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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
 4. Conditions of authorisation
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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 meaning given by the Planning (Development of Land Authorisation) Notification (N 1);

[S 625/2022 wef 01/08/2022]

[Deleted by S 625/2022 wef 01/08/2022]

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

[S 625/2022 wef 01/08/2022]

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

[S 625/2022 wef 31/12/2021]

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

[Deleted by S 446/2023 wef 26/06/2023]

“healthcare service provider” means a person who holds a licence under the Healthcare Services Act 2020 to provide a licensable healthcare service;

[S 446/2023 wef 26/06/2023]

“licensable healthcare service” has the meaning given by section 3(1) of the Healthcare Services Act 2020;

[S 446/2023 wef 26/06/2023]

“medical clinic” means any permanent premises used or intended to be used by a healthcare service provider who is approved under the Healthcare Services Act 2020 to provide a licensable healthcare service specified at paragraph 1(b), (c), (l), (m), (n) or (o) of the First Schedule to that Act at those premises;

[S 446/2023 wef 26/06/2023]

“permanent premises” has the meaning given by section 2(1) of the Healthcare Services Act 2020;

[S 446/2023 wef 26/06/2023]

“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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