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No. S 547

LAND BETTERMENT CHARGE ACT 2021

LAND BETTERMENT CHARGE (CONCESSIONARY RELIEF — GOLDEN MILE COMPLEX) ORDER 2024

ARRANGEMENT OF PARAGRAPHS

Paragraph

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In exercise of the powers conferred by section 13(1) of the Land Betterment Charge Act 2021, the Minister for National Development, after consulting the Minister for Law, makes the following Order:

Citation and commencement

1. This Order is the Land Betterment Charge (Concessionary Relief — Golden Mile Complex) Order 2024 and comes into operation on 1 July 2024.

Definitions

2. In this Order —

“floor area” has the meaning given by the Planning (Development) Rules 2008 (G.N. No. S 113/2008);

“specified area” means the area delineated in the map set out in the First Schedule;

“specified rate” means a rate specified in the second column of the Second Schedule;

“Use Group” means a Use Group specified in the first column of the Second Schedule.

Concessionary relief

3.—(1) Subject to sub-paragraph (5), land betterment charge is not payable, to the extent specified in sub-paragraph (2), for chargeable consent that —

- (a) is a conservation permission granted in relation to any land within the specified area; and
- (b) entitles a person to carry out any development within the specified area.

(2) The amount of land betterment charge that is not payable because of the concession in sub-paragraph (1) must not exceed the lower of the following:

- (a) \$70,000,000;
- (b) the aggregate of the amount for each part of the development authorised by the conservation permission in question that is to be used exclusively for a purpose that falls within a Use Group, where the amount is worked out according to the formula

$$(0.1 \times (A \times B \div 0.7) \times C).$$

(3) For the purposes of sub-paragraph (2)(b) —

- (a) A is the floor area of that part of the development;
- (b) B is the specified rate corresponding to the Use Group; and
- (c) C is the percentage specified in the Seventh Schedule to the Land Betterment Charge (Table of Rates and Valuation Method) Regulations 2022 (G.N. No. S 569/2022) corresponding to the remaining tenure in whole years of land lot TS15-00359T as of 6 May 2022.

(4) A reference to any floor area of the development in sub-paragraph (3)(a) includes the floor area of any part of the development that is for the conservation of one or more buildings within the specified area, mentioned in sub-paragraph (5).

(5) The concession in sub-paragraph (1) does not apply to any part of the development that is for the conservation of one or more buildings within the specified area.

(6) To avoid doubt, this paragraph does not affect paragraph 3 of the Land Betterment Charge (Concessionary Relief) Order 2022 (G.N. No. S 570/2022).

Withdrawal of concession

4. A concession under paragraph 3(1) in relation to any development within the specified area ends and is withdrawn if —

- (a) the development is not carried out in accordance with the conservation permission granted for it;
- (b) the development authorised by the conservation permission is not completed within the period of validity (including any extension of the period of validity) of the conservation permission granted for it; or
- (c) another conservation permission is granted to develop the same land within the specified area in a manner that is inconsistent with the conservation of the buildings on the land, and the development is carried out within the period of validity (including any extension of the period of validity) of the second-mentioned permission.

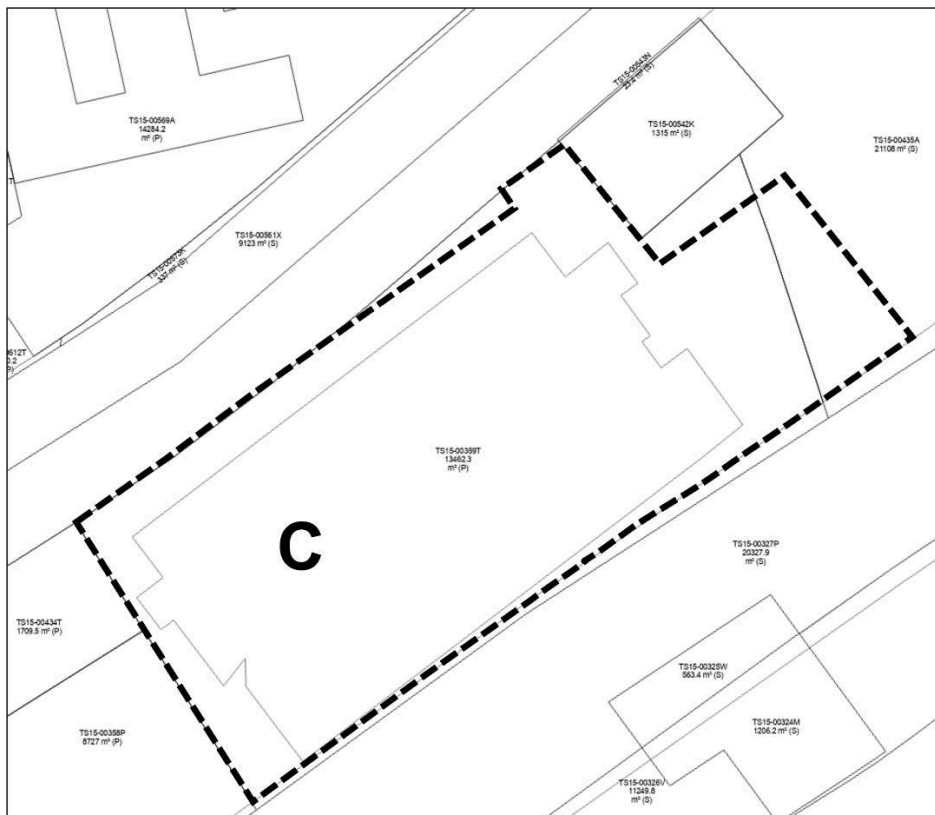
Effect of withdrawal of concession

5. Upon a withdrawal of a concession under paragraph 4, the development of land for which the concession was granted must then be disregarded for the purpose of determining the pre-chargeable valuation of the land.

FIRST SCHEDULE

Paragraph 2

SPECIFIED AREA



SECOND SCHEDULE

Paragraph 2

<i>First column</i>	<i>Second column</i>
<i>Use Group</i>	<i>Rate</i>
1. Shop, office, association office, cinema, place of entertainment, clinic, medical suite, restaurant, petrol station, auto-service centre, commercial garage, market, sports and recreation building	\$9,800
2. Residential (landed dwelling-house)	\$3,710
3. Residential (non-landed residential building)	\$9,100
4. Hospital, hotel room and hotel-related use	\$10,430

SECOND SCHEDULE — *continued*

<i>First column</i>	<i>Second column</i>
<i>Use Group</i>	<i>Rate</i>
5. Industrial, warehousing, science park, business park, transport depot, airport, dock, port uses, utility installation, telecommunication infrastructure, Mass Rapid Transit Station, Light Rail Transit Station	\$1,407
6. Place of worship, community building, community sports and fitness building, educational and institutional uses, government building	\$910
7. Open space, nature reserve	\$10
8. Agriculture	-
9. Drain, road, railway, cemetery, Mass Rapid Transit Route, Light Rail Transit Route	\$1

Made on 26 June 2024.

OW FOONG PHENG
Permanent Secretary,
Ministry of National Development,
Singapore.

[265/5-214; AG/LEGIS/SL/152A/2020/4]

(To be presented to Parliament under section 13(6) of the Land Betterment Charge Act 2021).