

Planning (Development of Land Authorisation) (Amendment) Notification 2001

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No. S 372

PLANNING ACT (CHAPTER 232)

PLANNING (DEVELOPMENT OF LAND AUTHORISATION) (AMENDMENT) NOTIFICATION 2001

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) (Amendment) Notification 2001 and shall come into operation on 1st August 2001.

Amendment of paragraph 2

2. Paragraph 2 of the Planning (Development of Land Authorisation) Notification (N 1) is amended —

- (a) by deleting sub-paragraph (*h*) of sub-paragraph (1) and substituting the following sub-paragraph:

“(h) the change in use of a building from a laundry or dry cleaner’s shop, a shop for the sale of animals or birds, a bar, pub, restaurant, nightclub, health centre or amusement centre to a shop;”;

(b) by deleting the word “or” at the end of sub-paragraph (1)(k);

(c) by deleting the full-stop at the end of sub-paragraph (l) of sub-paragraph (1) and substituting the word “; or”, and by inserting immediately thereafter the following sub-paragraph:

“(m) subject to sub-paragraph (5), the change in use of any part of any building specified in the first column of the Second Schedule (referred to in this Notification as the relevant premises) to any purpose in any Use Class specified in the second column of that Schedule in relation to that building.”;

(d) by deleting the word “Schedule” in sub-paragraph (2)(b) and substituting the words “First Schedule”; and

(e) by inserting, immediately after sub-paragraph (4), the following sub-paragraphs:

“(5) Sub-paragraph (1)(m) shall only apply if —

(a) the change in use of the relevant premises does not result in an increase in the floor area of the building;

(b) the floor area of the relevant premises is approved or authorised under the Act to be used for a commercial use or purpose or for any purpose in any Use Class specified in the second column of the Second Schedule in relation to those premises;

(c) no part of the relevant premises comprises works that are unauthorised under the Act;

(d) the relevant premises are not located within the car park of the building (including the ancillary areas of the car park), an approved covered or open walkway, a pedestrian mall, a public plaza or any other areas approved or authorised under the Act for public use;

(e) all approvals required from relevant authorities for

the change in use of the relevant premises have been obtained prior to the lodgment of the plans and the other documents under sub-paragraph (g);

(f) in the case of any building or any part of a building sold or leased by the Housing and Development Board (referred to in this Notification as HDB) for any commercial use or purpose, the prior written approval of has been obtained for the change in use of the relevant premises prior to the lodgment of the plans and the other documents under sub-paragraph (g); and

(g) prior to making the change in use of the relevant premises, the following are lodged with the competent authority at the same time together with a fee of \$500:

- (i) the plans showing the location of the building, the location of the relevant premises within the building and the layout of the relevant premises in the manner and scale required by the competent authority;
- (ii) the lodgment form, as required by the competent authority to be lodged for this purpose, duly completed and signed;
- (iii) a declaration to be signed by the person making the lodgment that sub-paragraphs (a), (b), (c) and (d) and, where applicable, sub-paragraph (f), have been complied with;
- (iv) the written consent of the owner of the relevant premises where the person making the lodgment is not the owner; and
- (v) where sub-paragraph (f) is applicable, the written approval of the HDB.

(6) For the purposes of sub-paragraphs (1)(h) and (m) and (5) —

“amusement centre”, “health centre”, “nightclub”, “restaurant” and “shop” have the same meanings as in the Planning (Use Classes) Rules 2001 (G.N. No. S 371/2001);

“Use Class” means any Use Class as described in the Schedule to the Planning (Use Classes) Rules 2001.”.

Amendment of Schedule and new Second Schedule

3. The Schedule to the Planning (Development of Land Authorisation) Notification is amended by deleting the word “THE” in the 1st line and substituting the word “FIRST”, and by inserting immediately thereafter the following Schedule:

“SECOND SCHEDULE

Paragraph 2(1) and (5)

PURPOSES IN

PART I

<i>First column</i>		<i>Second column</i>
1. Any building in Part II and any building (excluding the first storey thereof) in Part III	Class I	Use as a shop
	Class II	Use as an office or a commercial school
	Class III	Use as a restaurant
	Class IV	Use as a health centre or an amusement centre
	Class XIV	Use as a sports and recreation building
	Class XV	Use as a nightclub
2. The first storey of any building in Part III	Class I	Use as a shop
	Class III	Use as a restaurant
	Class IV	Use as a health centre or an

amusement centre

Class XIV Use as a sports and recreation building

Class XV Use as a nightclub

3. Any building in Part IV

Class I Use as a shop

Class II Use as an office or a commercial school

Class III Use as a restaurant

Class XIV Use as a sports and recreation building

PART II

<i>S/no.</i>	<i>House No.</i>	<i>Road Name</i>	<i>Name of Building</i>
1	80	Anson Road	IBM Towers
2	2	Battery Road	MayBank Chambers
3	4	Battery Road	Bank of China
4	180	Bencoolen Street	The Bencoolen
5	1	Brooke Road	Katong Plaza
6	1	Bukit Batok Central Link	West Mall
7	133	Cecil Street	Keck Seng Tower
8	135	Cecil Street	LKN Building
9	137	Cecil Street	ICS Building
10	141	Cecil Street	Tung Ann Association Building
11	150	Cecil Street	AXA Life Building
12	180	Cecil Street	Bangkok Bank Building
13	60	Cecil Street	KPB Building
14	62	Cecil Street	TPI Building
15	150	Changi Road	Guthrie Building
16	21	Choa Chu Kang Ave 4	Lot 1 Shoppers' Mall