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No. S 233

PLANNING ACT (CHAPTER 232)

PLANNING (QUALIFIED PERSONS) RULES 2017

ARRANGEMENT OF RULES

Rule

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In exercise of the powers conferred by section 61 of the Planning Act, the Minister for National Development makes the following Rules:

Citation and commencement

1. These Rules are the Planning (Qualified Persons) Rules 2017 and come into operation on 15 May 2017.

Definitions

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

“addition and alteration works” means any building or engineering operations in, on, over or under land;

“gross floor area” has the same meaning as “floor area” in the Planning (Development) Rules 2008 (G.N. No. S 113/2008);

[S 623/2022 wef 01/08/2022]

“landed dwelling-house” means any of the following types of houses used wholly or mainly for the purpose of human habitation and excludes a landed dwelling-house comprised in a development that is strata subdivided:

- (a) detached house;
- (b) linked house;
- (c) semi-detached house;
- (d) terrace house;

“strata-titled residential unit” means a landed dwelling-house comprised in a strata title plan registered under the Land Titles (Strata) Act 1967.

[S 623/2022 wef 31/12/2021]

Applications not requiring qualified person

3.—(1) Section 13(1A)(a) of the Act does not apply to an application for planning permission specified in Part 1 of the First Schedule.

(2) Section 13(1A)(b) of the Act does not apply to an application for conservation permission specified in Part 2 of the First Schedule.

Applications for which different qualified person allowed

4.—(1) For the purposes of section 13(1A)(a) of the Act, a person who makes an application for planning permission specified in the first column of Part 1 of the Second Schedule may appoint any qualified person specified opposite in the second column.

(2) For the purposes of section 13(1A)(b) of the Act, a person who makes an application for conservation permission specified in the first column of Part 2 of the Second Schedule may appoint any qualified person specified opposite in the second column.

Development or works not requiring qualified person

5.—(1) Section 19A(1)(a) of the Act does not apply to any development specified in Part 1 of the Third Schedule.

(2) Section 19A(1)(b) of the Act does not apply to any works within a conservation area specified in Part 2 of the Third Schedule.

Development or works for which different qualified person allowed

6.—(1) For the purposes of section 19A(1)(a) of the Act, a developer who carries out any development specified in the first column of Part 1 of the Fourth Schedule may appoint any qualified person specified opposite in the second column.

(2) For the purposes of section 19A(1)(b) of the Act, a developer who carries out any works within a conservation area specified in the first column of Part 2 of the Fourth Schedule may appoint any qualified person specified opposite in the second column.

Revocation

7. The Planning (Declaration by Qualified Person) Rules (R 11) are revoked.

FIRST SCHEDULE

Rule 3

PART 1

EXCLUDED PLANNING PERMISSION APPLICATIONS

1. Any application for planning permission to only carry out addition and alteration works to any existing landed dwelling-house to erect all or any of the following:
 - (a) a single storey lean-to extension with roof covering of tiles or of any lighter material;
 - (b) a single storey structure without a wall on any side, including an open-sided shelter, gazebo or trellis.
2. Any application for planning permission to carry out addition and alteration works to any strata-titled residential unit that does not involve any increase in gross floor area.
3. Any application for planning permission to only make a material change in the use of a building or any part of the building.

FIRST SCHEDULE — *continued*

4. Any application for planning permission to carry out any development that would be authorised under the Planning (Development of Land Authorisation) Notification (N 1).
5. Any application to renew the grant of a planning permission.

PART 2

EXCLUDED CONSERVATION PERMISSION APPLICATIONS

1. Any application for conservation permission to only make a material change in the use of a building or any part of the building.
2. Any application for conservation permission to only carry out Category 3 Works as specified in Part 3 of the Fourth Schedule to the Planning (Fees) Rules 2014 (G.N. No. S 537/2014).
3. Any application to renew the grant of a conservation permission.

SECOND SCHEDULE

Rule 4

PART 1

PLANNING PERMISSION APPLICATIONS FOR WHICH DIFFERENT
QUALIFIED PERSON ALLOWED

<i>First column</i>	<i>Second column</i>
<i>Type of application</i>	<i>Type of qualified person</i>
1. Any application for planning permission to only carry out earthworks without any building or other operations	Architect, engineer or land surveyor

PART 2

CONSERVATION PERMISSION APPLICATIONS FOR WHICH
DIFFERENT QUALIFIED PERSON ALLOWED

<i>First column</i>	<i>Second column</i>
<i>Type of application</i>	<i>Type of qualified person</i>
1. Any application for conservation permission to only carry out Category 2 Works as specified in	Architect or engineer

<i>First column</i>	<i>Second column</i>
<i>Type of application</i>	<i>Type of qualified person</i>
Part 2 of the Fourth Schedule to the Planning (Fees) Rules 2014 (G.N. No. S 537/2014)	

THIRD SCHEDULE

Rule 5

PART 1

EXCLUDED DEVELOPMENT

1. Any development of land that is the subject of an application described in paragraph 1, 2, 3 or 4 of Part 1 of the First Schedule.

PART 2

EXCLUDED WORKS

1. Any works within a conservation area that is the subject of an application described in paragraph 1 or 2 of Part 2 of the First Schedule.

FOURTH SCHEDULE

Rule 6

PART 1

DEVELOPMENT FOR WHICH DIFFERENT QUALIFIED PERSON ALLOWED

<i>First column</i>	<i>Second column</i>
<i>Type of development</i>	<i>Type of qualified person</i>
1. Earthworks without any building or other operations	Architect, engineer or land surveyor

FOURTH SCHEDULE — *continued*

PART 2

WORKS FOR WHICH DIFFERENT QUALIFIED PERSON ALLOWED

<i>First column</i>	<i>Second column</i>
<i>Type of works</i>	<i>Type of qualified person</i>
1. Category 2 Works as specified in Part 2 of the Fourth Schedule to the Planning (Fees) Rules 2014 (G.N. No. S 537/2014)	Architect or engineer

Made on 12 May 2017.

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Permanent Secretary,
Ministry of National Development,
Singapore.

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