

STREET WORKS ACT
(CHAPTER 320A, SECTION 53)

STREET WORKS (STREET WORKS BY PRIVATE PERSONS)
REGULATIONS

ARRANGEMENT OF REGULATIONS

Regulation

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[1st September 1995]

Citation

1. These Regulations may be cited as the Street Works (Street Works by Private Persons) Regulations.

[S 310/2023 wef 01/06/2023]

Definitions

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

“approved”, in relation to a street plan, means approved by the Authority;

“Authority” means the Land Transport Authority of Singapore established under the Land Transport Authority of Singapore Act 1995;

[S 310/2023 wef 31/12/2021]

“new street” has the meaning given by section 18(14) of the Act;

[S 310/2023 wef 01/06/2023]

“qualified land surveyor” means a land surveyor registered under the Land Surveyors Act 1991 holding a valid practising certificate issued under that Act;

[S 607/98 wef 18/12/1998]

[S 310/2023 wef 31/12/2021]

“qualified person” means —

(a) an architect registered under the Architects Act 1991 holding a valid practising certificate issued under that Act; or

(b) a professional engineer registered under the Professional Engineers Act 1991 holding a valid practising certificate issued under that Act;

[S 310/2023 wef 01/06/2023]

“qualified professional engineer” means a civil engineer who is a professional engineer registered under the Professional Engineers Act 1991 holding a valid practising certificate issued under that Act;

[S 607/98 wef 18/12/1998]

[S 310/2023 wef 31/12/2021]

“specifications”, in relation to street works, means the Materials and Workmanship Specifications issued by the Authority, and includes such other specifications, standards, guides and

design criteria as may be issued by the Authority from time to time;

[S 94/2004 wef 01/04/2004]

“street layout plan”, in relation to a street plan involving the construction of any proposed new street, means the set of plans that show the arrangement, alignment and layout of the proposed new street with respect to the existing land and streets adjacent to the proposed new street;

[S 310/2023 wef 01/06/2023]

“street plan” means the plan relating to the construction of a new street as referred to in section 18 of the Act, and includes a plan amended in accordance with the written directions of the Authority given under section 18(3) of the Act.

[S 310/2023 wef 01/06/2023]

Application

3. These Regulations shall apply to the construction of any new street commencing on or after 1st September 1995.

[S 310/2023 wef 01/06/2023]

Street plan

4.—(1) Any person who intends to construct any new street shall appoint a civil engineer who is a professional engineer registered under the Professional Engineers Act 1991 for the purpose of —

- (a) preparing and submitting the street plan to the Authority;
and
- (b) supervising the construction of the new street.

[S 310/2023 wef 31/12/2021]

(2) Notwithstanding paragraph (1), the Authority may, in its discretion, permit any other engineer who is registered as a professional engineer under the Professional Engineers Act 1991 to submit the street plan.

[S 310/2023 wef 31/12/2021]

(3) The submission of the street plan shall comply with the specifications issued by the Authority and with these Regulations.

[S 94/2004 wef 01/04/2004]

Documents to be submitted

5.—(1) For the purpose of section 18(1)(d) of the Act, the following documents shall be submitted to the Authority before the street plan may be approved:

(a) subject to paragraph (2), a copy of the layout plan approved by the competent authority under the Planning Act 1998 for the land to be used for the construction of a new street;

[S 310/2023 wef 31/12/2021]

(b) where excavation works are to be carried out, a copy of a survey plan indicating the levels of adjacent roads, drains and walkways;

[S 310/2023 wef 01/06/2023]

(c) a copy of a plan showing temporary access to the work site, if applicable;

[S 310/2023 wef 01/06/2023]

(d) a street layout plan prepared in accordance with paragraph (3);

[S 310/2023 wef 01/06/2023]

(e) any technical documents relevant to the street plan or street layout plan, which may include the following documents in support of the street plan or street layout plan:

(i) any safety assessment by an independent safety assessor in respect of the design and construction of the new street;

(ii) any analysis carried out by a qualified professional engineer required under the specifications issued by the Authority;

(iii) any method statement or manual relating to the operation or maintenance of any non-standard design

features contained in the street plan or street layout plan;

[S 310/2023 wef 01/06/2023]

(f) a declaration, made in accordance with paragraph (3), that —

(i) the information contained in each street layout plan is true and correct in all material particulars; and

(ii) each street layout plan has been prepared and submitted in accordance with the specifications issued by the Authority;

[S 310/2023 wef 01/06/2023]

(g) a declaration, made by the qualified professional engineer who submitted the street plan mentioned in section 18(1)(a) of the Act, that —

(i) the information contained in the street plan is true and correct in all material particulars; and

(ii) the street plan has been prepared and submitted in accordance with the specifications issued by the Authority.

[S 310/2023 wef 01/06/2023]

[S 310/2023 wef 01/06/2023]

(2) Where, pursuant to paragraph 4(1)(I) of the Planning (Development of Land — Lodgment Authorisation) Notification (N 3), a copy of the layout plan which includes the street plan to be approved has been lodged with the competent authority in lieu of obtaining approval from the competent authority under the Planning Act 1998 —

(a) a copy of the layout plan so lodged; and

(b) a copy of the receipt issued by the competent authority (or any other document issued by the competent authority and acceptable to the Authority) evidencing such lodgment of the layout plan,

shall be submitted to the Authority before the street plan may be approved.

[S 310/2023 wef 01/06/2023]

(3) The respective documents mentioned in paragraph (1)(d) and (f) must be prepared and made by the qualified person appointed by the person who intends to construct the new street.

[S 310/2023 wef 01/06/2023]

Lodgment of street plan submissions for approval

5A.—(1) Subject to paragraph (2), any qualified professional engineer engaged for the purposes of any street plan and street works shall, in relation to a proposed development on land to be developed or on such place as the Authority may permit, submit an application to the Authority for the approval of the street plan and street works.

(2) The qualified professional engineer supervising the works shall, upon obtaining the approval of the competent authority, lodge the relevant street works proposals and plans with the Authority, accompanied by such declaration made by the qualified professional engineer in such form as the Authority may require where street works (excluding street works referred to in paragraph (3)) are to be carried out for any of the following developments:

- (a) residential;
- (b) industrial;
- (c) educational institution;
- (d) place of worship;
- (e) health and medical care establishment;
- (f) sports and recreation centre;
- (g) civic and community institution; or

- (h) building designated for conservation under the Planning Act 1998.

[S 310/2023 wef 31/12/2021]

[S 290/2013 wef 02/05/2013]

(3) The excluded street works referred to in paragraph (2) are those relating to —

- (a) the construction of a new street;
- (b) the continuation of an existing street;
- (c) the adaptation of a street made for foot traffic only for carriage traffic;
- (d) the introduction or modification of any road related facility; or
- (e) the introduction or relocation of any covered linkway.

[S 94/2004 wef 01/04/2004]

[S 779/2005 wef 05/12/2005]

Approved street plan not to be amended without approval

6. No person shall amend any street plan approved by the Authority without the prior approval of the Authority.

7. to 12. *[Deleted by S 94/2004 wef 01/04/2004]*

Construction of new street

13. The construction of a new street and the materials used therein —

- (a) shall conform to the specifications; and
- (b) shall not obstruct the passage of pedestrians or vehicular traffic on any existing street.

[S 607/98 wef 18/12/1998]

[S 310/2023 wef 01/06/2023]

14. *[Deleted by S 94/2004 wef 01/04/2004]*

15. *[Deleted by S 94/2004 wef 01/04/2004]*

Construction to be under charge of qualified professional engineer

16.—(1) The construction of any street shall be supervised by a qualified professional engineer.

(2) The qualified professional engineer shall ensure that the street works are carried out in accordance with the approved street plan and the specifications.

(3) Before work is carried out, the qualified professional engineer supervising the construction of a new street shall check with the relevant authorities the locations of their electric cables, water mains and other installations and he shall take every precaution to protect them and shall be fully responsible for any damage to any of the electric cables, water mains and other installations caused by or arising out of the street works.

(3A) The qualified professional engineer shall ensure that all utilities are laid before the footpaths are constructed and before the roads are premixed.

(3B) The qualified professional engineer shall, immediately after the completion of the construction of the street, submit the following documents relating to the construction to the Authority:

- (a) a certificate of supervision in the form set out in the Fourth Schedule;
- (b) where the copy of the layout plan submitted under regulation 5(1)(a) or (2)(a) shows that the development to which the layout plan relates is affected by road safeguarding, a copy of the approved assurance plan approved by the Chief Surveyor under section 15 of the Boundaries and Survey Maps Act 1998; and

[S 310/2023 wef 01/06/2023]

- (c) a set of as-constructed survey plans certified by a qualified land surveyor and survey data verified by a qualified land surveyor stored in diskettes with a digital format acceptable to the Authority.

(4) The qualified professional engineer supervising any street works shall be liable for any damage caused to any existing street, drain or Government property.

(5) The Authority or any person authorised by it may, from time to time, check on any street works.

(6) If any part of the street is not constructed in accordance with the approved street plan or the specifications, the Authority may, in its discretion, order such part to be demolished or order the performance of such tests as it may consider necessary for verifying the quality of the work.

(7) The cost of any demolition or tests carried out under paragraph (6) shall be borne by the person constructing the street or be deducted from the deposit made under section 20 of the Act.

Accredited checkers for design of structural elements

17.—(1) The design of all key structural elements of any proposed new street shall be checked and certified by an accredited checker appointed by the person intending to construct the new street.

(2) The key structural elements to be checked and certified by the accredited checker shall be —

- (a) any box culvert with a width exceeding 5.0 metres;
- (b) any reinforced concrete retaining wall with a height projecting more than 4.0 metres from its base or any bore-pile wall, sheet-pile wall, diaphragm wall, reinforced earth wall or crib wall;
- (c) any bridge, flyover, viaduct or pedestrian overhead bridge;
- (d) any tunnel for the use of vehicles or pedestrians;
- (e) any overhead gantry sign; and
- (f) any other parts of a street which are essential for the stability or safety of the street.

(3) Section 17 of the Building Control Act 1989 shall apply, with the necessary modifications, to an accredited checker appointed

under this regulation to check and certify the key structural elements of the proposed new street.

[S 310/2023 wef 31/12/2021]

Duties of accredited checkers

- 18.—**(1) It shall be the duty of an accredited checker to —
- (a) evaluate, analyse and review the design of the key structural elements of the proposed new street as contained in the plans relating to the construction thereof and to perform such original calculations with a view to determining the adequacy of the key structural elements to be constructed, or which will be affected by street works carried out in accordance with those plans; and
 - (b) verify that the design of the key structural elements are consistent with the street plan and any amendment thereto.
- (2) Without prejudice to paragraph (1), an accredited checker shall, in carrying out his duties in relation to any plans for the construction of a new street —
- (a) determine and use the code of practice adopted in the preparation of the structural design in those plans;
 - (b) check the design loading;
 - (c) check the standards and specifications of materials to be used in the street works;
 - (d) ascertain the structural design concept used and identify the key structural elements;
 - (e) analyse all key structural elements and the foundation system of any structure to be erected or affected by street works carried out in accordance with those plans;
 - (f) determine the stability of the structure;
 - (g) check the structural detailing; and
 - (h) determine the adequacy of other aspects of the design which are peculiar to the street to be constructed or affected

by the street works and which are essential to the structural integrity of the street.

(3) It shall be the duty of the accredited checker to notify the Authority forthwith of any contravention or non-compliance with the provisions of the Act or any regulations made thereunder or the specifications in connection with the structural design of any plans for the construction of a new street.

(4) Nothing in paragraph (3) shall impose any such duty on an accredited checker in respect of any such contravention or non-compliance which he did not know and could not reasonably have discovered.

Certification of adequacy of key structural elements

19. An accredited checker shall, without delay after performing his duty in relation to any plans for the construction of a new street, prepare and submit to the person for whom the street works are to be carried out —

- (a) a certificate in the form set out in the First Schedule;
- (b) an evaluation report including the analysis and calculations performed by the accredited checker; and
- (c) a declaration that he has no professional or financial interest in the street works.

Proper lighting and traffic signs

19A. It shall be the duty of the person carrying out any works on a new street and the person for whom the works are being carried out to ensure that —

- (a) any part of the street on which work is being done is adequately guarded and lit; and
- (b) such temporary traffic signs, blinkers, barriers, cones, rotating lamps and other indications as are necessary for the guidance or direction of motorists and pedestrians

using the street are properly erected, operated and maintained in accordance with the specifications.

[S 607/98 wef 18/12/1998]

[S 310/2023 wef 01/06/2023]

Inspection and test by Authority

20.—(1) The Authority may carry out any inspection and tests that it considers necessary —

- (a) to ascertain whether street works are carried out in accordance with section 18(8) of the Act;
- (b) to ascertain whether street works have been carried out to the satisfaction of the Authority for the purposes of section 21(1) or 22(1) of the Act; or
- (c) to satisfy the Authority that a private street may be declared to be a public street under section 26 of the Act.

[S 310/2023 wef 01/06/2023]

(2) Where such inspection and tests have to be carried out by the Authority, the owners of the street concerned or the owners of the premises fronting, adjoining or abutting the street, as the case may be, shall pay to the Authority the applicable fees or charges set out in the Second Schedule.

[S 310/2023 wef 01/06/2023]

(3) Where such inspection and tests are not carried out by the Authority, the owners of the street concerned or the owners of the premises fronting, adjoining or abutting the street, as the case may be, shall arrange with any laboratory approved by the Enterprise Singapore Board for the testing of the materials used.

[S 178/2018 wef 01/04/2018]

[S 310/2023 wef 01/06/2023]

(4) [*Deleted by S 683/2006 wef 01/01/2007*]

Fees

20A.—(1) The fees specified in the Second Schedule are payable to the Authority in respect of the matters specified in that Schedule.

(2) The Authority may, in any particular case or class of cases, reduce, waive or refund the whole or part of any fee paid or payable under these Regulations.

[S 310/2023 wef 01/06/2023]

Transitional provisions

21. Any approval, requisition, order, direction, notice or submission issued, made or given under the revoked Local Government Integration (Street Works) Regulations shall be treated as an approval, requisition, order, direction, notice or submission issued, made or given under these Regulations and have the same force and effect as an approval, requisition, order, direction, notice or submission issued, made or given under these Regulations.

[Rg 3.]

FIRST SCHEDULE

Regulation 19.

FORM

STREET WORKS ACT 1995

STREET WORKS (STREET WORKS BY PRIVATE PERSONS) REGULATIONS

1. I _____ of _____ NRIC No./
Passport No. _____ being a registered accredited checker, hereby certify that I have in accordance with the Street Works (Street Works by Private Persons) Regulations carried out an evaluation, analysis and review of the plans of the street works attached, and to the best of my knowledge and belief the plans do not show any inadequacy in the key structural elements of the street to be constructed or affected by the street works carried out in accordance with those plans.

[S 310/2023 wef 01/06/2023]

2. In arriving at my conclusion, I confirm that I have reviewed and evaluated the design in accordance with regulation 18 of the Street Works (Street Works by Private Persons) Regulations using the following criteria:

- (a) codes of practice adopted in the design;
- (b) design loading;
- (c) standards and specifications of structural materials;

FIRST SCHEDULE — *continued*

- (d) structural design concept and identification of the key structural elements;
- (e) structural analysis and design of all key structural elements including foundation system;
- (f) stability of the structural frame;
- (g) structural detailing; and
- (h) others (please specify) _____

[S 310/2023 wef 01/06/2023]

I append my Evaluation Report (comprising ____ pages) as well as the analysis and design calculations I have performed in carrying out the evaluation, analysis and review of the plans of the street works.

(Date)

(Signature)

[S 310/2023 wef 31/12/2021]

SECOND SCHEDULE

Regulations 20(2) and 20A(1)

FEES AND CHARGES

1. Test charges for premix base course and road kerb \$2.80 per metre subject to a minimum testing fee of \$408.
2. Test charges for wearing course \$78 per sample.
3. Test charges for road kerb \$66 per set (3 Nos).
4. Test charges for concrete pavement \$102 per set (3 Nos).
5. Fee for submission of a street plan under section 18(1)(a) of the Act, for the purpose of an application for approval of the street plan under section 18 of the Act —
 - (a) in respect of a street plan involving only the alteration of any existing street —

SECOND SCHEDULE — *continued*

- (i) for the first, second or third Nil
submission of the street plan
in respect of that
application; or
- (ii) for the fourth or each \$300
subsequent submission of
the street plan in respect of
that application; or
- (b) in any other case —
 - (i) for the first, second or third Nil
submission of the street plan
in respect of that
application; or
 - (ii) for the fourth or each \$1,200
subsequent submission of
the street plan in respect of
that application.
- 6. Fee for submission of a street layout
plan prescribed in regulation 5(1)(d), in
connection with an application for
approval of a street plan under
section 18 of the Act —
 - (a) in respect of a street layout plan
involving only the alteration of
any existing street —
 - (i) for the first, second or third Nil
submission of the street
layout plan in respect of that
application; or
 - (ii) for the fourth or each \$300
subsequent submission of
the street layout plan in
respect of that application;
or
 - (b) in any other case —
 - (i) for the first, second or third Nil
submission of the street

SECOND SCHEDULE — *continued*

- layout plan in respect of that application; or
- (ii) for the fourth or each subsequent submission of the street layout plan in respect of that application. \$1,200
7. Fee for any inspection and tests carried out under regulation 20(1) in connection with any street works —
- (a) in respect of street works involving only the alteration of any existing street —
- (i) for the first, second or third inspection and tests in respect of the street works; or Nil
- (ii) for the fourth or each subsequent inspection and tests in respect of the street works; or \$300
- (b) in any other case —
- (i) for the first, second or third inspection and tests in respect of the street works; or Nil
- (ii) for the fourth or each subsequent inspection and tests in respect of the street works. \$1,200

[S 310/2023 wef 01/06/2023]

THIRD SCHEDULE

[Deleted by S 683/2006 wef 01/01/2007]

FOURTH SCHEDULE

Regulation 16(3B)(a)

STREET WORKS ACT 1995

STREET WORKS (STREET WORKS BY PRIVATE PERSONS)
REGULATIONS

CERTIFICATE OF SUPERVISION

DEVELOPMENT : _____

LOCATION : _____

OWNER/DEVELOPER : _____

I, _____ NRIC No./Passport No. _____
being a qualified professional engineer, hereby certify that the construction of the
street specified above was carried out under my supervision in accordance with
the Street Works (Street Works by Private Persons) Regulations.

Signature

Date

[S 607/98 wef 18/12/1998]

[S 310/2023 wef 01/06/2023]

[S 310/2023 wef 31/12/2021]

LEGISLATIVE HISTORY
STREET WORKS (STREET WORKS BY PRIVATE PERSONS)
REGULATIONS
(CHAPTER 320A, RG 1)

formerly known as the Street Works (Private Street Works) Regulations

This Legislative History is provided for the convenience of users of the Street Works (Private Street Works) Regulations. It is not part of these Regulations.

1. G. N. No. S 434/1995 — Street Works (Private Street Works) Regulations 1995

Date of commencement : 1 September 1995

2. 1996 Revised Edition — Street Works (Private Street Works) Regulations

Date of operation : 15 May 1996

3. G. N. No. S 508/1997 — Street Works (Private Street Works) (Amendment) Regulations 1997

Date of commencement : 28 November 1997

4. G. N. No. S 607/1998 — Street Works (Private Street Works) (Amendment) Regulations 1998

Date of commencement : 18 December 1998

5. G. N. No. S 508/2000 — Street Works (Private Street Works) (Amendment) Regulations 2000

Date of commencement : 7 November 2000

6. G. N. No. S 94/2004 — Street Works (Private Street Works) (Amendment) Regulations 2004

Date of commencement : 1 April 2004

7. G. N. No. S 779/2005 — Street Works (Private Street Works) (Amendment) Regulations 2005

Date of commencement : 5 December 2005

8. G. N. No. S 683/2006 — Street Works (Private Street Works) (Amendment) Regulations 2006

Date of commencement : 1 January 2007

**9. G.N. No. S 290/2013 — Street Works (Private Street Works)
(Amendment) Regulations 2013**

Date of commencement : 2 May 2013

**10. G.N. No. S 178/2018 — Street Works (Private Street Works)
(Amendment) Regulations 2018**

Date of commencement : 1 April 2018

**11. G.N. No. S 310/2023 — Street Works (Private Street Works)
(Amendment) Regulations 2023**

Date of commencement : 31 December 2021

**12. G.N. No. S 310/2023 — Street Works (Private Street Works)
(Amendment) Regulations 2023**

Date of commencement : 1 June 2023