

PLANNING ACT
(CHAPTER 232, SECTION 21(6))

PLANNING (DEVELOPMENT OF LAND AUTHORISATION
FOR HOUSING AND DEVELOPMENT BOARD AND JURONG
TOWN CORPORATION) NOTIFICATION

ARRANGEMENT OF PARAGRAPHS

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[19th December 1997]

Citation

1. This Notification may be cited as the Planning (Development of Land Authorisation for Housing and Development Board and Jurong Town Corporation) Notification.

Definitions

2. In this Notification —

“authorised person” means an architect or an engineer in the employment of HDB or JTC who has been appointed by HDB or JTC, as the case may be, to take charge of the operations involving development of land;

“child care centre” has the same meaning as in rule 2 of the Planning (Use Classes) Rules (R 2);

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“HDB” means the Housing and Development Board established by the Housing and Development Act (Cap. 129);

“JTC” means the Jurong Town Corporation established by the Jurong Town Corporation Act (Cap. 150);

“motor vehicle showroom” has the same meaning as in rule 2 of the Planning (Use Classes) Rules;

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“public road” means any road over which the public has a right of way;

“qualified person” means a person who is registered as an architect under the Architects Act (Cap. 12) or who is registered as a professional engineer under the Professional Engineers Act (Cap. 253);

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“relevant date”, in relation to an authorisation under paragraph 3 or 4, means the date of lodgment of the plans and documents specified in paragraph 5(k), relating to the authorisation, with the competent authority;

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“showroom” has the same meaning as in rule 2 of the Planning (Use Classes) Rules.

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Authorisation for development of land by HDB

3.—(1) Subject to paragraphs 5 and 6 and to the provisions of any other written law, the operations involving the development of land set out in sub-paragraph (2) by or on behalf of the HDB on land that is —

(a) approved for residential use by the competent authority;
and

(b) owned by HDB, or vested in the State but which is agreed by the State to be alienated to HDB for public housing or residential development at a stipulated plot ratio,

are authorised under section 21(6) of the Act.

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(2) The operations involving the development of land referred to in sub-paragraph (1) are —

- (a) the erection of a block of flats and ancillary structures;
- (b) the erection of structures for uses ancillary to the residential use of a block of flats; or
- (c) the addition or alteration to an existing block of flats or an existing structure referred to in sub-paragraph (a) or (b).

Authorisation for development of land for industrial and other related purposes

4. Subject to paragraphs 5 and 6 and to the provisions of any other written law, the following operations involving development of land are authorised under section 21(6) of the Act:

- (a) the erection of light or general industrial buildings or the addition or alteration to an existing light or general industrial building by or on behalf of the JTC or its lessees or by or on behalf of the HDB or its lessees on land that is —
 - (i) zoned “Industry” in the Master Plan; and
 - (ii) leased or agreed to be leased by the State to JTC or HDB for industry or warehouse use;
- (b) the erection of warehouses or the addition or alteration to an existing warehouse by or on behalf of the JTC or its lessees or by or on behalf of the HDB or its lessees on land that is —
 - (i) zoned “Warehouse” in the Master Plan; and
 - (ii) leased or agreed to be leased by the State to JTC or HDB for industry or warehouse use; and
- (c) the erection of workers’ dormitories or the addition or alteration to an existing workers’ dormitory by or on behalf of the JTC or its lessees on land that is —
 - (i) zoned “Civic and Community Institution” in the Master Plan; and

- (ii) leased or agreed to be leased by the State to JTC for use as workers' dormitories at a stipulated allowable intensity or plot ratio for the development.

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Conditions

5. Paragraphs 3 and 4 shall apply only if all the following conditions are satisfied:

- (a) the operations involving the development of land under paragraph 3 do not exceed the stipulated plot ratio referred to in paragraph 3(1)(b);
- (b) the operations involving the development of land under paragraph 4(a) or (b) do not exceed —
 - (i) in the case where the land is leased or agreed to be leased by the State to JTC or HDB with a maximum allowable intensity or plot ratio stipulated for the development on the land, the maximum allowable intensity or plot ratio stipulated in the Master Plan for the development; or
 - (ii) in the case where the land is leased or agreed to be leased by the State to JTC or HDB without a maximum allowable intensity or plot ratio stipulated for the development on the land —
 - (A) a plot ratio of 2.5; or
 - (B) the maximum allowable intensity or plot ratio stipulated in the Master Plan for the development,whichever is the lower;
- (c) the operations involving the development of land under paragraph 4(c) do not exceed the maximum allowable intensity or plot ratio stipulated in the Master Plan for the development;

(ca) the operations involving the development of land under paragraph 4(a) or (b) shall not include or result in any of the following uses:

- (i) canteen;
- (ii) child care centre;
- (iii) motor vehicle showroom;
- (iv) showroom;
- (v) workers' dormitory;

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- (d) the operations do not result in any encroachment into any other land;
- (e) there is direct vehicular access to a public road from the land under development;
- (f) the operations comply with all relevant planning guidelines issued by the competent authority including, in particular, guidelines on allowable types of development, building and buffer setbacks, building height and quantum control on uses;
- (g) no part of the existing building or other structures on the land under development is unauthorised under the Act;
- (h) any plan for the operations required by the competent authority is lodged with the competent authority and, subject to sub-paragraph (i), contains a certification, duly signed by a qualified person or the authorised person that —

- (i) sub-paragraph (a), or sub-paragraphs (b) and (ca), or sub-paragraph (c), as the case may be, and sub-paragraphs (d), (e) and (g) have been complied with; and

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- (ii) the plan has been prepared in compliance with the relevant planning guidelines referred to in sub-paragraph (f);

- (i) where the operations relate to workers' dormitories, the certification referred to in sub-paragraph (h) is signed by an authorised person;
- (j) a declaration is made by a qualified person or an authorised person in such form as may be required by the competent authority declaring that he will ensure that the operations will be carried out in compliance with —
 - (i) sub-paragraph (g);
 - (ii) the plans that are lodged with the competent authority under sub-paragraph (h); and
 - (iii) the requirements of all other relevant authorities;
- (k) before the submission of any application to the Commissioner of Building Control for approval of the building plans for the operations under the Building Control Act (Cap. 29), the plans referred to in sub-paragraph (h) and the declaration required under sub-paragraph (j) are lodged with the competent authority together with the prescribed fee;
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- (l) the operations are carried out in compliance with —
 - (i) the plans that are lodged with the competent authority under sub-paragraph (k); and
 - (ii) the requirements of all other relevant authorities; and
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- (m) the authorisation has not lapsed under paragraph 6(1).
[S 64/2015 wef 11/02/2015]

Expiry and extension of authorisation

6.—(1) The authorisation obtained under paragraph 3 or 4 on or after 11 February 2015 shall lapse if the operations involving the development of land authorised under paragraph 3 or 4, as the case may be, are not completed or effected within —

- (a) 2 years after the relevant date; or

(b) such extended period as permitted under this paragraph.

(2) Subject to sub-paragraph (6), the validity period of an authorisation under paragraph 3 or 4, as the case may be, shall be extended for a further period of 2 years if the following are lodged in such form and manner as the competent authority may require at the same time together with a payment of a fee of \$200 to the competent authority:

- (a) a submission for an extension of the validity period of the authorisation (referred to in this paragraph as the extension submission);
- (b) a certification of the matters referred to in paragraph 5(h)(i) and (ii);
- (c) a declaration of the matters referred to in paragraph 5(j)(i), (ii) and (iii).

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(3) Subject to sub-paragraph (4), the certification referred to in sub-paragraph (2)(b) must be signed by the current qualified person or authorised person at the date of lodgment of the extension submission.

(4) Where the operation relates to workers' dormitories, the certification referred to in sub-paragraph (2)(b) must be signed by the current authorised person at the date of lodgment of the extension submission.

(5) The declaration referred to in sub-paragraph (2)(c) must be signed by the current qualified person or authorised person at the date of lodgment of the extension submission.

(6) There shall be no more than 2 extensions in respect of each authorisation under paragraph 3 or 4, as the case may be.

[S 64/2015 wef 11/02/2015]

[G.N. Nos. S 544/97; S 269/2002]

LEGISLATIVE HISTORY

PLANNING (DEVELOPMENT OF LAND AUTHORISATION FOR HOUSING AND DEVELOPMENT BOARD AND JURONG TOWN CORPORATION) NOTIFICATION (CHAPTER 232, N 2)

This Legislative History is provided for the convenience of users of the Planning (Development of Land Authorisation for Housing and Development Board and Jurong Town Corporation) Notification. It is not part of this Notification.

1. G. N. No. S 544/1997 — Planning (Development of Land Authorisation for Housing and Development Board and Jurong Town Corporation) Notification 1997

Date of commencement : 19 December 1997

2. 2000 Revised Edition — Planning (Development of Land Authorisation for Housing and Development Board and Jurong Town Corporation) Notification

Date of operation : 31 January 2000

3. G. N. No. S 269/2002 — Planning (Development of Land Authorisation for Housing and Development Board and Jurong Town Corporation) (Amendment) Notification 2002

Date of commencement : 3 June 2002

4. 2007 Revised Edition — Planning (Development of Land Authorisation for Housing and Development Board and Jurong Town Corporation) Notification

Date of operation : 1 October 2007

5. G.N. No. S 64/2015 — Planning (Development of Land Authorisation for Housing and Development Board and Jurong Town Corporation) (Amendment) Notification 2015

Date of commencement : 11 February 2015

6. G.N. No. S 84/2024 — Planning (Development of Land Authorisation for Housing and Development Board and Jurong Town Corporation) (Amendment) Notification 2024

Date of commencement : 14 February 2024