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No. S 672

PLANNING ACT
(CHAPTER 232)

PLANNING
(FEES) (AMENDMENT)
RULES 2013

In exercise of the powers conferred by section 61(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) (Amendment) Rules 2013 and shall come into operation on 1st November 2013.

Amendment of rule 2

2. Rule 2(1) of the Planning (Fees) Rules (R 7) (referred to in these Rules as the principal Rules) is amended —

(a) by inserting, immediately after the definition of “calculation plans”, the following definitions:

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

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

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

(b) by inserting, immediately after the definition of “highest fee amount proposal”, the following definition:

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

(c) by deleting the definitions of “minor works”, “restored building”, “standard works” and “unrestored building”;

(d) by inserting, immediately after the definition of “proposal amount”, the following definition:

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

(e) by deleting the semi-colon at the end of the definition of “strata landed dwelling-house” and substituting a full-stop.

Amendment of rule 3

3. The principal Rules are amended by renumbering rule 3 as paragraph (1) of that rule, and by inserting immediately thereafter the following paragraph:

“(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.”.

Amendment of First Schedule

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

(a) by inserting, immediately after paragraph (2) of item 1, the following paragraphs:

“(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”;

(b) by renumbering item 3 as paragraph (1) of that item, and by inserting immediately thereafter the following paragraphs:

“(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”;

(c) by deleting paragraph (2) of item 5 and substituting the following paragraph:

“(2) Paragraph (1) shall not apply to any conserved building located within a historic conservation area”;

(d) by inserting, immediately after the words “planning permission” in item 7(1), the words “or conservation permission”;

(e) by deleting items 11 to 14 and substituting the following items:

“11.—(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 22), 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	\$2,500
(ii) only 2 conserved buildings	\$4,500
(iii) more than 2 conserved buildings	\$4,500 plus \$1,500 per conserved building for the third and each subsequent conserved building

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- (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 | \$1,500 |
| (ii) only 2 conserved buildings | \$2,500 |
| (iii) more than 2 conserved buildings | \$2,500 plus \$500 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

12.—(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 11 —

- (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 | \$1,600 |
| (ii) more than one conserved building | \$1,600 plus \$1,000 per conserved building for the second and each subsequent conserved building |

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- (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 | \$1,000 |
| (ii) more than one conserved building | \$1,000 plus \$500 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

13.—(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 22) where the works are carried out on —

- | | |
|------------------------------|--|
| (a) only one strata unit | \$1,500 |
| (b) only 2 strata units | \$2,500 |
| (c) more than 2 strata units | \$2,500 plus \$500 per strata unit for the third and each subsequent strata unit |

(2) Paragraph (1) shall not apply to a monument

14. 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 13, where the amendment relates to works on —

- | | |
|-------------------------------|---|
| (a) only one strata unit | \$1,000 |
| (b) more than one strata unit | \$1,000 plus
\$500 per strata
unit for the
second and
each subsequent
strata unit”;
and |

(f) by deleting items 15 and 16.

Deletion and substitution of Fourth Schedule and new Fifth Schedule

5. The Fourth Schedule to the principal Rules is deleted and the following Schedules substituted therefor:

“FOURTH SCHEDULE

Rule 2

TYPES OF WORKS

PART I

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 facade — restoration of architectural elements such as windows, doors and original decorative features;
- (c) gable end wall, rear facade and rear service block:
 - (i) restoration of architectural elements such as windows, doors and original decorative features;

FOURTH SCHEDULE — *continued*

- (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.

PART II

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 III

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:

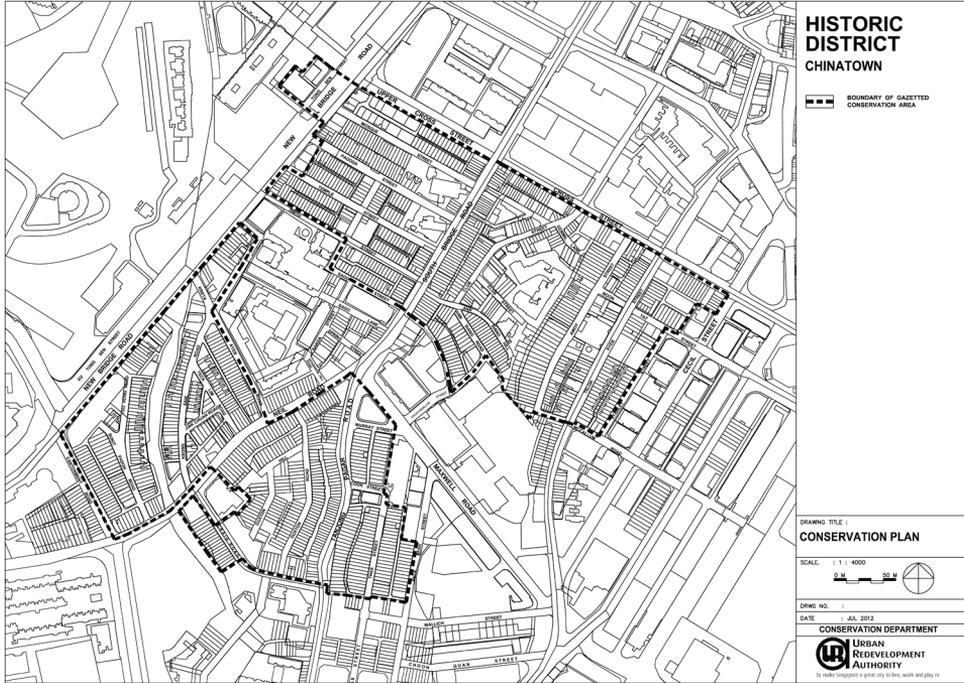
FOURTH SCHEDULE — *continued*

- (a) roof — one for one localised replacement of roof tiles;
- (b) front and side facade:
 - (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(s) of first storey door or window of building;
 - (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 facade, 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.

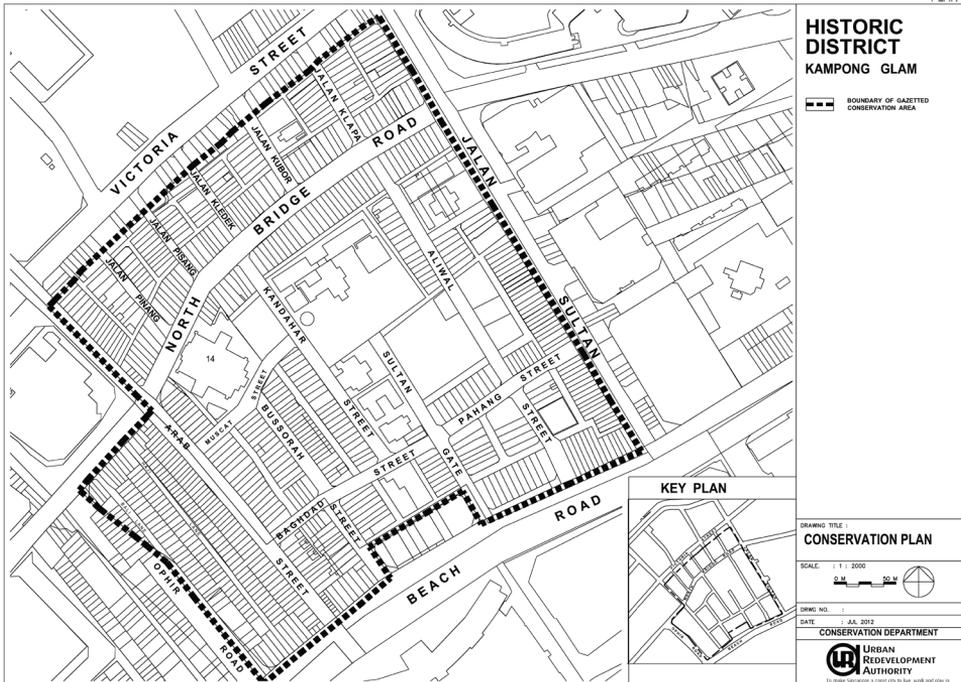
FIFTH SCHEDULE

Rule 2

HISTORIC CONSERVATION AREAS
PLAN 1



PLAN 2



Transitional provision

6. Where an application for planning permission or conservation permission made before 1st November 2013 remains pending on or after that date, and an application for amendment to plans already submitted for approval under the application for planning permission or conservation permission (referred to in this rule as the amendment application) is made within 6 months after that date, the fee payable for the amendment application shall be the lower of the following:

- (a) the amount payable for that fee under the principal Rules in force immediately before 1st November 2013;
- (b) the amount payable for that fee under the principal Rules in force at the time the amendment application is made.

[G.N. No. S 168/2011]

Made this 25th day of October 2013.

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

[ND 101/7-23 Vol. 9; AG/LLRD/SL/232/2010/13 Vol. 1]

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