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No. S 537

PLANNING ACT (CHAPTER 232)

PLANNING (FEES) RULES 2014

ARRANGEMENT OF RULES

Rule

1. Citation and commencement
 2. Definitions
 3. Fees
 4. Fees for application for outline permission
 5. [*Deleted*]
 6. Revocation
The Schedules
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In exercise of the powers conferred by section 61(1) and (2) of the Planning Act, the Minister for National Development hereby makes the following Rules:

Citation and commencement

1. These Rules may be cited as the Planning (Fees) Rules 2014 and shall come into operation on 12 August 2014.

Definitions

2.—(1) In these Rules, unless the context otherwise requires —
“ancillary facility” includes —

- (a) a separate building, structure or facility within a development (such as a bin centre, an electric sub-station or a guard house) that is intended to house or provide services or amenities to the development or part thereof or to users of the development; and

(b) an open space within the development,

but excludes a separate car park building within a development;

“application with multiple proposals” means any application referred to in items 1 to 15(a) and 20 of the First Schedule where at least 2 but not more than 3 proposals may be submitted by the applicant in the same application and where the written permission of the competent authority for such application, if granted, will be for only one of the proposals;

“approved plans” means the plans of a development, works within a conservation area or subdivision of land submitted together with an application for written permission made to the competent authority under section 13 of the Act for which the competent authority has granted the written permission;

[S 508/2016 wef 17/10/2016]

“authorised”, in relation to the development of any land, means any development of that land —

(a) authorised under the Act or the repealed Act; or

(b) effected or carried out pursuant to any written approval granted under any written law before 1 February 1960;

“Broad Land-Use Group” means a Broad Land-Use Group set out in the Third Schedule, and a reference to a lettered Broad Land-Use Group is a reference to a Broad Land-Use Group so lettered in that Schedule;

[S 508/2016 wef 17/10/2016]

“calculation plans” means the plans that are required to be submitted to the competent authority in relation to any application or matter set out in the first column of the First Schedule and which show the computation of floor area for a development or part thereof;

“Category 1 Works” means any works of a type specified in Part 1 of the Fourth Schedule;

“Category 2 Works” means any works of a type specified in Part 2 of the Fourth Schedule;

“Category 3 Works” means any works of a type specified in Part 3 of the Fourth Schedule;

[S 508/2016 wef 17/10/2016]

“conserved building” means any building located within a conservation area and required by the competent authority to be conserved;

“designated area” means any area set out in the Fifth Schedule;

[S 42/2018 wef 05/02/2018]

[Deleted by S 508/2016 wef 17/10/2016]

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

[S 622/2022 wef 01/08/2022]

“good class bungalow area” means an area specified by the competent authority, with the approval of the Minister, as a good class bungalow area for the development of detached houses only;

“highest fee amount proposal”, in relation to an application with multiple proposals, means the proposal for which the applicable fee in the second column of the First Schedule is the higher or highest fee applicable to the proposals;

“historic conservation area” means a conservation area set out in the Sixth Schedule;

[S 42/2018 wef 05/02/2018]

“land extensive development” means a development comprised wholly or mainly of open spaces with no or little built up areas and includes a development set out in the Second Schedule;

[S 508/2016 wef 17/10/2016]

“land intensive development” means a development which is not a land extensive development or a development for landed

dwelling-houses, and which is comprised wholly or mainly of built-up areas;

[S 508/2016 wef 17/10/2016]

“landed dwelling-house” means any of the following types of houses used wholly or mainly for the purpose of human habitation but does not include a landed dwelling-house comprised in a development that is strata subdivided or intended for or capable of strata subdivision:

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

“monument” means any monument in respect of which there is in force a preservation order under the Preservation of Monuments Act 2009;

[S 622/2022 wef 31/12/2021]

“plot” means the whole of the one or more lots of land on which a single landed dwelling-house is to be constructed;

[Deleted by S 622/2022 wef 01/08/2022]

[Deleted by S 508/2016 wef 17/10/2016]

“storey” includes any attic, basement, mezzanine or roof storey;

“storey plans” means the plans that are required to be submitted to the competent authority in relation to any application or matter set out in the first column of the First Schedule and which show the layout and use proposed for a storey of a building;

“strata landed dwelling-house” means a landed dwelling-house comprised in a development the strata subdivision of which is permitted under a written permission granted by the competent authority under section 14(4) of the Act or authorised by the Minister under section 21(6) of the Act.

(2) For the purpose of these Rules —

- (a) a use of land is permissible under a Broad Land-Use Group if, in accordance with the Master Plan, it is a permissible use for any zoning under that Broad Land-Use Group; and
- (b) a use of land is permissible under a zoning in a Broad Land-Use Group if, in accordance with the Master Plan, it is a permissible use for that zoning under that Broad Land-Use Group.

(3) In the definition of “highest fee amount proposal”, a reference to a fee applicable to a proposal is a reference to the fee applicable to a proposal under the second column of the First Schedule.

(4) For the purpose of determining the fees under items 4(c), 5(1)(d), 6(d), 23, 24 and 43 in the First Schedule —

- (a) 2 or more storeys of a building shall be counted as a single storey, if —
 - (i) the storey plans in the case of items 4(c), 5(1)(d) and 6(d) of the First Schedule; or
 - (ii) the calculation plans in the case of items 23, 24 and 43 of the First Schedule,

for such storeys are identical to one another; and

- (b) all ancillary facilities within a development shall be deemed to be a separate building having a number of storeys equivalent to that of any ancillary facility with the higher or highest number of storeys in that development, and where no such ancillary facility within the development is a building or structure, the ancillary facilities shall be deemed to be a separate building with a single storey.

Fees

- 3.—(1) There shall be paid to the competent authority —
- (a) in respect of the matters set out in the first column of the First Schedule, the appropriate fee specified opposite in the second column of that Schedule;
[S 508/2016 wef 17/10/2016]
 - (b) in respect of an application with multiple proposals —
 - (i) for the highest fee amount proposal, the appropriate fee specified in the second column of the First Schedule; and
 - (ii) for each proposal other than the highest fee amount proposal —
 - (A) in the case of item 15(a) of the First Schedule, half of the appropriate fee specified in the second column of that Schedule; and
 - (B) in the case of items 1 to 14 and 20 of the First Schedule, three-quarters of the appropriate fees specified in the second column of that Schedule;
[S 508/2016 wef 17/10/2016]
 - (c) in respect of the second or subsequent application for an amendment to plans already submitted for approval but for which written permission has yet to be granted by the competent authority, half of the appropriate fee specified in the second column of the First Schedule for the application to which the plans relate; and
[S 508/2016 wef 17/10/2016]
 - (d) in respect of an application that includes obtaining written permission for development, works in a conservation area or subdivision that was started without prior written permission or authorisation under section 21(6) of the Act, other than an application for an amendment to approved plans made before the completion of the development, works or subdivision in the approved

plans, a fee of \$2,675 in addition to the appropriate fee under this paragraph.

[S 508/2016 wef 17/10/2016]

(2) Notwithstanding anything to the contrary in these Rules, no fee shall be payable in respect of an application for conservation permission under section 13 of the Act to carry out only Category 3 Works to a conserved building.

[S 508/2016 wef 17/10/2016]

(3) *[Deleted by S 508/2016 wef 17/10/2016]*

Fees for application for outline permission

4.—(1) The fee for an application for outline permission under section 18(1) of the Act is half of the fee specified in the second column of the First Schedule.

[S 508/2016 wef 17/10/2016]

(2) Where, after the grant of the outline permission and during the validity period of the outline permission, an application for planning permission or conservation permission is made under section 18(5) of the Act, the fee for such application shall be the appropriate fee specified in the second column of the First Schedule.

(3) The fee for an application for outline permission with multiple proposals shall be —

- (a) for the highest fee amount proposal, half of the appropriate fee specified in the second column of the First Schedule; and
- (b) for each proposal other than the highest fee amount proposal —
 - (i) in the case of item 15(a) of the First Schedule, one-quarter of the appropriate fee specified in the second column of that Schedule; and
 - (ii) in the case of items 1 to 14 and 20 of the First Schedule, three-eighths of the appropriate fees specified in the second column of that Schedule.

(4) The fee for an application with multiple proposals for planning permission or conservation permission made under section 18(5) of the Act after the grant of outline permission shall be —

- (a) for the highest fee amount proposal, the appropriate fee specified in the second column of the First Schedule; and
- (b) for each proposal other than the highest fee amount proposal —
 - (i) in the case of item 15(a) of the First Schedule, half of the appropriate fee specified in the second column of that Schedule; and
 - (ii) in the case of items 1 to 14 and 20 of the First Schedule, three-quarters of the appropriate fees specified in the second column of that Schedule.

(5) *[Deleted by S 508/2016 wef 17/10/2016]*

(6) *[Deleted by S 508/2016 wef 17/10/2016]*

5. *[Deleted by S 508/2016 wef 17/10/2016]*

Revocation

6. The Planning (Fees) Rules (R 7) are revoked.

FIRST SCHEDULE

Rules 2 to 5

FEES

First column

Second column

1.—(1) Subject to paragraph (2), fee for an application for planning permission or conservation permission under section 13 of the Act to develop land if the development is for the erection of a new building or buildings for a land extensive development —

- (a) for the first 1,000 square metres of the development area or part thereof \$3,745

FIRST SCHEDULE — *continued**First column**Second column*

- (b) for every additional 100 square metres of floor area of the proposed development or part thereof beyond the first 1,000 square metres, where the proposed use for the new building or buildings and, where applicable, the approved use of the existing building or buildings to be retained for the land intensive development is or are permissible under —
- | | |
|-----------------------------|-------|
| (i) Broad Land-Use Group A | \$214 |
| (ii) Broad Land-Use Group B | \$107 |

(2) Where an application mentioned in paragraph (1) includes works carried out on one or more conserved buildings located within any conservation area other than a historic conservation area, no additional fee is payable for the application in respect of the works on the conserved building or buildings

(3) Where an application mentioned in paragraph (1) includes additions and alterations to a monument or works for the preservation of a monument, no additional fee is payable for the application in respect of the additions and alterations to the monument or works for the preservation of the monument

(4) For the purposes of paragraph (1)(b), where —

- (a) the proposed or approved use, as the case may be, of the building or buildings is permissible under the mixed-use zoning “White”, “Residential/Institution” or “Commercial/Institution”;
- (b) one or more of the uses is a use within Broad Land-Use Group B (called in this paragraph a Group B use); and

FIRST SCHEDULE — *continued*

<i>First column</i>	<i>Second column</i>
<p>(c) the total floor area for any Group B use is not less than 80% of the total floor area for the development on the land,</p> <p>the fee specified in paragraph (1)(b)(ii) applies</p> <p>3. Fee for an application for planning permission or conservation permission under section 13 of the Act to develop land if the development is for the erection of a new landed dwelling-house or landed dwelling-houses —</p> <p>(a) where the development is outside a good class bungalow area</p> <p>(b) where the development is within a good class bungalow area</p> <p>4. Fee for an application for an amendment to approved plans of an application mentioned in —</p> <p>(a) item 1</p> <p>(b) item 2(1)</p> <p>(c) item 3(a) or (b), where the amendment —</p> <p>(i) affects one or more landed dwelling-house or landed dwelling-houses and the plot or plots for the landed dwelling-house or landed dwelling-houses</p>	<p style="text-align: right;">\$6,420 (for each landed dwelling-house)</p> <p style="text-align: right;">\$8,560 (for each landed dwelling-house)</p> <p style="text-align: right;">\$5,136</p> <p style="text-align: right;">\$3,745, subject to an additional \$642 for each storey of a building in respect of which amendments are proposed</p> <p style="text-align: right;">\$3,210 (for each landed dwelling-house and its plot)</p>

FIRST SCHEDULE — *continued*

<i>First column</i>	<i>Second column</i>
(ii) does not affect any landed dwelling-house and its plot	\$3,210
5.—(1) Fee for an application for planning permission or conservation permission under section 13 of the Act to develop land, if the development is for additions and alterations to —	
(a) any existing landed dwelling-house	\$3,210 (for each landed dwelling-house)
(b) one existing strata landed dwelling-house only	\$3,210
(c) one strata subdivided residential unit in a condominium or residential flats development	\$642 (per unit)
(d) other types of existing buildings (including 2 or more strata landed dwelling-houses)	\$3,745, subject to an additional \$642 for each storey of a building in respect of which additions and alterations are proposed
(2) Paragraph (1) does not apply to any conserved building located within a historic conservation area	
6. Fee for an application for an amendment to approved plans of an application mentioned in item 5 for additions and alterations to —	
(a) any existing landed dwelling-house	\$3,210 (for each landed dwelling-house)
(b) one existing strata landed dwelling-house only	\$3,210

FIRST SCHEDULE — *continued*

<i>First column</i>	<i>Second column</i>
(c) one strata subdivided residential unit in a condominium or residential flats development	\$642 (per unit)
(d) other types of existing buildings (including 2 or more strata landed dwelling-houses)	\$3,745, subject to an additional \$642 for each storey of a building in respect of which additions and alterations are proposed
7.—(1) Fee for an application for planning permission or conservation permission under section 13 of the Act to develop land, if the development is for —	
(a) the erection of one or more free-standing structures with the total floor area not exceeding 120 square metres, whether or not there is already any existing building on the land	\$642 for every 30 square metres or part thereof of the total floor area
(b) additions and alterations to one or more free-standing structures with the total floor area not exceeding 120 square metres, whether before or after the additions and alterations are carried out	\$642
(2) For the purposes of paragraph (1), the floor area of any outdoor refreshment area relating to the free-standing structure shall be included in the computation of the floor area	
8. Fee for an application for an amendment to approved plans for —	
(a) the erection of one or more free-standing structures under item 7(1)(a); or	\$642

FIRST SCHEDULE — *continued**First column**Second column*

- (b) additions and alterations to one or more free-standing structures under item 7(1)(b),

where the amendment does not result in the total floor area of the structure or structures exceeding 120 square metres

9.—(1) Fee for an application for conservation permission under section 13 of the Act to carry out any works on one or more conserved buildings located within a historic conservation area, in any case where —

- (a) the works include Category 1 Works to be carried out on at least one conserved building, and the works are to be carried out on —

(i) only one conserved building	\$3,745
(ii) only 2 conserved buildings	\$6,955
(iii) more than 2 conserved buildings	\$6,955 plus \$2,675 per conserved building for the third and each subsequent conserved building

- (b) the works do not include any Category 1 Works but include Category 2 Works to be carried out on at least one conserved building, and the works are to be carried out on —

(i) only one conserved building	\$2,140
(ii) only 2 conserved buildings	\$3,745
(iii) more than 2 conserved buildings	\$3,745 plus \$1,070 per conserved building for the third and each subsequent conserved building

FIRST SCHEDULE — *continued**First column**Second column*

(2) Where an application referred to in paragraph (1) relates to carrying out works on 2 or more conserved buildings, and Category 1 Works are to be carried out on at least one but not all of the conserved buildings, the fee for the application shall be calculated in accordance with paragraph (1)(a) for all of the conserved buildings

(3) Paragraph (1) shall not apply to a monument

10.—(1) Fee for an application for amendment to approved plans under an application mentioned in item 9 —

(a) where the subject matter of the amendment includes Category 1 Works to be carried out on at least one conserved building, and the amendment relates to works on —

(i) only one conserved building	\$3,745
(ii) only 2 conserved buildings	\$6,955
(iii) more than 2 conserved buildings	\$6,955 plus \$2,675 per conserved building for the third and each subsequent conserved building

(b) where the subject matter of the amendment does not include any Category 1 Works but includes Category 2 Works to be carried out on at least one conserved building, and the amendment relates to works on —

(i) only one conserved building	\$2,140
(ii) only 2 conserved buildings	\$3,745
(iii) more than 2 conserved buildings	\$3,745 plus \$1,070 per conserved building for the third

FIRST SCHEDULE — *continued**First column**Second column*and each subsequent
conserved building

(2) Where an application for amendment to plans referred to in paragraph (1) relates to carrying out works on 2 or more conserved buildings, and the subject matter of the amendment includes Category 1 Works to be carried out on at least one but not all of the conserved buildings, the fee for the application shall be calculated in accordance with paragraph (1)(a) for all of the conserved buildings

11.—(1) Fee for an application for conservation permission under section 13 of the Act to carry out works on one or more strata units in a conserved building located within a historic conservation area where the works are carried out on —

(a) only one strata unit	\$2,140
(b) only 2 strata units	\$3,745
(c) more than 2 strata units	\$3,745 plus \$1,070 per strata unit for the third and each subsequent strata unit

(2) Paragraph (1) shall not apply to a monument

12. Fee for an application for amendment to approved plans under an application mentioned in item 11, where the amendment relates to works on —

(a) only one strata unit	\$2,140
(b) only 2 strata units	\$3,745
(c) more than 2 strata units	\$3,745 plus \$1,070 per strata unit for the third and each subsequent strata unit

FIRST SCHEDULE — *continued*

<i>First column</i>	<i>Second column</i>
13. Fee for an application for subdivision permission under section 13 of the Act to subdivide —	
(a) any land	\$1,605
(b) any building	\$2,140
(c) any land and building	\$3,745
14. Fee for an application for amendment to approved plans to subdivide —	
(a) any land	\$1,605
(b) any building	\$2,140
(c) any land and building	\$3,745
15. Fee for an application for planning permission or conservation permission under section 13 of the Act —	
(a) to change the use of any land or building or land and building	\$535
(b) to continue with the use of any land or building or land and building where permission is granted for such use for a specified period	\$535
16. [<i>Deleted by S 42/2018 wef 05/02/2018</i>]	
17. Fee for an application for planning permission or conservation permission under section 13 of the Act to demolish an existing building or buildings	\$160.50
18. [<i>Deleted by S 508/2016 wef 17/10/2016</i>]	

FIRST SCHEDULE — *continued*

<i>First column</i>	<i>Second column</i>
19. Fee for an application for planning permission or conservation permission under section 13 of the Act to carry out earthwork operations on land	\$2,140
20. Fee for an application for planning permission or conservation permission under section 13 of the Act to carry out any building, engineering, mining or other operations in, on, over or under land or works within a conservation area other than those mentioned in items 1 to 19	\$3,210
21.—(1) Fee for the first or second application to extend the validity period of —	\$535
(a) a conservation permission granted under section 14 of the Act to carry out works to an existing building or buildings within a conservation area for the conservation of the building or buildings	
(b) a written permission granted under section 14 of the Act for a purpose other than that mentioned in sub-paragraph (a)	
(c) a provisional permission granted under section 17 of the Act	
(2) Fee for the third and subsequent applications to extend the validity period of any permission mentioned in paragraph (1)	\$1,605 for the third application and additional increments of \$1,070 for each subsequent application
(3) Fee for an application to extend the validity period of an outline permission granted under section 18 of the Act	\$535

 FIRST SCHEDULE — *continued*

<i>First column</i>	<i>Second column</i>
22. Fee for an amendment to the Master Plan proposed by the competent authority pursuant to an application for written permission to develop under section 13 of the Act, such fee being payable by the applicant in addition to the fee payable for the application and within such time as the competent authority may by notice specify	\$4,815
23. Fee for the verification of the floor area of an authorised development as required by the competent authority in relation to an application under item 1, 2, 3, 4, 5, 6, 7 or 8	\$267.50 for each storey of a building for which calculation plans are submitted for the purpose of the verification
24. Fee for an amendment of the calculation plans of a proposed development or parts thereof which is the subject of an application under item 4, 6 or 8, such amendment being the second or subsequent amendment made as required by the competent authority to correct any error in the computation of the floor area of the proposed development or parts thereof	\$267.50 for each storey of a building in respect of which amended calculation plans are submitted
25. Fee for an amendment of the plan showing the site coverage of a development in relation to an application under item 4, 6 or 8, such amendment being the second or subsequent amendment made as required by the competent authority to correct any error with regard to the site coverage of the development	\$267.50
26. [<i>Deleted by S 622/2022 wef 01/08/2022</i>]	
27. Fee for answering an inquiry regarding any encumbrance on a property if such inquiry requires a	\$107 (for each lot or property)

FIRST SCHEDULE — *continued*

<i>First column</i>	<i>Second column</i>
search or an examination of any record or attesting a copy of any official record	
28. Fee for answering an inquiry in relation to the use or uses of any land or building or land and building approved or permissible under a planning permission or conservation permission	\$53.50 (for each lot or property)
29. Fee for a certified true copy of any notice, certificate or order issued under the Act	\$5.35 per page of the notice, certificate or order
30. Fee for copying any approved plan kept in the office of the competent authority	\$26.75 per set of plans
31. Fee for an endorsement by the competent authority that a copy of any approved plan is a true copy of the approved plan kept in his office	\$5.35 per sheet of plan
32. Fee for an inspection of the development register for a decision made before 1 January 2000 —	\$32.10 (for each lot or property)
(a) by the competent authority or the Minister on an application for a planning permission, conservation permission or subdivision permission; or	
(b) by the Minister on an appeal under section 22 of the Act	
33. Fee for a certified print copy of an extract of the development register	\$5.35 per page

FIRST SCHEDULE — *continued*

<i>First column</i>	<i>Second column</i>
34. Fee for a search or an inspection of the record plan	\$5.35
35. Fee for an official search made under rule 10(4) of the Planning (Development) Rules 2008 (G.N. No. S 113/2008) in respect of any of the following:	\$53.50
(a) one landed dwelling-house;	
(b) one strata subdivided residential flat, factory, warehouse, shop or office unit;	
(c) one plot of vacant land under a single lot number;	
(d) one development on one or more lots for which strata subdivision has not been granted	
36. [<i>Deleted by S 622/2022 wef 01/08/2022</i>]	
37. Fee for the supply of any record plan	\$26.75 per sheet
38. Fee for the supply of any Certified Interpretation Plan	\$160.50 per plan
39. Fee for the supply of a print copy of any one planning area of Master Plan 2014 in A1 size	\$26.75 per sheet
40. Fee for the supply of a print copy of the island-wide Master Plan 2014 in A0 size	\$37.45 per sheet
41. Fee for the lodgment of plans and the declaration of a qualified person or an authorised person under paragraph 5(h) and (j), respectively, of the Planning (Development of Land Authorisation	

FIRST SCHEDULE — *continued*

<i>First column</i>	<i>Second column</i>
for Housing and Development Board and Jurong Town Corporation) Notification (N 2), where the operations involving the development of land, for which the lodgment of plans and the declaration are required, are for —	
(a) the erection of any building or structure	\$1,284
(b) additions and alterations to any existing building or structure	\$909.50
 42. Fee for the following items under the Planning (Enterprise District — Lodgment Authorisation) Notification 2020 (G.N. No. S 881/2020) (called the Authorisation Notification):	
(a) in relation to paragraph 4(1)(g) of the Authorisation Notification, for operations involving the erection of a building	\$1,200
(b) in relation to paragraph 4(1)(g) of the Authorisation Notification, for operations involving addition or alteration works to an existing building	\$850
(c) in relation to paragraph 4(2)(d) of the Authorisation Notification	\$150
(d) in relation to paragraph 5(2)(a) of the Authorisation Notification	\$200
 43. Fee for a request for the verification of the site coverage and floor area of —	\$267.50, subject to an additional \$267.50
(a) an approved development; or	for each storey of a building of the approved
(b) a proposed development, whether or not it is the subject of an application under the Act to develop any land	development or proposed development

FIRST SCHEDULE — *continued*

<i>First column</i>	<i>Second column</i>
<p>44. Fee for a request for the waiver of —</p> <p style="margin-left: 2em;">(a) any one parameter or requirement in any guideline issued by the competent authority; or</p> <p style="margin-left: 2em;">(b) any 2 or more parameters or requirements in any guideline or guidelines issued by the competent authority which are within the same classification of waivers as specified by the competent authority,</p>	<p>\$1,070</p>
<p>where the person making the request, either by himself or by his agent, presents his grounds for the request before the competent authority and such request is made in relation to the following:</p> <p style="margin-left: 2em;">(i) an application (submitted or to be submitted) for planning permission or conservation permission under section 13 of the Act to develop any land; or</p> <p style="margin-left: 2em;">(ii) any operation involving the development of land to be authorised by the Minister under section 21(6) of the Act</p>	
<p>45. Fee for a request for the waiver of —</p> <p style="margin-left: 2em;">(a) any one parameter or requirement in any guideline issued by the competent authority; or</p> <p style="margin-left: 2em;">(b) any 2 or more parameters or requirements in any guideline or guidelines issued by the competent authority which are within the same classification of waivers as specified by the competent authority,</p>	<p>\$321</p>

where such request is made in relation to but after the submission to the competent authority of an

FIRST SCHEDULE — *continued*

<i>First column</i>	<i>Second column</i>
application for planning permission or conservation permission under section 13 of the Act to develop any land	
46. Fee for an application for preliminary advice under section 12B of the Act in relation to —	
(a) a proposed development of land that is for or relates to not more than 4 landed dwelling-houses	\$2,140
(b) works within a conservation area that are for or relate to not more than 4 conserved buildings in any historic conservation area	\$2,140
(c) a proposed development of land or works within a conservation area not within paragraph (a) or (b) but in any designated area	\$5,350
(d) a proposed development of land or works within a conservation area —	\$3,210
(i) not within paragraph (a), (b) or (c); and	
(ii) where the total floor area of all the buildings on the land after the proposed development or works is less than 10,000 square metres	
(e) a proposed development of land or works within a conservation area —	\$5,350
(i) not within paragraph (a), (b) or (c); and	

FIRST SCHEDULE — *continued**First column**Second column*

- (ii) where the total floor area of all the buildings on the land after the proposed development or works is 10,000 square metres or more

[S 622/2022 wef 01/08/2022]

[S 882/2020 wef 12/10/2020]

[S 508/2016 wef 17/10/2016]

[S 42/2018 wef 05/02/2018]

SECOND SCHEDULE

Rule 2

A land extensive development includes the following:

1. Agro-technology farm
2. Amusement park
3. Bird park
4. Drive-in cinema
5. Driving circuit
6. Fisheries centre
7. High technology farm with research centre
8. Infrastructure works for the parcellation of vacant land involving road preparation and erection of electrical substation
9. Jetty
10. Mega exhibition centre
11. Military academy
12. Military camp
13. Open park with ancillary facilities such as toilets
14. Open vehicle park and car park
15. Outdoor stadium
16. Police academy
17. Polo club, turf club or golf course

SECOND SCHEDULE — *continued*

18. Port
19. Power station
20. Prison
21. Rapid transit system depot, bus depot and bus interchange
22. Receiving and transmitting station
23. Refinery
24. Sewage treatment plant
25. Sports complex
26. Swimming complex
27. Theme park
28. Waste water treatment plant
29. Zoo

[S 508/2016 wef 17/10/2016]

THIRD SCHEDULE

Rule 2

BROAD LAND-USE GROUPS

<i>First column</i>	<i>Second column</i>
<i>Broad Land-Use Group</i>	<i>Zonings included within Broad Land-Use Group</i>
A	<ul style="list-style-type: none"> (a) White (b) Commercial (c) Hotel (d) Commercial & Residential (e) Sports & Recreation (f) Residential (g) Residential with Commercial at First Storey (h) Residential/Institution (i) Commercial/Institution

THIRD SCHEDULE — *continued*

<i>First column</i>	<i>Second column</i>
<i>Broad Land-Use Group</i>	<i>Zonings included within Broad Land-Use Group</i>
B	<ul style="list-style-type: none"> (a) Business 1 (b) Business 1 — White (c) Business 2 (d) Business 2 — White (e) Business Park (f) Business Park — White (g) Utility (h) Transport Facilities (i) Rapid Transit (j) Civic & Community Institution (k) Health & Medical Care (l) Place of Worship (m) Education Institution (n) Open Space (o) Park (p) Cemetery (q) Agriculture (r) Port/Airport (s) Special Use (t) Beach Area (u) Waterbody

[S 508/2016 wef 17/10/2016]

FOURTH SCHEDULE

Rule 2

TYPES OF WORKS

PART 1

CATEGORY 1 WORKS

“Category 1 Works” means any works that are carried out for or in relation to the conservation of any conserved building, being works that materially affect the key features of the building, including but not limited to the following works:

- (a) roof:
 - (i) restoration of roof profile, pitch or height;
 - (ii) addition, removal or change in size or location of jack roof or skylight;
 - (iii) addition or removal of reinforced concrete structures on existing flat roof;
- (b) front and side façade — restoration of architectural elements such as windows, doors and original decorative features;
- (c) gable end wall, rear façade and rear service block:
 - (i) restoration of architectural elements such as windows, doors and original decorative features;
 - (ii) addition or removal of window or door;
- (d) upper storey floors:
 - (i) change of entire floor using similar or different material;
 - (ii) addition or removal of void;
 - (iii) addition or removal of roof mezzanine;
- (e) others:
 - (i) addition of new rear extension;
 - (ii) structural strengthening work.

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PART 2

CATEGORY 2 WORKS

“Category 2 Works” means any works that are carried out for or in relation to the conservation of any conserved building, being works that do not materially affect the key features of the building, including but not limited to the following works:

FOURTH SCHEDULE — *continued*

- (a) roof:
 - (i) replacement of roof tiles;
 - (ii) addition of pergola or shelter with non-load bearing cover on flat roof;
- (b) airwell:
 - (i) addition or removal of window, inclusive of transom above a window;
 - (ii) addition of cover over airwell;
- (c) rear court — addition or removal of roof over rear court;
- (d) party wall — addition or sealing of opening in party wall;
- (e) staircase and lift:
 - (i) addition or removal of internal staircase;
 - (ii) addition or removal of lift.

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PART 3

CATEGORY 3 WORKS

“Category 3 Works” means any works that are carried out on any conserved building, being works that are minimal and localised, and are for the purpose of repair or maintenance of the building, including but not limited to the following works:

- (a) roof — one for one localised replacement or repair of roof tiles and rafters;
- (b) jackroof — change in design and infill material used for the opening;
- (c) front, side and rear façade, gable end and rear service block:
 - (i) one for one replacement or repair of door or window, transoms and vents;
 - (ii) addition, repositioning or change in material, design or size of vents;
 - (iii) addition or removal of canopy above window;
 - (iv) localised repair of decorative features;
 - (v) addition, replacement or removal of secondary door or window;

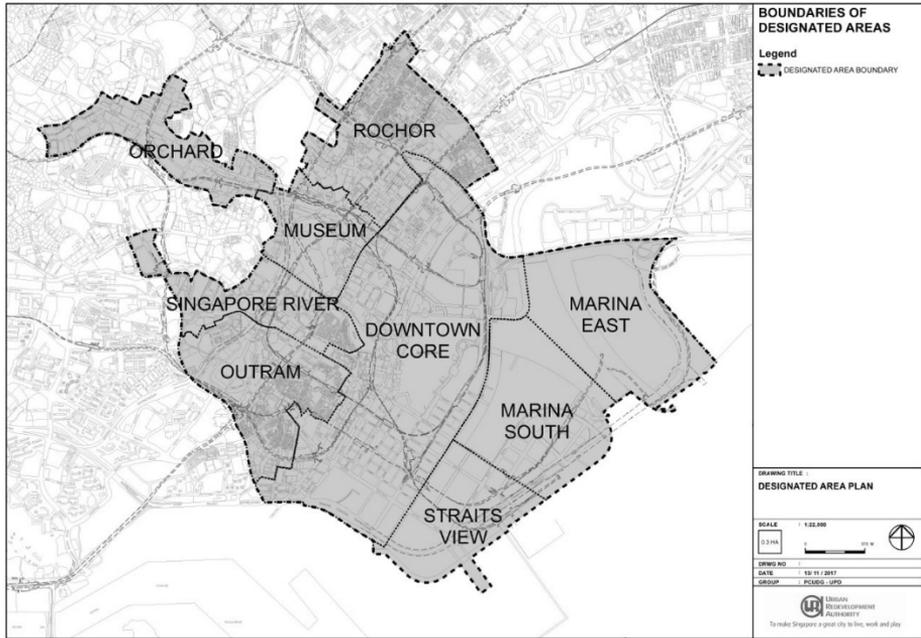
FOURTH SCHEDULE — *continued*

- (vi) addition or removal of tiled canopy or retractable awning;
- (vii) addition or removal of security bars;
[S 42/2018 wef 05/02/2018]
- (viii) for commercial buildings subject to residential front control under conservation guidelines:
 - (A) replacement of first storey window with door and vice versa;
 - (B) change in infill of panel of first storey door or window from timber to glass and vice versa;
- (ix) for buildings not subject to residential front control under conservation guidelines — change in shopfront design;
- (d) five-footway:
 - (i) change of flooring material at five-footway;
 - (ii) addition or removal of ramps or steps;
 - (iii) change in level of five-footway;
- (e) upper storey floors — one for one localised replacement of timber floor boards and joists;
- (f) party wall — sealing of opening in party wall;
- (g) mechanical and electrical services:
 - (i) addition, repositioning or change in material or design of flue;
 - (ii) addition or repositioning of air conditioning unit and screening;
 - (iii) addition of solar panels or solar heater on existing roof;
- (h) building colours:
 - (i) painting of building façades;
 - (ii) painting of mural;
- (i) signage — addition or repositioning of business signs.
[S 508/2016 wef 17/10/2016]

FIFTH SCHEDULE

Rule 2

DESIGNATED AREAS

FIFTH SCHEDULE — *continued*

[S 42/2018 wef 05/02/2018]

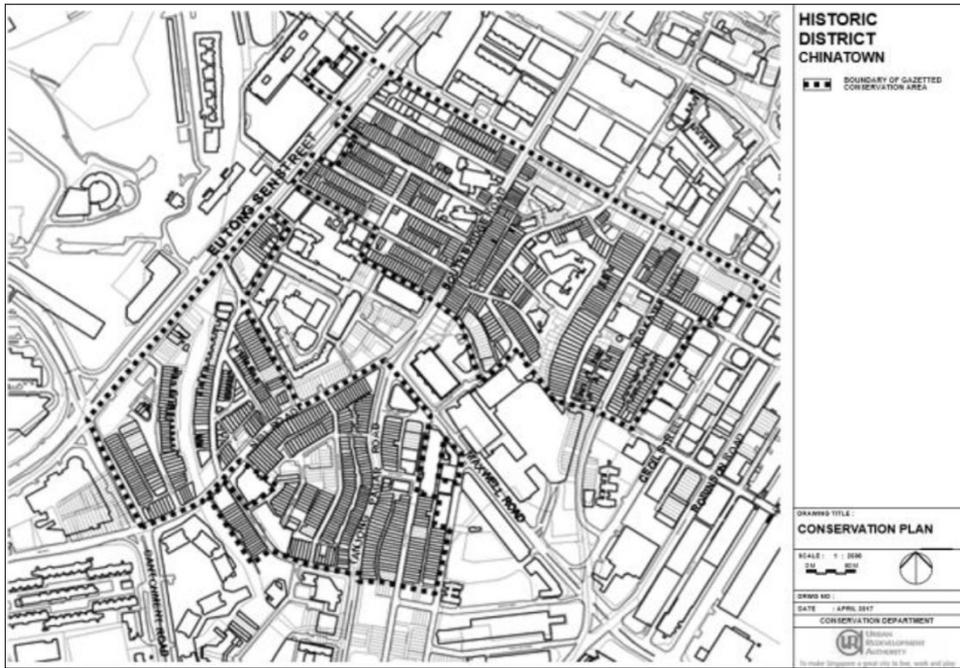
SIXTH SCHEDULE

Rule 2

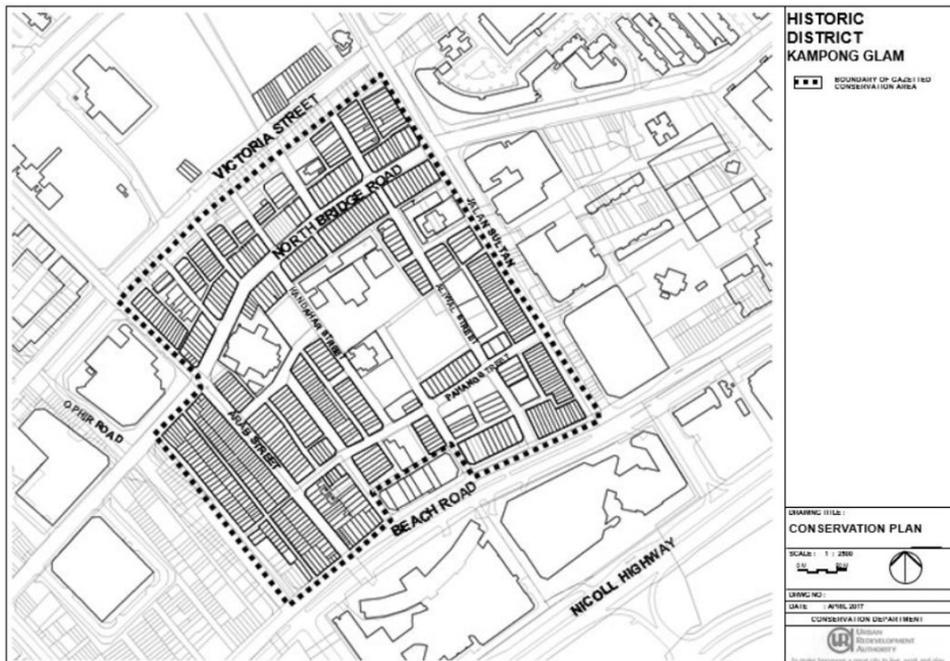
HISTORIC CONSERVATION AREAS

PLAN 1

SIXTH SCHEDULE — *continued*

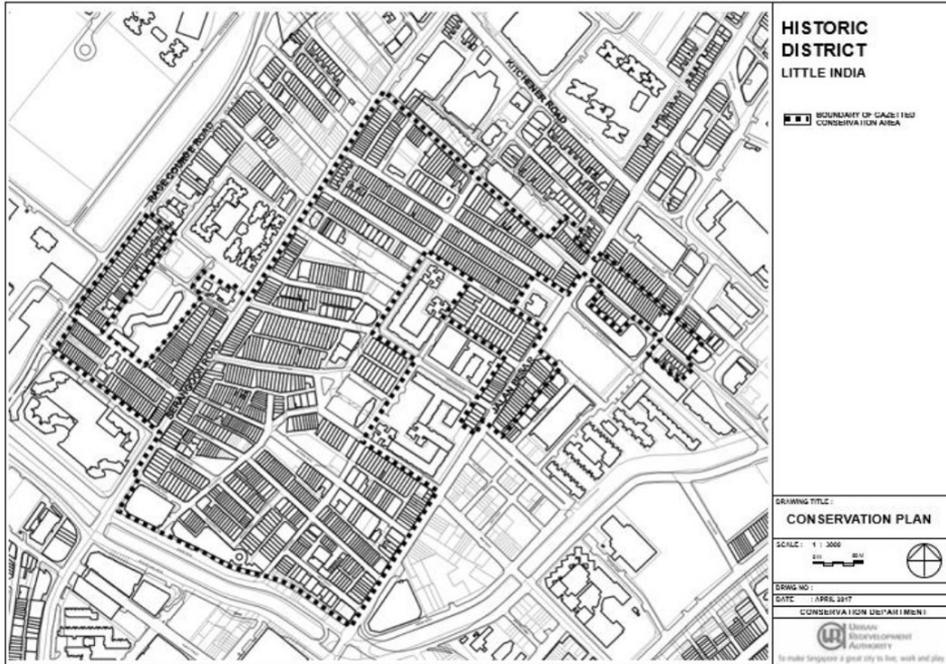


PLAN 2



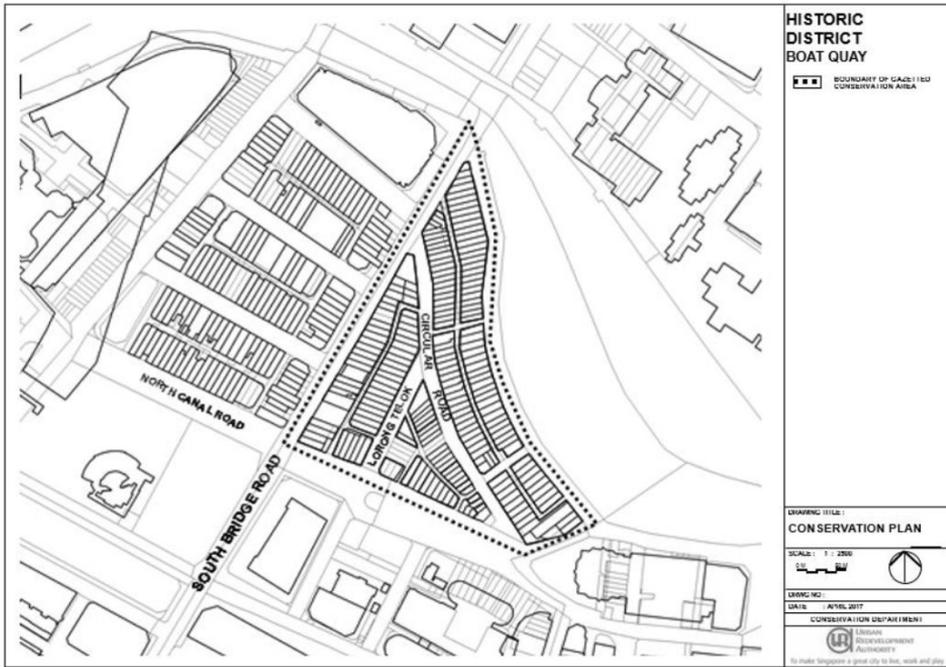
SIXTH SCHEDULE — *continued*

PLAN 3

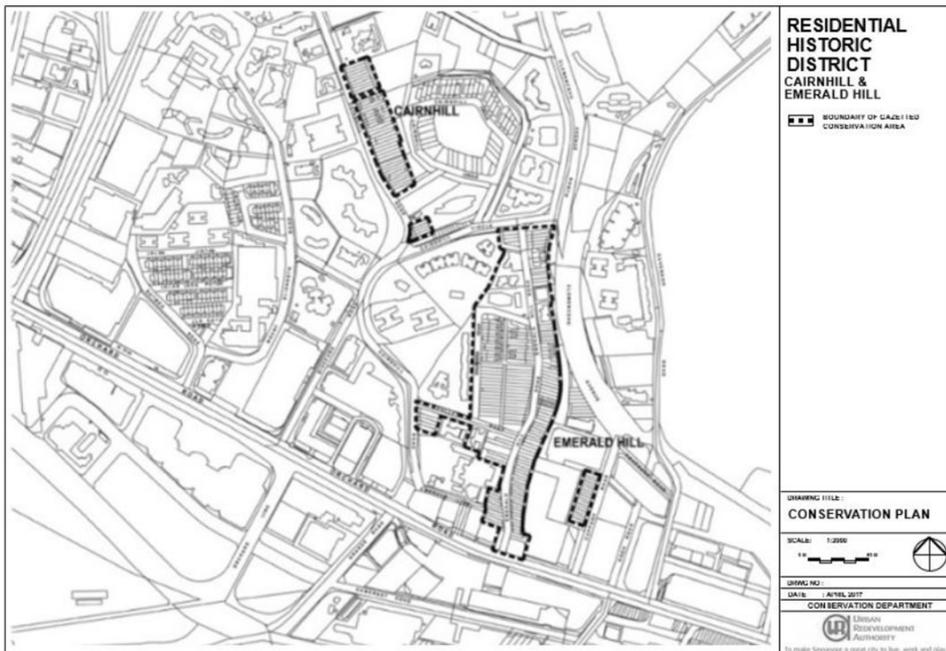


PLAN 4

SIXTH SCHEDULE — *continued*

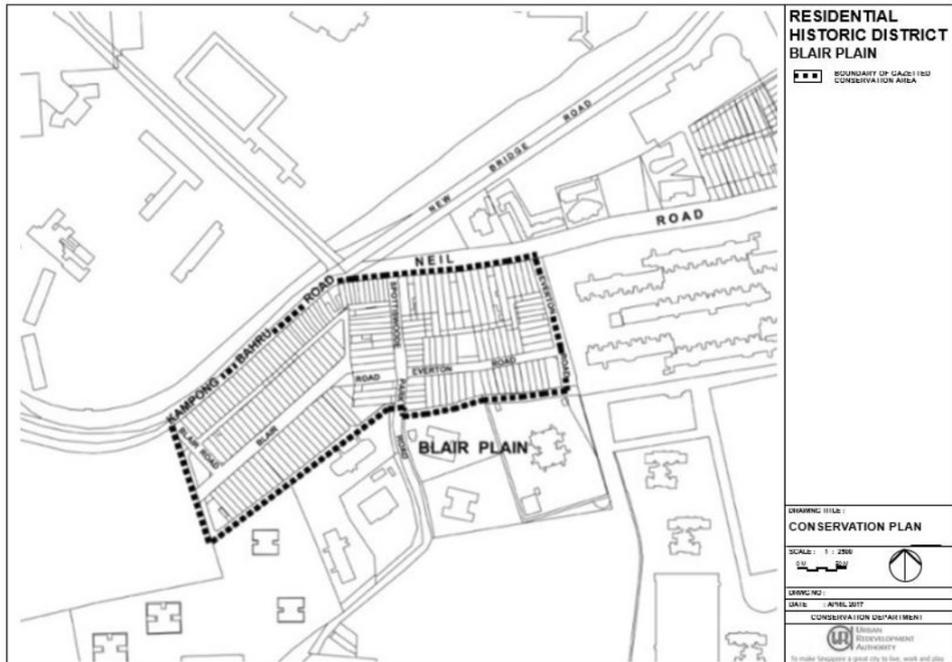


PLAN 5



SIXTH SCHEDULE — *continued*

PLAN 6



[S 42/2018 wef 05/02/2018]

Made on 12 August 2014.

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

[ND 101/7-23 V9.; AG/LLRD/SL/232/2010/13 Vol. 2]

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