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No. S 836

PLANNING ACT (CHAPTER 232)

PLANNING (DEVELOPMENT OF LAND AUTHORISATION FOR MEDICAL CLINICS) NOTIFICATION 2014

ARRANGEMENT OF PARAGRAPHS

Paragraph

1. Citation and commencement
 2. Definitions
 3. Authorisation for medical clinics
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In exercise of the powers conferred by section 21(6) of the Planning Act, the Minister for National Development hereby makes the following Notification:

Citation and commencement

1. This Notification may be cited as the Planning (Development of Land Authorisation for Medical Clinics) Notification 2014 and shall come into operation on 23 December 2014.

Definitions

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

“commercial floor area” means the total floor area of a building permitted or authorised for commercial use;

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

“floor area” means —

- (a) the gross area of all covered floor space (whether within or outside a building and whether or not

enclosed) measured between party walls including the thickness of external walls where there are such walls;

- (b) the gross area of floor space in an open area used as a beer garden, drive-in, eating area or for other similar commercial purposes; and
- (c) the gross area of floor space in any outdoor area (whether covered or otherwise) which is approved by the competent authority as private enclosed space or private roof terrace in a building (not being a landed dwelling-house) in the grant of planning permission or conservation permission in relation to —
 - (i) an application for planning permission or conservation permission submitted on or after 12 January 2013; or
 - (ii) an application for planning permission or conservation permission submitted before 12 January 2013 (called the original application) and which is followed by a subsequent application for amendment to the plans contained in the original application, submitted on or after 12 January 2013, due to an advice given by the competent authority to the original application,

but excludes any covered area as specified by the Minister;

“HDB” means the Housing and Development Board established under the Housing and Development Act 1959;

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“HDB commercial building” means any building, or any part of any building, sold by or leased from the HDB for any commercial use;

“medical clinic” has the same meaning as in the Private Hospitals and Medical Clinics Act 1980;

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“shop” has the same meaning as in the Planning (Use Classes) Rules (R 2).

Authorisation for medical clinics

3. Subject to paragraph 4 and any other written law, the making of any material change in the use of any premises as a shop to a use as a medical clinic is authorised under section 21(6) of the Act.

Conditions of authorisation

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

- (a) where the shop is in a building that is an HDB commercial building or a shophouse, the aggregate of the shop’s floor area and the total floor area of premises in the building which are used as a medical clinic must not exceed 1,000 square metres;
- (b) where the shop is in a building other than a building described in sub-paragraph (a), the aggregate of the shop’s floor area and the total floor area of premises in the building which are used as a medical clinic must not exceed —
 - (i) 1,000 square metres; or
 - (ii) 20% of the building’s commercial floor area,whichever is the lower;
- (c) the change in the use must not result in an increase in the floor area of the building;
- (d) any change in the use is carried out in compliance with the requirements of all other relevant authorities;
- (e) where the shop is in a building that is an HDB commercial building, HDB’s written approval for the change in use is obtained before the change in use;
- (f) the written permission, granted under the Act or the repealed Act, in respect of the building in which the shop is, does not contain any condition prohibiting —

- (i) the change in the use of the building or any part thereof to a medical clinic; or
- (ii) any change in the use of the building or any part thereof without the prior written permission of the competent authority.

Made on 16 December 2014.

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

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