

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

PLANNING (DEVELOPMENT OF LAND — LODGMENT  
AUTHORISATION) NOTIFICATION

ARRANGEMENT OF PARAGRAPHS

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[1st August 2002]

**Citation**

1. This Notification may be cited as the Planning (Development of Land — Lodgment Authorisation) Notification.

**Definitions**

2. In this Notification, unless the context otherwise requires —

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

*[S 626/2022 wef 01/08/2022]*

“landed dwelling-house” means a dwelling-house of any of the following housing types but does not include a landed dwelling-house governed by the provisions of the Land Titles (Strata) Act 1967:

- (a) detached house;
- (b) linked house;
- (c) semi-detached house; or

(d) terrace house;

[S 626/2022 wef 31/12/2021]

[Deleted by S 81/2024 wef 14/02/2024]

“plot” means all of the one or more lots of land on which a single landed dwelling-house already exists, or existed but has been demolished, at the time the plans required by the competent authority are lodged under paragraph 4(1)(I);

“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 1991 or who is registered as a professional engineer under the Professional Engineers Act 1991;

[S 65/2015 wef 11/02/2015]

[S 626/2022 wef 31/12/2021]

“relevant authority” means any one or more Government or statutory authorities empowered to approve plans for development of any land or plans relating to the construction of any building under the Act or under any other written law, and includes the competent authority;

[S 81/2024 wef 14/02/2024]

“relevant date”, in relation to an authorisation under paragraph 3, means the date of lodgment of the plans and documents specified in paragraph 4(1)(I), relating to the authorisation, with the competent authority.

[S 65/2015 wef 11/02/2015]

[S 273/2015 wef 11/05/2015]

[S 81/2024 wef 14/02/2024]

[Deleted by S 81/2024 wef 14/02/2024]

### **Authorisation of operations involving development of land**

3. Subject to paragraphs 4, 5 and 5A and any other written law, the following operations involving the development of land within the plot of a landed dwelling-house are hereby authorised:

- (a) the addition, enlargement, alteration or improvement of the existing landed dwelling-house within the plot;
- (b) the demolition of the existing landed dwelling-house and the erection of a landed dwelling-house of the same housing type within the plot; or
- (c) where a landed dwelling-house existed on the plot but has been demolished, the erection of a landed dwelling-house of the same housing type within the plot.

*[S 65/2015 wef 11/02/2015]*

### Conditions of authorisation

4.—(1) The authorisation under paragraph 3 shall apply only if —

- (a) the plot is zoned “Residential” in the Master Plan;
- (b) *[Deleted by S 81/2024 wef 14/02/2024]*
- (c) no part of the plot consists of State land;
- (d) the plot abuts a public road;
- (da) no part of the plot is demarcated in any plan approved by the relevant authority for roads, streets, road reserves, road widening and drainage reserves or for any other public use;
- (e) the operations will result in a landed dwelling-house of the same housing type as the existing or demolished landed dwelling-house, as the case may be;
- (ea) the operations do not result in any change to the vehicular access arrangements of the plot;

*[S 81/2024 wef 14/02/2024]*

- (f) earthfill works on the plot, if any, will not cause the level of any point in the plot to be more than one metre above the lower of the following:
  - (i) the level of that point in the plot before the operations; or

- (ii) the level of any point at the abutting edge of abutting land;

[S 273/2015 wef 11/05/2015]

(fa) [Deleted by S 81/2024 wef 14/02/2024]

(fb) [Deleted by S 81/2024 wef 14/02/2024]

- (g) the operations comply with all the relevant planning guidelines, including guidelines on building setback, site coverage, housing type and building height issued by the competent authority or, if the operations do not comply with any requirement of the relevant planning guidelines, the qualified person for the operations has obtained a written waiver by the competent authority of that requirement in relation to those operations;

[S 81/2024 wef 14/02/2024]

- (h) the operations will result in a landed dwelling-house which stands on every lot within the plot;

- (i) not more than one landed dwelling-house will exist on the plot when the operations are completed;

- (j) no part of the existing landed dwelling-house comprises works that are unauthorised under the Act;

- (k) a declaration is made by the qualified person for the operations in such form as the competent authority may require that —

- (i) sub-paragraphs (a) to (da) and (j) have been complied with;

[S 81/2024 wef 14/02/2024]

- (ii) the plans lodged with the competent authority under sub-paragraph (l) have been prepared in compliance with the relevant planning guidelines referred to in sub-paragraph (g) or, if the plans were not prepared in compliance with any requirement of such guidelines, the qualified person has obtained a

written waiver by the competent authority of that requirement in relation to the plans;

*[S 195/2007 wef 07/05/2007]*

*[S 81/2024 wef 14/02/2024]*

(*ii*) the qualified person has obtained the consent of the owner of the plot to the lodgment of the plans with the competent authority under sub-paragraph (*l*);

*[S 81/2024 wef 14/02/2024]*

(*iii*) the qualified person will ensure that the operations shall be carried out in compliance with sub-paragraph (*n*); and

*[S 195/2007 wef 07/05/2007]*

(*iv*) the operations are not excluded from the authorisation under paragraph 3 by reason of paragraph 5(1) or (2);

*[S 195/2007 wef 07/05/2007]*

(*l*) prior to or together with 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 1989, the following are lodged with the competent authority at the same time together with the fee specified in sub-paragraph (2):

(*i*) the plans for the operations as required by the competent authority;

(*ii*) the declaration required under sub-paragraph (*k*); and

(*iii*) if applicable, the written waiver by the competent authority mentioned in sub-paragraph (*g*);

*[S 81/2024 wef 14/02/2024]*

*[S 626/2022 wef 31/12/2021]*

*[S 81/2024 wef 14/02/2024]*

(*m*) [*Deleted by S 81/2024 wef 14/02/2024*]

(n) the operations are carried out in compliance with —

(i) sub-paragraphs (e), (ea), (f), (h) and (i);

*[S 273/2015 wef 11/05/2015]*

*[S 81/2024 wef 14/02/2024]*

(ii) where the fee paid under sub-paragraph (l) is \$700, the conditions in sub-paragraph (2)(a)(i) and (ii);

*[S 65/2015 wef 11/02/2015]*

*[S 510/2016 wef 17/10/2016]*

*[S 626/2022 wef 31/12/2021]*

*[S 81/2024 wef 14/02/2024]*

(iii) the plans that are lodged with the competent authority under sub-paragraph (l) for such operations; and

(iv) the requirements of all relevant authorities; and

*[S 65/2015 wef 11/02/2015]*

(o) the authorisation has not lapsed under paragraph 5A(1).

*[S 65/2015 wef 11/02/2015]*

(2) The fee referred to in sub-paragraph (1)(l) shall be —

(a) \$700, if the operations comply with the following conditions:

(i) the proposed additional floor area of the landed dwelling-house as a result of the operations does not exceed 50% of the existing and approved floor area; and

(ii) less than 50% of the external walls of the existing landed dwelling-house (excluding the replacement of walls), as represented by their linear length indicated on the plans lodged with the competent

authority under sub-paragraph (1)(l), are to be removed; or

*[S 492/2005 wef 01/08/2005]*

*[S 68/2007 wef 22/02/2007]*

*[S 65/2015 wef 11/02/2015]*

*[S 510/2016 wef 17/10/2016]*

*[S 626/2022 wef 31/12/2021]*

*[S 81/2024 wef 14/02/2024]*

(b) in any other case, \$1,000.

*[S 492/2005 wef 01/08/2005]*

*[S 65/2015 wef 11/02/2015]*

*[S 510/2016 wef 17/10/2016]*

*[S 626/2022 wef 31/12/2021]*

*[S 81/2024 wef 14/02/2024]*

(3) *[Deleted by S 81/2024 wef 14/02/2024]*

### **Authorisation not to apply in certain cases**

5.—(1) The authorisation under paragraph 3 shall not apply to any operation referred to therein which is or is to be carried out within a conservation area or a good class bungalow area.

*[S 195/2007 wef 07/05/2007]*

(2) The authorisation under paragraph 3 shall also not apply to any operation referred to in paragraph 3(a) if the plans for the operation are lodged with the competent authority under paragraph 4(1)(l) within 3 years (referred to in this paragraph as “the 3-year period”) from the date of the grant of the temporary occupation permit or, where no temporary occupation permit was granted, the date of the grant of the certificate of statutory completion for the existing landed dwelling-house when it was erected unless —

(a) the operation, together with any previous operation or development of land authorised within the 3-year period (whether under this Notification or by a planning permission) does not result in the total floor area of the existing landed dwelling-house increasing in aggregate by more than 20 square metres over and above the total floor

area as authorised for the existing landed dwelling-house when it was erected;

- (b) in the case where the erection of the existing landed dwelling-house within the plot was authorised by a planning permission, such planning permission was only for the existing landed dwelling-house and not any other landed dwelling-house or building; or
- (c) in the case where the erection of the existing landed dwelling-house within the plot was authorised by a planning permission and such planning permission was also for the erection of one or more other landed dwelling-houses, each within a plot of land, one or more landed dwelling-houses had existed wholly within each plot at the time of the application, or at any time prior to the application, for such planning permission.

[S 195/2007 wef 07/05/2007]

### **Expiry and extension of authorisation**

**5A.**—(1) The authorisation obtained under paragraph 3 on or after 11 February 2015 shall lapse if the operations involving the development of land authorised under that paragraph 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 (4), the validity period of an authorisation under paragraph 3 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) [*Deleted by S 81/2024 wef 14/02/2024*]

(c) a declaration of the matters referred to in paragraph 4(1)(k)(i), (ii), (iia), (iii) and (iv).

*[S 81/2024 wef 14/02/2024]*

*[S 626/2022 wef 31/12/2021]*

*[S 81/2024 wef 14/02/2024]*

(3) The declaration referred to in sub-paragraph (2)(c) shall be signed by the current qualified person at the time of lodgment of the extension submission.

(4) There shall be no more than 2 extensions in respect of each authorisation under paragraph 3.

*[S 65/2015 wef 11/02/2015]*

### **Authorisation to cease to apply**

6. Upon any lodgment in accordance with paragraph 4(1)(l) in respect of any operation referred to in paragraph 3, any authorisation previously obtained under paragraph 3 of this Notification or paragraph 2(1)(k) of the cancelled Planning (Development of Land Authorisation) Notification (N 1, 2000 Ed.)<sup>1</sup> in respect of any operation on the same plot as the first-mentioned operation which has not been completed shall cease to apply.

## **THE SCHEDULE**

*[Deleted by S 273/2015 wef 11/05/2015]*

*[G.N. No. S 381/2002]*

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<sup>1</sup>The Planning (Development of Land Authorisation) Notification (N 1, 2000 Ed.) was cancelled by the Planning (Development of Land Authorisation) Notification 2002 (S 380/2002) with effect from 1st August 2002.

LEGISLATIVE HISTORY  
PLANNING (DEVELOPMENT OF LAND — LODGMENT  
AUTHORISATION) NOTIFICATION  
(CHAPTER 232, N 3)

This Legislative History is provided for the convenience of users of the Planning (Development of Land — Lodgment Authorisation) Notification. It is not part of this Notification.

**1. G. N. No. S 381/2002 — Planning (Development of Land — Lodgment Authorisation) Notification 2002**

Date of commencement : 1 August 2002

**2. 2004 Revised Edition — Planning (Development of Land — Lodgment Authorisation) Notification**

Date of operation : 29 February 2004

**3. G. N. No. S 712/2004 — Planning (Development of Land — Lodgment Authorisation) (Amendment) Notification 2004**

Date of commencement : 1 December 2004

**4. G. N. No. S 492/2005 — Planning (Development of Land — Lodgment Authorisation) (Amendment) Notification 2005**

Date of commencement : 1 August 2005

**5. G. N. No. S 617/2006 — Planning (Development of Land — Lodgment Authorisation) (Amendment) Notification 2006**

Date of commencement : 24 November 2006

**6. G. N. No. S 68/2007 — Planning (Development of Land — Lodgment Authorisation) (Amendment) Notification 2007**

Date of commencement : 22 February 2007

**7. G. N. No. S 195/2007 — Planning (Development of Land — Lodgment Authorisation) (Amendment No. 2) Notification 2007**

Date of commencement : 7 May 2007

**8. G.N. No. S 65/2015 — Planning (Development of Land — Lodgment Authorisation) (Amendment) Notification 2015**

Date of commencement : 11 February 2015

**9. G.N. No. S 273/2015 — Planning (Development of Land — Lodgment Authorisation) (Amendment No. 2) Notification 2015**

Date of commencement : 11 May 2015

**10. G.N. No. S 510/2016 — Planning (Development of Land â Lodgment Authorisation) (Amendment) Notification 2016**

Date of commencement : 17 October 2016

**11. G.N. No. S 626/2022 — Planning (Lodgment Authorisation â Miscellaneous Amendments) Notification 2022**

Date of commencement : 31 December 2021

**12. G.N. No. S 626/2022 — Planning (Lodgment Authorisation â Miscellaneous Amendments) Notification 2022**

Date of commencement : 1 August 2022

**13. G.N. No. S 81/2024 — Planning (Development of Land â Lodgment Authorisation) (Amendment) Notification 2024**

Date of commencement : 14 February 2024