

---

---

First published in the *Government Gazette*, Electronic Edition, on 1st July 2015 at 5:00 pm.

## No. S 411

### PLANNING ACT (CHAPTER 232)

#### PLANNING (DEVELOPMENT OF LAND AUTHORISATION FOR APPLICABLE STATE PROPERTY) NOTIFICATION 2015

##### ARRANGEMENT OF PARAGRAPHS

###### Paragraph

1. Citation and commencement
  2. Definitions
  3. Authorisation for applicable State property
  4. Conditions of authorisation
  5. Authorisation to cease to apply in certain cases
- The Schedule
- 

In exercise of the powers conferred by section 21(6) of the Planning Act, the Minister for National Development makes the following Notification:

#### **Citation and commencement**

1. This Notification may be cited as the Planning (Development of Land Authorisation for Applicable State Property) Notification 2015 and comes into operation on 1 July 2015.

#### **Definitions**

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

“addition and alteration works” means any addition, alteration or improvement to or enlargement of an applicable State property, and includes the erection of a temporary structure on the applicable State property;

---

---

“amusement centre”, “bar”, “child care centre”, “commercial school”, “community building”, “convalescent home”, “health centre”, “home for the aged”, “medical clinic”, “motor vehicle showroom”, “nightclub”, “nursing home”, “office”, “pet shop”, “restaurant”, “shop”, “showroom”, “sports and recreation building” and “warehouse” have the same meanings as in the Planning (Use Classes) Rules (R 2);

“applicable State property” means any State land or building on State land for which the State has granted a tenancy or licence but does not include excluded property;

“building” includes part of a building;

“community institution” means a building used to provide care or support services to cater to any social welfare need and includes a sheltered community home, a drug rehabilitation centre, an orphanage, a halfway house and a special education school but does not include —

(a) a convalescent home or a nursing home; or

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

“excluded property” means —

(a) any building in a conservation area marked as a conserved building in the conservation guidelines issued by the competent authority under section 11 of the Act; or

(b) any monument in respect of which there is in force a preservation order under the Preservation of Monuments Act (Cap. 239);

“floor area” has the same meaning as in the Planning (Development Charges) Rules (R 5);

“foreign system school” means a private education institution registered under section 36 of the Private Education Act (Cap. 247A) that provides full-time primary or secondary education wholly or substantially in accordance with a foreign or international curriculum;

---

---

“industrial training” means training or teaching on the use of or involving the use of industrial machinery, industrial systems, industrial equipment or industrial components;

“land” includes part of the land;

“monument” has the same meaning as in section 2 of the Preservation of Monuments Act;

“temporary structure”, in relation to any applicable State property, means a structure that a Collector of Land Revenue allows to be erected on the applicable State property only for a limited period of time under the tenancy or licence.

### **Authorisation for applicable State property**

3. Subject to paragraphs 4 and 5 and any other written law —

- (a) the making of any material change in the use of any applicable State property to any of the uses set out in the Schedule; or
- (b) the carrying out of any addition and alteration works on the applicable State property,

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

### **Conditions of authorisation**

4. Paragraph 3 applies only if all the following conditions are satisfied:

- (a) the competent authority does not require, in any particular case prior to the proposed material change in use and addition and alteration works being effected, the submission of an application for planning permission or conservation permission under section 13 of the Act for the proposed material change in use or addition and alteration works;
- (b) the prior approval of a Collector of Land Revenue (appointed under section 2 of the Land Revenue Collection Act (Cap. 155)) is obtained for the proposed material change in use or addition and alteration works;

- 
- 
- (c) any approval required from any other relevant authority for the material change in use or the addition and alteration works has been obtained prior to the effecting of the material change in use or addition and alteration works;
- (d) where addition and alteration works are carried out on the applicable State property —
- (i) the addition and alteration works must not result in an increase in floor area exceeding 10% of the total existing floor area of the applicable State property, or in the case of vacant land, 10% of the existing land area of the applicable State property; and
  - (ii) all such works must comply with all relevant planning guidelines, including guidelines on building setback, site coverage and building height, issued by the competent authority;
- (e) the —
- (i) addition and alteration works on;
  - (ii) material change in the use of; or
  - (iii) use of,
- the applicable State property does not create any nuisance, annoyance or inconvenience to the amenities of the surrounding locality.

### **Authorisation to cease to apply in certain cases**

#### **5. Paragraph 3 immediately ceases to apply when —**

- (a) the approval referred to in paragraph 4(b) is revoked or, for any other reason, ceases to be valid; or
- (b) any condition under paragraph 4 is not complied with.

## THE SCHEDULE

Paragraph 3

### AUTHORISED USES

1. Use as an adventure camp

---

---

THE SCHEDULE — *continued*

2. Use for agriculture purposes or farming
3. Use as an animal hospital, a pet crematorium or a pet columbarium
4. Use as an amusement centre
5. Use as a bar
6. Use as a chalet or resort
7. Use as a child care centre
8. Use as a commercial school
9. Use as a community building
10. Use as a community institution
11. Use for corporate training
12. Use for elderly day care
13. Use for equestrian purposes
14. Use as an exhibition space, event space or art gallery
15. Use as a foreign system school
16. Use as a health centre
17. Use as a home for the aged
18. Use as a hotel, boarding house or backpackers' hostel
19. Use for industrial training purposes
20. Use as a medical clinic
21. Use as a motor vehicle showroom
22. Use as a nightclub
23. Use as a nursing home
24. Use as an office
25. Use as a parking space for heavy vehicles
26. Use for pet boarding or as a pet hotel
27. Use as a pet shop or pet day care centre
28. Use as a plant nursery
29. Use for residential dwelling
30. Use as a restaurant

---

---

THE SCHEDULE — *continued*

31. Use as a serviced apartment
32. Use as a shop
33. Use as a showroom
34. Use as a sports and recreation building
35. Use as a students' hostel
36. Use as a warehouse
37. Use as a workers' dormitory (including foreign domestic workers' dormitory) or workers' dormitory recreational space.

Made on 29 June 2015.

BENNY LIM  
*Permanent Secretary,  
Ministry of National Development,  
Singapore.*

[SPD/Dev't Control Policy/State Property; AG/LEGIS/SL/232/2015/5  
Vol. 1; AG/CIV/GC70/MND/2015/6]