

PLANNING ACT
(CHAPTER 232, SECTION 61)

PLANNING (USE CLASSES) RULES

ARRANGEMENT OF RULES

Rule

1. Citation
 2. Definitions
 3. Use classes
The Schedule
-

[1st August 2001]

Citation

1. These Rules may be cited as the Planning (Use Classes) Rules.

Definitions

2. In these Rules, unless the context otherwise requires —

“amusement centre” —

- (a) means a building where jackpot machines, pin-ball machines, video game machines or any other similar game machines are provided for entertainment; and
- (b) includes a video games arcade, computer gaming centre, billiard saloon or bowling alley;

“bar” or “pub” means a building used for the carrying on of any trade or business where the primary purpose is the sale of alcoholic drinks for consumption on the premises without dancing, singing or performance of live music or live entertainment;

“betting outlet” means a building used for the sale of gaming or gambling bets;

“building” includes part of a building;

“business zone related use” means the use of any part of any industrial building or warehouse, approved by the competent authority as such, for a purpose which —

- (a) is related to the goods or foodstuff that are manufactured or packed in the industrial building or stored in the warehouse, as the case may be; and
- (b) is not ancillary to the approved industrial or warehouse use of the building;

“business zone retail” means the retail of goods or foodstuff —

- (a) in an industrial retail building, where such goods or foodstuff, as the case may be, are also manufactured or packed; or
- (b) in a warehouse retail building, where such goods or foodstuff, as the case may be, are also stored;

“child care centre” means —

- (a) a building that is licensed as an early childhood development centre under the Early Childhood Development Centres Act 2017;

[S 403/2020 wef 01/06/2020]

[S 445/2023 wef 31/12/2021]

- (b) a building used as a centre at which 5 or more school-going children who are between the ages of 7 and 14 years are habitually received for the purposes of care and supervision before or after school hours; or
- (c) a kindergarten registered as a kindergarten under section 23 of the Education Act 1957;

[S 445/2023 wef 31/12/2021]

“cinema” means any building used mainly for the screening of cinematograph films;

“commercial school” —

- (a) means a building used for the purpose of teaching, training or imparting knowledge or skill; and

- (b) includes a tuition centre, language school, computer school, art school, music school, dance school, acting school, speech and drama school, child enrichment centre or play school,

[S 403/2020 wef 01/06/2020]

but does not include a primary school, secondary school, junior college, vocational and technical institution, polytechnic, university, child care centre or foreign system school;

[S 403/2020 wef 01/06/2020]

“community building” —

- (a) means a building used for community-based activities; and
- (b) includes an office of an association or a society, a community centre, community club, family service centre or resident’s committee centre,

but does not include a building used as a funeral parlour, welfare home, child care centre, a home for the aged or a home for the disabled;

“community sports and fitness building” means a building used for sports and fitness activities and operated —

- (a) by the Singapore Sports Council;
- (b) by any person as agent for the Singapore Sports Council; or
- (c) by any person pursuant to a public-private partnership agreement with the Singapore Sports Council;

[S 83/2012 wef 01/03/2012]

“confectionery” means a building, with ancillary baking and preparation area, where the primary purpose is the sale of cakes, pastries, bread and sweets by retail for consumption away from the premises;

[S 335/2009 wef 20/07/2009]

“convalescent home” or “nursing home” means a building used or intended to be used for the reception and lodging of, and the provision of nursing for, persons suffering or convalescing from any sickness, injury or infirmity, but does not include —

- (a) a building used solely for the reception, lodging and care of dying or terminally ill persons; or
- (b) a hospital;

“existing use” means the use to which a building was put on 1st February 1960 or a use authorised or permitted under the Act or the repealed Act;

“foreign system school” has the meaning given by the Planning (Development of Land Authorisation for Specified Property) Notification 2015 (G.N. No. S 411/2015);

[S 403/2020 wef 01/06/2020]

“general industrial building” —

- (a) means an industrial building other than a light industrial building or special industrial building; and
- (b) includes a building used for any industrial use which is classified as “general industry” by the Director-General of Environmental Protection;

[Deleted by S 125/2016 wef 24/03/2016]

“home for the aged” or “home for the disabled” means a building used for the reception, lodging and care of old or disabled persons, as the case may be, but does not include —

- (a) a convalescent home or nursing home; or
- (b) a building used solely for the reception and care of dying or terminally ill persons;

“industrial building” means any building used —

- (a) for manufacturing, altering, repairing, ornamenting, finishing, cleaning, washing, packing, canning, adapting, breaking up or demolishing any article or part thereof; or

(b) for the getting, processing or treatment of minerals, but does not include a building used as a laundry or an industrial retail building;

“industrial retail building” means any building used for the manufacturing or packing of goods or foodstuff and the retail of such goods or foodstuff, as the case may be;

“light industrial building” —

(a) means an industrial building in which the processes carried on or the machinery installed are such as can be installed in any residential area without detriment to the amenity of the area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit; and

(b) includes a building used for any industrial use which is classified as “light industry” by the Director-General of Environmental Protection;

“massage establishment” means an establishment for massage within the meaning of section 2(1) of the Massage Establishments Act 2017 that is required to be licensed under section 5(1) of that Act;

[S 125/2016 wef 24/03/2016]

[S 403/2020 wef 01/06/2020]

[S 445/2023 wef 31/12/2021]

“medical clinic” has the meaning given by paragraph 2 of the Planning (Development of Land Authorisation for Medical Clinics) Notification 2014 (G.N. No. S 836/2014);

[S 445/2023 wef 26/06/2023]

“motor vehicle showroom” —

(a) means a building used for the display and sale of new or used motor vehicles; and

(b) includes a building used as a car mart, car-trading office, motor vehicle rental office or motor vehicle trading office;

“nightclub” —

- (a) means a building used for the carrying on of any trade or business where the primary purpose is the sale of alcoholic drinks (with or without the sale of foodstuff) for consumption on the premises with singing, dancing or performance of live music or live entertainment; and
- (b) includes a building used as a karaoke lounge or discotheque;

“office” —

- (a) means a building used as a place of business and for conducting administrative work; and
- (b) includes a bank,

but does not include a shop;

“pet shop” means a building used for the sale of live animals or birds normally kept as domestic pets and includes a building used as a veterinary clinic or for domestic pet grooming service, but does not include a building or an aquarium used for the sale of ornamental fish or a building used for pet breeding, pet day care, pet boarding or as a pet hotel;

[S 335/2009 wef 20/07/2009]

[S 403/2020 wef 01/06/2020]

“restaurant” —

- (a) means a building used for the carrying on of any trade or business where the primary purpose is the sale of food for consumption on the premises without performance of live music or live entertainment, and where the sale of liquor and alcoholic drinks, if any, is for consumption on the premises and incidental to the consumption of food; and

[S 33/2014 wef 17/01/2014]

- (b) includes a coffee shop, eating house, snack bar, cafeteria or foodcourt,

but does not include a canteen, bar or pub;

“sex shop” means a building used for the carrying on of any trade or business where the primary purpose is the sale of products (including toys, magazines, clothing or equipment) connected with sexual activity;

[S 33/2014 wef 17/01/2014]

“shop” —

- (a) means a building used for the carrying on of any trade or business where the primary purpose is the sale of goods or foodstuff by retail or the provision of services; and
- (b) includes a building used as a furniture shop, department store, pawnshop, dispensary, beauty salon, ticket agency, travel agency, confectionery or take-away foodshop,

[S 835/2014 wef 23/12/2014]

but does not include —

- (i) a building used for the carrying on of any trade or business where the primary purpose is the preparation of food for sale by distribution or catering and the food is for consumption away from the premises;
- (ii) a building used for the primary purpose of storage or wholesale of goods or foodstuff;
- (iii) a building used for the sale of coffins, sale of motor vehicles parts and accessories or repair and servicing of motor vehicles;
- (iv) a building used as a petrol station, laundry shop, dry cleaner’s shop, funfair, market, nightclub, bar, pet shop, showroom, motor vehicle showroom,

amusement centre, massage establishment, betting outlet, sex shop or an office;

[S 33/2014 wef 17/01/2014]

[S 835/2014 wef 23/12/2014]

[S 125/2016 wef 24/03/2016]

- (v) any part of an industrial retail building or a warehouse retail building used for business zone retail; or

[S 335/2009 wef 20/07/2009]

[S 835/2014 wef 23/12/2014]

- (vi) a building used as a medical clinic;

[S 835/2014 wef 23/12/2014]

“showroom” means a building used for the display of goods with no retail sales, and does not include a shop or motor vehicle showroom;

“Singapore Sports Council” means the Singapore Sports Council established under the Singapore Sports Council Act 1973;

[S 83/2012 wef 01/03/2012]

[S 445/2023 wef 31/12/2021]

“special industrial building” —

- (a) means an industrial building in which the processes carried on are dangerous or offensive; and
- (b) includes a building used for any industrial use which is classified as “special industry” by the Director-General of Environmental Protection;

“sports and recreation building” —

- (a) means a building used for sports and recreational or fitness activities; and

[S 125/2016 wef 24/03/2016]

- (b) includes a building used as a sports club, sports complex, recreation club, clubhouse, fitness centre or gymnasium,

but does not include a community sports and fitness building;

[S 83/2012 wef 01/03/2012]

“take-away foodshop” means a building used for the carrying on of trade or business where the primary purpose is the sale by retail of food or drinks for consumption away from the premises only and without any provision for consumption of food or drinks within the premises, and may include ancillary food preparation area;

[S 335/2009 wef 20/07/2009]

“theatre” means a building where live theatrical performances, including plays, operas and music are performed, but does not include a building used as a nightclub or cinema;

“warehouse” means a building (excluding any land occupied therewith) where storage is the principal use and where no business is transacted other than incidentally to such storage, but does not include a warehouse retail building;

“warehouse retail building” means any building used for the storage of goods or foodstuff and the retail of such goods or foodstuff, as the case may be.

Use classes

3.—(1) Subject to paragraph (2), where a building or land has an existing use falling within any class specified in the Schedule, the change in use of the building or land for any other purposes of the same class shall not be deemed for the purpose of Part 3 of the Act to involve development of the building or land.

[S 445/2023 wef 31/12/2021]

(2) Paragraph (1) shall not apply to a change in use of a building or land for any other purposes of the same class in the following circumstances:

- (a) the change in use is expressly not allowed by the competent authority in the written permission for the existing use granted under the Act or the repealed Act; or
- (b) the existing use is a business zone related use.

(3) A use which is ordinarily incidental to and included in any use specified in the Schedule is not excluded from that use as an incident thereto merely by reason of its specification in the Schedule as a separate use.

THE SCHEDULE

Rule 3

USE CLASSES

1. Class I	Use as a shop
2. Class II	Use as an office
3. Class III	Use as a restaurant
4. Class IV	Use as an amusement centre
5. Class V	Use as a motor vehicle showroom
6. Class VI	Use as a theatre
7. Class VII	Use as a light industrial building
8. Class VIII	Use as a general industrial building
9. Class IX	Use as a special industrial building
10. Class X	Use as a warehouse
11. Class XI	Use as a convalescent home
12. Class XII	Use as a child care centre
13. Class XIII	Use as a community building
14. Class XIV	Use as a sports and recreation building
15. Class XV	Use as a nightclub
16. Class XVI	Use as a pet shop
17. Class XVII	Use as a community sports and fitness building
18. Class XVIII	Use as a commercial school

[S 83/2012 wef 01/03/2012]

[S 125/2016 wef 24/03/2016]

[G.N. Nos. S 371/2001; S 379/2002; S 655/2004;
S 478/2006]

LEGISLATIVE HISTORY
PLANNING (USE CLASSES) RULES
(CHAPTER 232, R 2)

This Legislative History is provided for the convenience of users of the Planning (Use Classes) Rules. It is not part of these Rules.

1. G. N. No. S 70/1960 — Use Classes Rules 1960

Date of commencement : 26 February 1960

2. G. N. No. S 24/1963 — Use Classes (Amendment) Rules 1963

Date of commencement : 1 February 1963

3. G. N. No. S 32/1963 — Use Classes (Amendment No. 2) Rules 1963

Date of commencement : 8 November 1963

4. G. N. No. S 11/1981 — Planning (Use Classes) Rules 1981

Date of commencement : 9 January 1981

5. 1990 Revised Edition — Planning (Use Classes) Rules

Date of operation : 25 March 1992

6. G. N. No. S 371/2001 — Planning (Use Classes) Rules 2001

Date of commencement : 1 August 2001

7. G. N. No. S 379/2002 — Planning (Use Classes) (Amendment) Rules 2002

Date of commencement : 1 August 2002

8. 2003 Revised Edition — Planning (Use Classes) Rules

Date of operation : 31 January 2003

9. G. N. No. S 655/2004 — Planning (Use Classes) (Amendment) Rules 2004

Date of commencement : 28 October 2004

10. G. N. No. S 478/2006 — Planning (Use Classes) (Amendment) Rules 2006

Date of commencement : 4 August 2006

11. 2007 Revised Edition — Planning (Use Classes) Rules

Date of operation : 1 October 2007

12. G. N. No. S 335/2009 — Planning (Use Classes) (Amendment) Rules 2009

Date of commencement : 20 July 2009

13. G. N. No. S 83/2012 — Planning (Use Classes) (Amendment) Rules 2012

Date of commencement : 1 March 2012

14. G. N. No. S 33/2014 — Planning (Use Classes) (Amendment) Rules 2014

Date of commencement : 17 January 2014

15. G. N. No. S 835/2014 — Planning (Use Classes) (Amendment No. 2) Rules 2014

Date of commencement : 23 December 2014

16. G. N. No. S 125/2016 — Planning (Use Classes) (Amendment) Rules 2016

Date of commencement : 24 March 2016

17. G.N. No. S 403/2020 — Planning (Use Classes) (Amendment) Rules 2020

Date of commencement : 1 June 2020

18. G.N. No. S 445/2023 — Planning (Use Classes) (Amendment) Rules 2023

Date of commencement : 31 December 2021

19. G.N. No. S 445/2023 — Planning (Use Classes) (Amendment) Rules 2023

Date of commencement : 26 June 2023