

Planning (Development of Land Authorisation for Housing and Development Board and Jurong Town Corporation) Notification

Table of Contents

1 Citation

2 Definitions

3 Authorisation for development of land by HDB

4 Authorisation for development of land for industrial and other related purposes

5 Conditions

6 Expiry and extension of authorisation

Legislative History

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

PLANNING (DEVELOPMENT OF LAND AUTHORISATION FOR HOUSING AND DEVELOPMENT BOARD AND JURONG TOWN CORPORATION) NOTIFICATION

N 2

G.N. No. S 544/1997

REVISED EDITION 2007

(1st October 2007)

[19th December 1997]

Citation

1. This Notification may be cited as the Planning (Development of Land Authorisation for Housing and Development Board and Jurong Town Corporation) Notification.

Definitions

2. In this Notification —

“authorised person” means an architect or an engineer in the employment of HDB or JTC who has been appointed by HDB or JTC, as the case may be, to take charge of the operations involving development of land;

“child care centre” has the same meaning as in rule 2 of the Planning (Use Classes) Rules (R 2);

[S 64/2015 wef 11/02/2015]

“HDB” means the Housing and Development Board established by the Housing and Development Act (Cap. 129);

“JTC” means the Jurong Town Corporation established by the Jurong Town Corporation Act (Cap. 150);

“motor vehicle showroom” has the same meaning as in rule 2 of the Planning (Use Classes) Rules;

[S 64/2015 wef 11/02/2015]

“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 64/2015 wef 11/02/2015]

“relevant date”, in relation to an authorisation under paragraph 3 or 4, means the date of lodgment of the plans and documents specified in paragraph 5(k), relating to the authorisation, with the competent authority;

[S 64/2015 wef 11/02/2015]

“showroom” has the same meaning as in rule 2 of the Planning (Use Classes) Rules.

[S 64/2015 wef 11/02/2015]

Authorisation for development of land by HDB

3.—(1) Subject to paragraphs 5 and 6 and to the provisions of any other written law,

the operations involving the development of land set out in sub-paragraph (2) by or on behalf of the HDB on land that is —

- (a) approved for residential use by the competent authority; and
- (b) owned by HDB, or vested in the State but which is agreed by the State to be alienated to HDB for public housing or residential development at a stipulated plot ratio,

are authorised under section 21(6) of the Act.

[S 64/2015 wef 11/02/2015]

(2) The operations involving the development of land referred to in sub-paragraph (1) are —

- (a) the erection of a block of flats and ancillary structures;
- (b) the erection of structures for uses ancillary to the residential use of a block of flats; or
- (c) the addition or alteration to an existing block of flats or an existing structure referred to in sub-paragraph (a) or (b).

Authorisation for development of land for industrial and other related purposes

4. Subject to paragraphs 5 and 6 and to the provisions of any other written law, the following operations involving development of land are authorised under section 21(6) of the Act:

- (a) the erection of light or general industrial buildings or the addition or alteration to an existing light or general industrial building by or on behalf of the JTC or its lessees or by or on behalf of the HDB or its lessees on land that is —
 - (i) zoned “Industry” in the Master Plan; and
 - (ii) leased or agreed to be leased by the State to JTC or HDB for industry or warehouse use;
- (b) the erection of warehouses or the addition or alteration to an existing warehouse by or on behalf of the JTC or its lessees or by or on behalf of the HDB or its lessees on land that is —
 - (i) zoned “Warehouse” in the Master Plan; and
 - (ii) leased or agreed to be leased by the State to JTC or HDB for industry or warehouse use; and
- (c) the erection of workers’ dormitories or the addition or alteration to an

existing workers' dormitory by or on behalf of the JTC or its lessees on land that is —

- (i) zoned “Civic and Community Institution” in the Master Plan; and
- (ii) leased or agreed to be leased by the State to JTC for use as workers' dormitories at a stipulated allowable intensity or plot ratio for the development.

[S 64/2015 wef 11/02/2015]

Conditions

5. Paragraphs 3 and 4 shall apply only if all the following conditions are satisfied:

- (a) the operations involving the development of land under paragraph 3 do not exceed the stipulated plot ratio referred to in paragraph 3(1)(b);
- (b) the operations involving the development of land under paragraph 4(a) or (b) do not exceed —
 - (i) in the case where the land is leased or agreed to be leased by the State to JTC or HDB with a maximum allowable intensity or plot ratio stipulated for the development on the land, the maximum allowable intensity or plot ratio stipulated in the Master Plan for the development; or
 - (ii) in the case where the land is leased or agreed to be leased by the State to JTC or HDB without a maximum allowable intensity or plot ratio stipulated for the development on the land —
 - (A) a plot ratio of 2.5; or
 - (B) the maximum allowable intensity or plot ratio stipulated in the Master Plan for the development, whichever is the lower;
- (c) the operations involving the development of land under paragraph 4(c) do not exceed the maximum allowable intensity or plot ratio stipulated in the Master Plan for the development;
- (ca) the operations involving the development of land under paragraph 4(a) or (b) shall not include or result in any of the following uses:
 - (i) canteen;
 - (ii) child care centre;