

Planning (Development of Land — Lodgment Authorisation) Notification

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Legislative History

PLANNING ACT
(CHAPTER 232, SECTION 21(6))

PLANNING (DEVELOPMENT OF LAND — LODGMENT AUTHORISATION)
NOTIFICATION

N 3

G.N. No. S 381/2002

REVISED EDITION 2004

(29th February 2004)

[1st August 2002]

Citation

1. This Notification may be cited as the Planning (Development of Land — Lodgment Authorisation) Notification.

Definitions

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

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

“landed dwelling-house” means a dwelling-house of any of the following housing types but does not include a landed dwelling-house governed by the provisions of the Land Titles (Strata) Act (Cap. 158):

- (a) detached house;
- (b) linked house;
- (c) semi-detached house; or
- (d) terrace house;

“Landed Housing Areas Plan” means the development control plan depicting the areas used for landed housing issued by the competent authority as part of the Written Statement to the Master Plan and published on the Internet website of the Urban Redevelopment Authority (established under section 3 of the Urban Redevelopment Authority Act (Cap. 340)) at <http://www.ura.gov.sg>;

[S 273/2015 wef 11/05/2015]

“plot” means all of the one or more lots of land on which a single landed dwelling-house already exists, or existed but has been demolished, at the time the plans required by the competent authority are lodged under paragraph 4(1)(I);

“public road” means any road over which the public has a right of way;

“qualified person” means a person who is registered as an architect under the Architects Act (Cap. 12) or who is registered as a professional engineer under the Professional Engineers Act (Cap. 253);

[S 65/2015 wef 11/02/2015]

“relevant date”, in relation to an authorisation under paragraph 3, means the date of lodgment of the plans and documents specified in paragraph 4(1)(I), relating to the authorisation, with the competent authority;

[S 65/2015 wef 11/02/2015]

[S 273/2015 wef 11/05/2015]

“storey height control” means the maximum number of storeys allowed for a

landed dwelling-house on a plot as specified in the Landed Housing Areas Plan.
[S 273/2015 wef 11/05/2015]

Authorisation of operations involving development of land

3. Subject to paragraphs 4, 5 and 5A and any other written law, the following operations involving the development of land within the plot of a landed dwelling-house are hereby authorised:

- (a) the addition, enlargement, alteration or improvement of the existing landed dwelling-house within the plot;
- (b) the demolition of the existing landed dwelling-house and the erection of a landed dwelling-house of the same housing type within the plot; or
- (c) where a landed dwelling-house existed on the plot but has been demolished, the erection of a landed dwelling-house of the same housing type within the plot.

[S 65/2015 wef 11/02/2015]

Conditions of authorisation

4.—(1) The authorisation under paragraph 3 shall apply only if —

- (a) the plot is zoned “Residential” in the Master Plan;
- (b) the plot is located within a landed housing area in the Landed Housing Areas Plan;
- (c) no part of the plot consists of State land;
- (d) the plot abuts a public road;
- (e) the operations will result in a landed dwelling-house of the same housing type as the existing or demolished landed dwelling-house, as the case may be;
- (f) earthfill works on the plot, if any, will not cause the level of any point in the plot to be more than one metre above the lower of the following:
 - (i) the level of that point in the plot before the operations; or
 - (ii) the level of any point at the abutting edge of abutting land;
- (fa) the basement, if any, of the landed dwelling-house will not, at any point in the plot at which the basement protrudes —
 - (i) where the level of that point in the plot after the operations is

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higher or the same as the level of that point in the plot before the operations, protrude more than one metre above the level of that point in the plot before the operations; or

- (ii) where the level of that point in the plot after the operations is lower than the level of that point in the plot before the operations, protrude more than one metre above the level of that point in the plot after the operations;

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- (fb) the operations will result in a landed dwelling-house that does not have more storeys than the storey height control for the plot;

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- (g) the operations comply with all the relevant planning guidelines, including guidelines on building setback, site coverage, housing type and building height issued by the competent authority;

- (h) the operations will result in a landed dwelling-house which stands on every lot within the plot;

- (i) not more than one landed dwelling-house will exist on the plot when the operations are completed;

- (j) no part of the existing landed dwelling-house comprises works that are unauthorised under the Act;

- (k) a declaration is made by the qualified person for the operations in such form as the competent authority may require that —

- (i) sub-paragraphs (a) to (d) and (j) have been complied with;

- (ii) the plans lodged with the competent authority under sub-paragraph (l) have been prepared in compliance with the relevant planning guidelines referred to in sub-paragraph (g);

[S 195/2007 wef 07/05/2007]

- (iii) the qualified person will ensure that the operations shall be carried out in compliance with sub-paragraph (n); and

[S 195/2007 wef 07/05/2007]

- (iv) the operations are not excluded from the authorisation under paragraph 3 by reason of paragraph 5(1) or (2);

[S 195/2007 wef 07/05/2007]

- (l) prior to the submission of any application to the Commissioner of Building Control for approval of the building plans for the operations under the