on the land shall be the only use to be considered in determining the Broad Land-Use Group under which the proposed or approved use is, or (as the case may be) the proposed and approved uses are, permissible.

(2) The fee for the application under item 3(1) of the First Schedule shall be calculated according to the Broad Land-Use Group determined under paragraph (1).

Revocation

6. The Planning (Fees) Rules (R 7) are revoked.

FIRST SCHEDULE

Rules 2 to 5

FEES

First column

Second column

1.—(1) Fee for an application for planning permission or conservation permission under section 13 of the Act to develop land if the

FIRST SCHEDULE — *continued*

<i>First column</i>	<i>Second column</i>
development is for the erection of a new building or buildings for an extensive open area development or a land extensive development —	
(a) for the first 1,000 square metres of the development area or part thereof	\$2,675
(b) for every subsequent 1,000 square metres of the development area or part thereof for —	
(i) an extensive open area development	Nil
(ii) a land extensive development	\$53.50
(2) Where the total area of the land has been taken into consideration as the development area in calculating the fees payable for the application in respect of the erection of a new building or buildings thereon, fees for the application in respect of the erection of any additional new building or buildings on the same land shall be calculated solely on the basis of the land area of the additional new building or buildings	
(3) Where an application referred to 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 shall be payable for the application in respect of the works on the conserved building or buildings	
(4) Where an application referred to in paragraph (1) includes additions and alterations to a monument or works for the preservation of a monument, no additional fee shall be payable for the application in respect of the additions and alterations to the monument or works for the preservation of the monument	

FIRST SCHEDULE — *continued*

<i>First column</i>	<i>Second column</i>
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 landed dwelling-house or landed dwelling-houses —	
(a) where the development is outside a good class bungalow area	\$3,210 (for each landed dwelling-house)
(b) where the development is within a good class bungalow area	\$4,280 (for each landed dwelling-house)
3.—(1) Fee for an application for planning permission or conservation permission 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 —	
(a) for the first 1,000 square metres of floor area of the proposed development or part thereof	\$2,675
(b) for every additional 100 square metres of floor area of the proposed development or part thereof up to the first 10,000 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 1	\$160.50
(ii) Broad Land-Use Group 2	\$107
(iii) Broad Land-Use Group 3	\$64.20
(iv) Broad Land-Use Group 4	\$64.20

FIRST SCHEDULE — *continued**First column**Second column*

(c) for every additional 100 square metres of floor area of the proposed development or part thereof beyond the first 10,000 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 1	\$107
(ii) Broad Land-Use Group 2	\$85.60
(iii) Broad Land-Use Group 3	\$53.50
(iv) Broad Land-Use Group 4	\$53.50

(2) Where an application referred to 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 shall be payable for the application in respect of the works on the conserved building or buildings

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

4. Fee for an application for amendment to plans already submitted for approval or for amendment to plans earlier approved under an application referred to in —

(a) item 1	\$2,568
(b) item 2(a) or (b), where the amendment —	

FIRST SCHEDULE — *continued*

<i>First column</i>	<i>Second column</i>
(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	\$1,605 (for each landed dwelling-house and its plot)
(ii) does not affect any landed dwelling-house and its plot	\$1,605
(c) item 3(1), where the sum of the total floor area of the proposed development as amended and, where applicable, the total floor area of the existing building or buildings to be retained for the land intensive development —	
(i) does not exceed 10,000 square metres	\$1,926, subject to an additional \$214 for each storey of a building in respect of which amendments are proposed
(ii) exceeds 10,000 square metres	\$1,926, subject to an additional \$428 for each storey of a building in respect of which amendments are proposed

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	\$1,605 (for each landed dwelling-house)
(b) one existing strata landed dwelling-house only	\$1,605

FIRST SCHEDULE — *continued*

<i>First column</i>	<i>Second column</i>
(c) any existing shophouse, terraced factory or terraced warehouse	\$1,605 (for each unit)
(d) other types of existing buildings (including 2 or more strata landed dwelling-houses), where the sum of the total additional floor area proposed and the total floor area of the existing building or buildings or parts thereof to be retained —	
(i) does not exceed 10,000 square metres	\$1,926, subject to an additional \$214 for each storey of a building in respect of which additions and alterations are proposed
(ii) exceeds 10,000 square metres	\$1,926, subject to an additional \$428 for each storey of a building in respect of which additions and alterations are proposed
(2) Paragraph (1) shall not apply to any conserved building located within a historic conservation area	
6. Fee for an application for an amendment to plans already submitted for approval or for an amendment to plans earlier approved under an application referred to in item 5 for additions and alterations to —	
(a) any existing landed dwelling-house	\$1,605 (for each landed dwelling-house)
(b) one existing strata landed dwelling-house only	\$1,605

FIRST SCHEDULE — *continued*

<i>First column</i>	<i>Second column</i>
(c) any existing shophouse, terraced factory or terraced warehouse	\$1,605 (for each unit)
(d) other types of existing buildings (including 2 or more strata landed dwelling-houses), where as a result of the amendment, the sum of the total additional floor area proposed and the total floor area of the existing building or buildings or parts thereof to be retained —	
(i) does not exceed 10,000 square metres	\$1,926, subject to an additional \$214 for each storey of a building in respect of which amendments are proposed
(ii) exceeds 10,000 square metres	\$1,926, subject to an additional \$428 for each storey of a building in respect of which amendments are proposed
7.—(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 —	
(a) the erection of one or more free-standing structures with the total floor area not exceeding 120 square metres, whether or not there is already any existing building on the land	\$642 for every 30 square metres or part thereof of the total floor area
(b) additions and alterations to one or more free-standing structures with the total floor area not exceeding 120 square metres, whether before or after the additions and alterations are carried out	\$642

FIRST SCHEDULE — *continued**First column**Second column*

(2) For the purposes of paragraph (1), the floor area of any outdoor refreshment area relating to the free-standing structure shall be included in the computation of the floor area

8. Fee for an application for an amendment to plans submitted for approval or earlier approved for — \$642

(a) the erection of one or more free-standing structures under item 7(1)(a); or

(b) additions and alterations to one or more free-standing structures under item 7(1)(b),

where the amendment does not result in the total floor area of the structure or structures exceeding 120 square metres

9.—(1) Fee for an application for conservation permission under section 13 of the Act to carry out any works on one or more conserved buildings located within a historic conservation area (excluding any application for conservation permission to erect signages referred to in item 18), in any case where —

(a) the works include Category 1 Works to be carried out on at least one conserved building, and the works are carried out on —

(i) only one conserved building \$2,675

(ii) only 2 conserved buildings \$4,815

(iii) more than 2 conserved buildings \$4,815 plus \$1,605 per conserved building for the third and each subsequent conserved building

FIRST SCHEDULE — *continued*

<i>First column</i>	<i>Second column</i>
(b) the works do not include any Category 1 Works but include Category 2 Works to be carried out on at least one conserved building, and the works are carried out on —	
(i) only one conserved building	\$1,605
(ii) only 2 conserved buildings	\$2,675
(iii) more than 2 conserved buildings	\$2,675 plus \$535 per conserved building for the third and each subsequent conserved building
(2) Where an application referred to in paragraph (1) relates to carrying out works on 2 or more conserved buildings, and Category 1 Works are to be carried out on at least one but not all of the conserved buildings, the fee for the application shall be calculated in accordance with paragraph (1)(a) for all of the conserved buildings	
(3) Paragraph (1) shall not apply to a monument	
10.—(1) Fee for an application for amendment to plans already submitted for approval or for amendment to plans approved under an application referred to 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	\$1,712
(ii) more than one conserved building	\$1,712 plus \$1,070 per conserved building for the second and each

FIRST SCHEDULE — *continued**First column**Second column*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

\$1,070

(ii) more than one conserved building

\$1,070 plus \$535 per conserved building for the second and each subsequent conserved building

(2) Where an application for amendment to plans referred to in paragraph (1) relates to carrying out works on 2 or more conserved buildings, and the subject matter of the amendment includes Category 1 Works to be carried out on at least one but not all of the conserved buildings, the fee for the application shall be calculated in accordance with paragraph (1)(a) for all of the conserved buildings

11.—(1) Fee for an application for conservation permission under section 13 of the Act to carry out works on one or more strata units in a conserved building located within a historic conservation area (excluding any application for conservation permission to erect signages referred to in item 18) where the works are carried out on —

(a) only one strata unit

\$1,605

(b) only 2 strata units

\$2,675

(c) more than 2 strata units

\$2,675 plus \$535 per strata unit for the third and each subsequent strata unit

FIRST SCHEDULE — *continued*

<i>First column</i>	<i>Second column</i>
(2) Paragraph (1) shall not apply to a monument	
12. Fee for an application for amendment to plans already submitted for approval or for amendment to plans approved under an application referred to in item 11, where the amendment relates to works on —	
(a) only one strata unit	\$1,070
(b) more than one strata unit	\$1,070 plus \$535 per strata unit for the second and each subsequent strata unit
13. Fee for an application for subdivision permission under section 13 of the Act to subdivide any land or building or land and building	\$1,070
14. Fee for an application for amendment to plans already submitted for approval or for amendment to approved plans to subdivide any land or building or land and building	\$1,070
15. Fee for an application for planning permission or conservation permission under section 13 of the Act —	
(a) to change the use of any land or building or land and building	\$321
(b) to continue with the use of any land or building or land and building where permission is granted for such use for a specified period	\$160.50
16.—(1) Fee for an application for planning permission or conservation permission under	\$214

FIRST SCHEDULE — *continued**First column**Second column*

section 13 of the Act to change the use of any land or building or land and building received by the competent authority within 6 months from the date of the provisional permission or, in the absence of a provisional permission, the written permission, or the refusal of permission, as the case may be, for a previous application to change the use of the same land or building or land and building

(2) The fee under paragraph (1) shall not apply to an application with multiple proposals

17. Fee for an application for planning permission or conservation permission under section 13 of the Act to demolish an existing building or buildings \$107

18.—(1) Fee for an application for conservation permission under section 13 of the Act to erect any signage within a conservation area where the applicant requests for the application to be determined within one day of the submission \$42.80

(2) The fee under paragraph (1) shall not be payable where the applicant does not make such a request

19. Fee for an application for planning permission or conservation permission under section 13 of the Act to carry out earthwork operations on land \$1,070

20. Fee for an application for planning permission or conservation permission under section 13 of the Act to carry out any building, engineering, mining or other operations in, on, over or under land or works within a conservation area other than those mentioned in items 1 to 19 \$3,210

FIRST SCHEDULE — *continued*

<i>First column</i>	<i>Second column</i>
21. Fee for an application to extend the validity period of —	
(a) 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	\$535
(b) a written permission granted under section 14 of the Act for a purpose other than that mentioned in paragraph (a)	\$535
(c) a provisional permission granted under section 17 of the Act	\$214
(d) an outline permission granted under section 18 of the Act	\$214
22. Fee for an amendment to the Master Plan proposed by the competent authority pursuant to an application for written permission to develop under section 13 of the Act, such fee being payable by the applicant in addition to the fee payable for the application and within such time as the competent authority may by notice specify	\$3,210
23. Fee for the verification of the floor area of an authorised development as required by the competent authority in relation to an application under item 1, 2, 3, 4, 5, 6, 7 or 8	\$267.50 for each storey of a building for which calculation plans are submitted for the purpose of the verification
24. Fee for an amendment of the calculation plans of a proposed development or parts thereof which is the subject of an application under item 4, 6 or 8, such amendment being the second or subsequent	\$267.50 for each storey of a building in respect of which

FIRST SCHEDULE — *continued*

<i>First column</i>	<i>Second column</i>
amendment made as required by the competent authority to correct any error in the computation of the floor area of the proposed development or parts thereof	amended calculation plans are submitted
25. Fee for an amendment of the plan showing the site coverage of a development in relation to an application under item 4, 6 or 8, such amendment being the second or subsequent amendment made as required by the competent authority to correct any error with regard to the site coverage of the development	\$267.50
26. Fee for a request under section 39(2) of the Act for determination of the development charge payable for planning permission or conservation permission to develop any land where the proposal amount of the land —	
(a) does not exceed \$1 million	\$1,070
(b) exceeds \$1 million but does not exceed \$4 million	\$2,140
(c) exceeds \$4 million but does not exceed \$7 million	\$3,210
(d) exceeds \$7 million but does not exceed \$10 million	\$4,280
(e) exceeds \$10 million	\$5,350
27. Fee for answering an inquiry regarding any encumbrance on a property if such inquiry requires a search or an examination of any record or attesting a copy of any official record	\$107 (for each lot or property)
28. Fee for answering an inquiry in relation to the use or uses of any land or building or land and	\$53.50 (for each lot or property)

FIRST SCHEDULE — *continued*

<i>First column</i>	<i>Second column</i>
building approved or permissible under a planning permission or conservation permission	
29. Fee for a certified true copy of any notice, certificate or order issued under the Act	\$5.35 per page of the notice, certificate or order
30. Fee for copying any approved plan kept in the office of the competent authority	\$26.75 per set of plans
31. Fee for an endorsement by the competent authority that a copy of any approved plan is a true copy of the approved plan kept in his office	\$5.35 per sheet of plan
32. Fee for an inspection of the development register for a decision made before 1 January 2000 —	\$32.10 (for each lot or property)
(a) by the competent authority or the Minister on an application for a planning permission, conservation permission or subdivision permission; or	
(b) by the Minister on an appeal under section 22 of the Act	
33. Fee for a certified print copy of an extract of the development register	\$5.35 per page
34. Fee for a search or an inspection of the record plan	\$5.35
35. Fee for an official search made under rule 10(4) of the Planning (Development) Rules 2008	\$53.50

FIRST SCHEDULE — *continued*

<i>First column</i>	<i>Second column</i>
(G.N. No. S 113/2008) in respect of any of the following:	
(a) one landed dwelling-house;	
(b) one strata subdivided residential flat, factory, warehouse, shop or office unit;	
(c) one plot of vacant land under a single lot number;	
(d) one development on one or more lots for which strata subdivision has not been granted	
36. Fee for an application to determine the Development Baseline for —	
(a) any land that has not been the subject of a planning permission or conservation permission or permission under the repealed Act granted for the development of the land	\$1,605 (for each lot)
(b) any land that is the subject of a planning permission or conservation permission or permission under the repealed Act granted for the development of the land	\$1,605 (for each land which is the subject of such permission)
37. Fee for the supply of any record plan	\$26.75 per sheet
38. Fee for the supply of any Certified Interpretation Plan	\$160.50 per plan
39. Fee for the supply of a print copy of any one planning area of Master Plan 2014 in A1 size	\$26.75 per sheet
40. Fee for the supply of a print copy of the island-wide Master Plan 2014 in A0 size	\$37.45 per sheet

FIRST SCHEDULE — *continued**First column**Second column*

41. Fee for the lodgment of plans and the declaration of a qualified person or an authorised person under paragraph 5(*h*) and (*j*), respectively, of the Planning (Development of Land Authorisation for Housing and Development Board and Jurong Town Corporation) Notification (N 2), where the operations involving the development of land, for which the lodgment of plans and the declaration are required, are for —

- | | |
|---|-------|
| (a) the erection of any building or structure | \$856 |
| (b) additions and alterations to any existing building or structure | \$642 |

42. Fee for a request for the waiver of any one or more guidelines issued by the competent authority, where such request is made in relation to an application for planning permission or conservation permission under section 13 of the Act to develop any land and the waiver is to be decided in consultation with the committee appointed by the Minister for that purpose	\$6,099
---	---------

43. Fee for a request for the verification of the site coverage and floor area of —	\$267.50, subject to an additional \$267.50 for each storey of a building of the approved development or proposed development
(a) an approved development; or	
(b) a proposed development, whether or not it is the subject of an application under the Act to develop any land	

44. Fee for a request for the waiver of —	\$535
(a) any one parameter or requirement in any guideline issued by the competent authority; or	

FIRST SCHEDULE — *continued**First column**Second column*

- (b) any 2 or more parameters or requirements in any guideline or guidelines issued by the competent authority which are within the same classification of waivers as specified by the competent authority,

where the person making the request, either by himself or by his agent, presents his grounds for the request before the competent authority and such request is made in relation to the following:

- (i) an application (submitted or to be submitted) for planning permission or conservation permission under section 13 of the Act to develop any land; or
- (ii) any operation involving the development of land to be authorised by the Minister under section 21(6) of the Act

45. Fee for a request for the waiver of —

\$321

- (a) any one parameter or requirement in any guideline issued by the competent authority; or
- (b) any 2 or more parameters or requirements in any guideline or guidelines issued by the competent authority which are within the same classification of waivers as specified by the competent authority,

where such request is made in relation to but after the submission to the competent authority of an application for planning permission or conservation permission under section 13 of the Act to develop any land

SECOND SCHEDULE

Rule 2

PART 1

An extensive open area development includes the following:

- (1) Open park with ancillary facilities such as toilets
- (2) Open vehicle park and car park
- (3) Port
- (4) Jetty
- (5) Infrastructure works for the parcellation of vacant land involving road preparation and erection of electrical substation.

PART 2

A land extensive development includes the following:

- (1) Polo club, turf club or golf course
- (2) Bird park
- (3) Zoo
- (4) Driving circuit
- (5) Receiving and transmitting station
- (6) Junior college
- (7) School
- (8) Military camp
- (9) Outdoor stadium
- (10) Swimming complex
- (11) High technology farm with research centre
- (12) Fisheries centre
- (13) Power station
- (14) Sewage treatment plant
- (15) Waste water treatment plant
- (16) Rapid transit system depot, bus depot and bus interchange
- (17) Drive-in cinema
- (18) Theme park

SECOND SCHEDULE — *continued*

- (19) Amusement park
- (20) Columbarium
- (21) Refinery
- (22) Airport terminal
- (23) Mega exhibition centre
- (24) Polytechnic
- (25) University
- (26) ITE Campus
- (27) Prison
- (28) Sports Complex
- (29) Agro-technology farm
- (30) Police academy
- (31) Military academy
- (32) Such other development as the competent authority may allow.

THIRD SCHEDULE

Rule 2

BROAD LAND-USE GROUP

<i>First column</i>	<i>Second column</i>
<i>Broad Land-Use Group</i>	<i>Zonings included within Broad Land-Use Group</i>
1	<ul style="list-style-type: none"> (a) White (b) Commercial (c) Hotel (d) Commercial & Residential (e) Sports & Recreation
2	<ul style="list-style-type: none"> (a) Residential (b) Residential with Commercial at First Storey (c) Residential/Institution
3	<ul style="list-style-type: none"> (a) Business 1

THIRD SCHEDULE — *continued*

<i>First column</i>	<i>Second column</i>
<i>Broad Land-Use Group</i>	<i>Zonings included within Broad Land-Use Group</i>
	<p>(b) Business 1 — White</p> <p>(c) Business 2</p> <p>(d) Business 2 — White</p> <p>(e) Business Park</p> <p>(f) Business Park — White</p> <p>(g) Utility</p> <p>(h) Transport Facilities</p> <p>(i) Rapid Transit</p>
4	<p>(a) Civic & Community Institution</p> <p>(b) Health & Medical Care</p> <p>(c) Place of Worship</p> <p>(d) Education Institution</p> <p>(e) Open Space</p> <p>(f) Park</p> <p>(g) Cemetery</p> <p>(h) Agriculture</p> <p>(i) Port/Airport</p> <p>(j) Special Use</p> <p>(k) Beach Area</p> <p>(l) Waterbody</p>

FOURTH SCHEDULE

Rule 2

TYPES OF WORKS

PART 1

CATEGORY 1 WORKS

“Category 1 Works” means any works which are carried out for or in relation to the conservation of any conserved building located within a historic conservation area, being works which in the opinion of the competent authority materially affect the key features of the building, including but not limited to the following works:

- (a) roof:
 - (i) restoration of roof profile, pitch or height;
 - (ii) addition, removal or change in size or location of jack roof or skylight;
 - (iii) addition or removal of reinforced concrete structures on existing flat roof;
- (b) front and side façade — restoration of architectural elements such as windows, doors and original decorative features;
- (c) gable end wall, rear façade and rear service block:
 - (i) restoration of architectural elements such as windows, doors and original decorative features;
 - (ii) addition or removal of window or door;
- (d) upper storey floors:
 - (i) change of entire floor using similar or different material;
 - (ii) addition or removal of void;
 - (iii) addition or removal of roof mezzanine;
- (e) others:
 - (i) addition of new rear extension;
 - (ii) structural strengthening work.

FOURTH SCHEDULE — *continued*

PART 2

CATEGORY 2 WORKS

“Category 2 Works” means any works which are carried out for or in relation to the conservation of any conserved building located within a historic conservation area, being works which in the opinion of the competent authority do not materially affect the key features of the building, including but not limited to the following works:

- (a) roof:
 - (i) replacement of roof tiles;
 - (ii) addition of pergola or shelter with non-load bearing cover on flat roof;
- (b) airwell:
 - (i) addition or removal of window, inclusive of transom above a window;
 - (ii) addition of cover over airwell;
- (c) rear court — addition or removal of roof over rear court;
- (d) party wall — addition or sealing of opening in party wall;
- (e) staircase and lift:
 - (i) addition or removal of internal staircase;
 - (ii) addition or removal of lift.

PART 3

REPAIR AND MAINTENANCE WORKS

“Repair and Maintenance Works” means any works which are carried out on any conserved building, being works which in the opinion of the competent authority are for the purpose of repair or maintenance of the building and do not affect the building’s structure, including but not limited to the following works:

- (a) roof — one-for-one localised replacement of roof tiles;
- (b) front and side façade:
 - (i) one-for-one replacement of door or window;
 - (ii) replacement of first storey window with door and vice versa;
 - (iii) change in infill of panel or panels of first storey door or window of building;

FOURTH SCHEDULE — *continued*

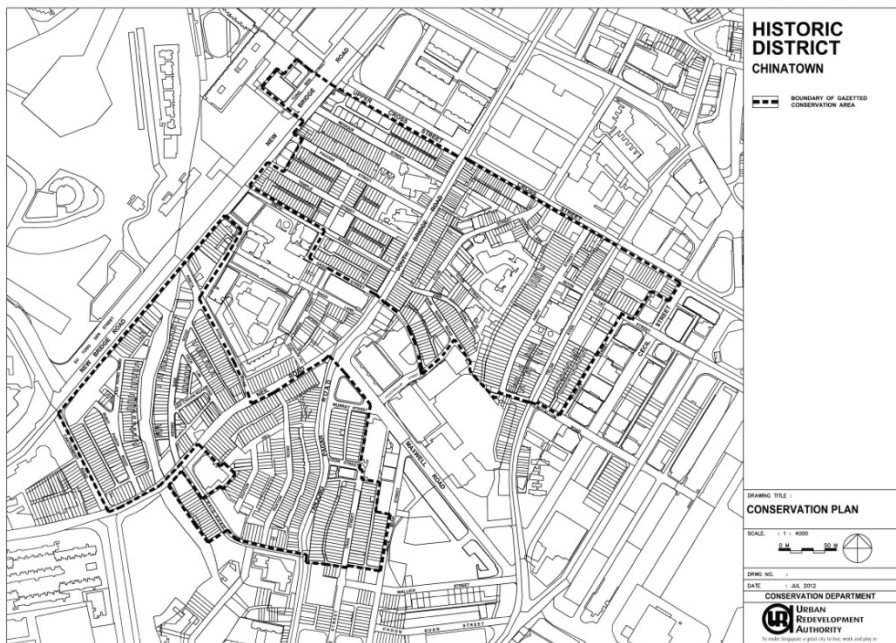
- (iv) replacement or removal of secondary door or window;
- (v) removal of tiled canopy;
- (c) five-footway:
 - (i) change of flooring material at five-footway;
 - (ii) addition or removal of ramps or steps;
 - (iii) change in level of five-footway;
- (d) rear façade, gable end and rear service block — addition or removal of canopy above window;
- (e) upper storey floors — one-for-one localised replacement of floor boards;
- (f) mechanical and electrical services:
 - (i) addition, repositioning or change in material or design of flue;
 - (ii) installation of new air-conditioning unit and screening.

FIFTH SCHEDULE

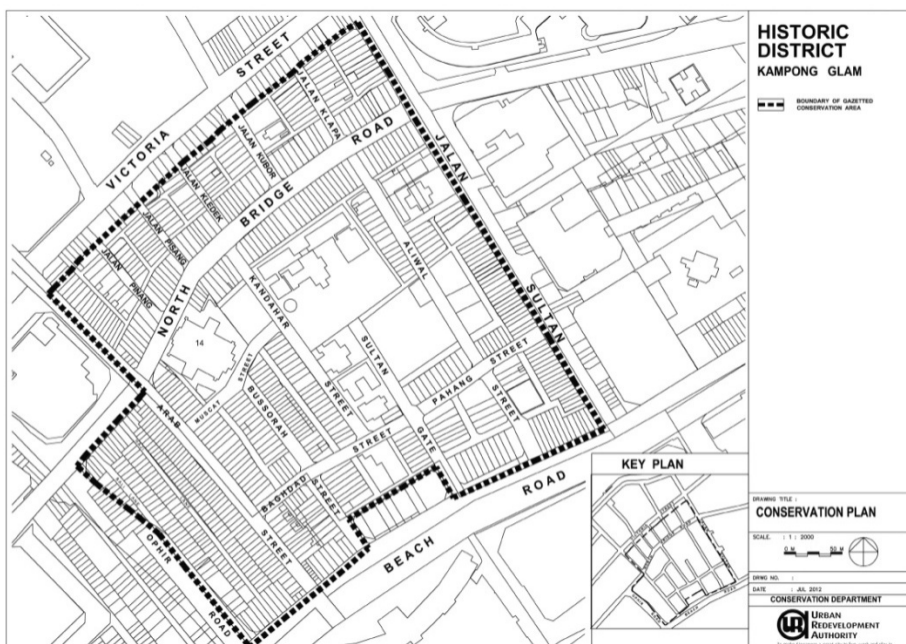
Rule 2

HISTORIC CONSERVATION AREAS

PLAN 1

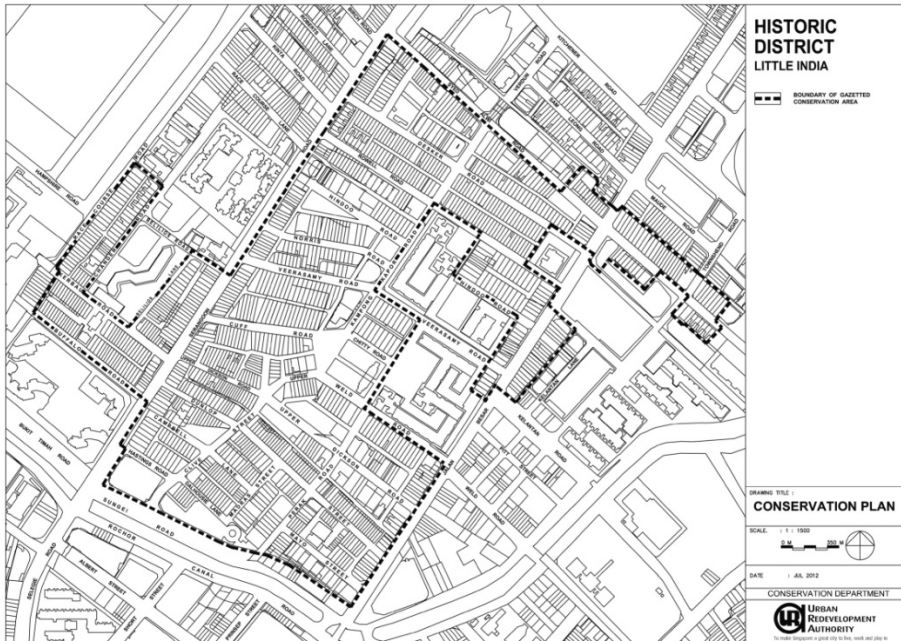
FIFTH SCHEDULE — *continued*

PLAN 2

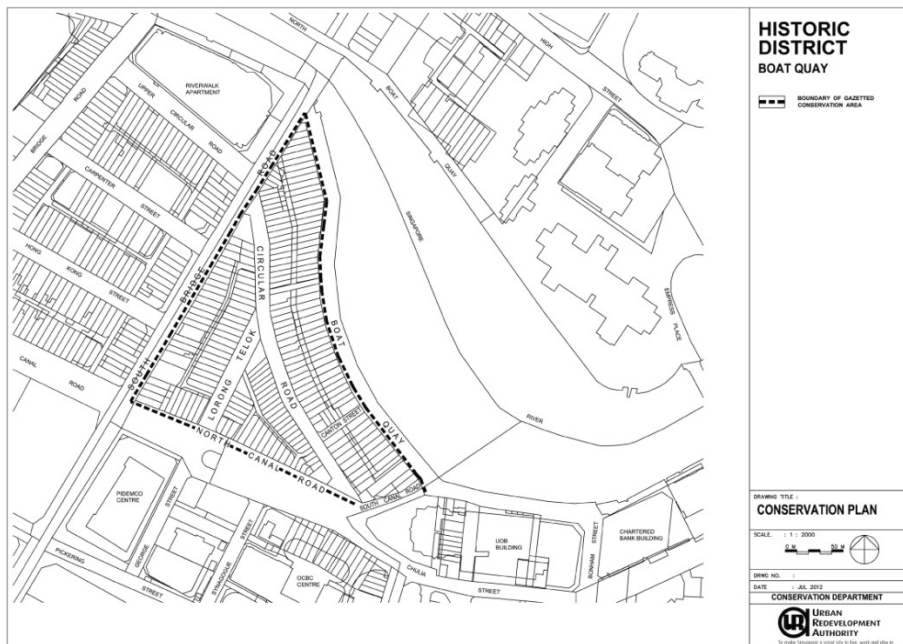


FIFTH SCHEDULE — *continued*

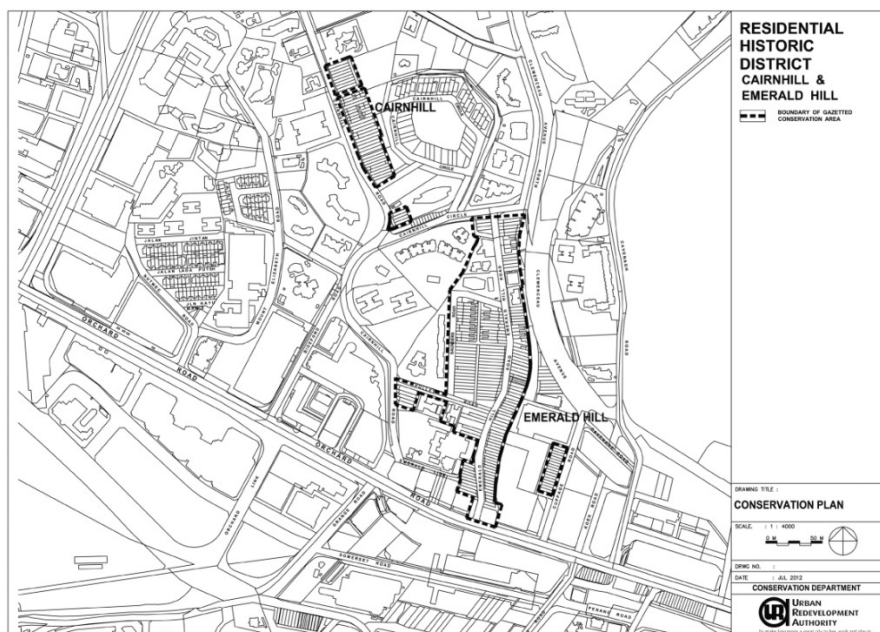
PLAN 3



PLAN 4

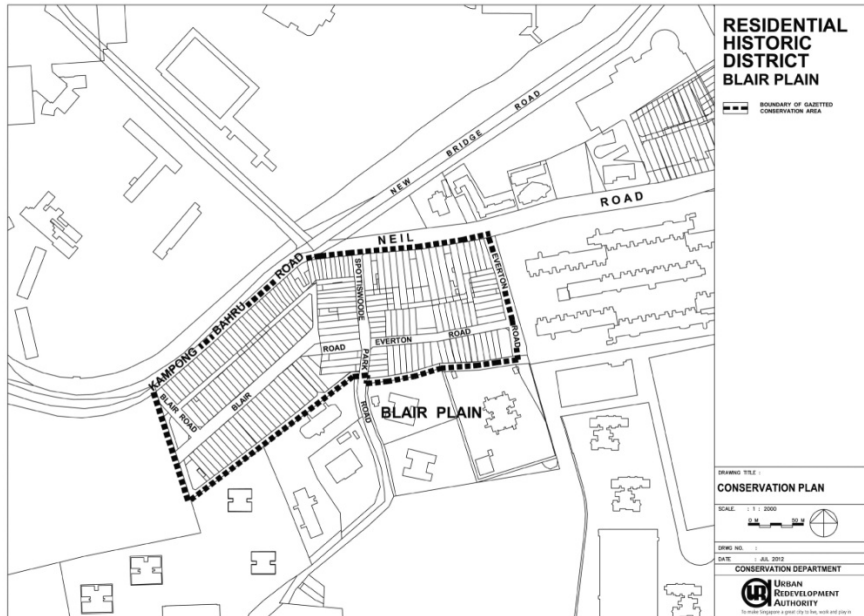
FIFTH SCHEDULE — *continued*

PLAN 5



FIFTH SCHEDULE — *continued*

PLAN 6



Made on 12 August 2014.

BENNY LIM
*Permanent Secretary,
 Ministry of National Development,
 Singapore.*

[ND 101/7-23 V9.; AG/LLRD/SL/232/2010/13 Vol. 2]

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