

Planning (Development Charges) Rules 1998

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SECOND SCHEDULE

No. S 174

**PLANNING ACT
(ACT 3 OF 1998)**

PLANNING (DEVELOPMENT CHARGES) RULES 1998

In exercise of the powers conferred by section 40 of the Planning Act 1998, the Minister for National Development hereby makes the following Rules:

Citation and commencement

1. These Rules may be cited as the Planning (Development Charges) Rules 1998 and shall come into operation on 1st April 1998.

Definitions

2.—(1) In these Rules, unless the context otherwise requires —

“appropriate geographical sector”, in relation to any land, means the geographical sector set out in the plans in the Second Schedule within which the land falls;

“equivalent plot ratio”, in relation to any area, means the numerical value obtained by multiplying the maximum density specified in the Master Plan in relation to

that area by a factor of 0.0056;

“floor area” means —

- (a) the gross area of all covered floor space (whether within or outside a building and whether or not enclosed) measured between party walls including the thickness of external walls where there are such walls; and
- (b) the gross area of floor space in an open area used as a beer garden, drive-in, eating area or for other similar commercial purposes,

but excludes any covered area as specified by the Minister;

“land” includes buildings and any estate or interest in or right over land;

“land area” means the area of a development site as calculated by the competent authority from any plan submitted under section 13 of the Act or section 10 (4) of the repealed Act;

“rate” means the rate specified in Part II of the First Schedule;

“Use Group” means a Use Group in Part I of the First Schedule;

“1958 Master Plan” means the Master Plan that was originally submitted to and approved by the Governor in Council on 5th August 1958 under the provisions of Part IV of the Singapore Improvement Ordinance (Cap. 259, 1955 Ed.);

“1982 Master Plan” means the 1958 Master Plan as amended under section 6(1) of the repealed Act prior to 24th April 1982.

Computation of Development Baseline

3.—(1) For the purposes of determining the Development Baseline for any land, the following formulae shall, subject to these Rules, be applied:

- (a) the value of the development described in section 36(1)(a) of the Act shall be determined in accordance with the formula (C1 x D1)

where C1 is the floor area of the development of the land which may be permitted to be used for a purpose for which the land is zoned in the 1958 Master Plan; and

D1 is the rate corresponding to both the appropriate geographical sector of the land and the Use Group within which that purpose falls;

- (b) the value of the development described in section 36(1)(b) of the Act shall be determined in accordance with the formula $(C2 \times D2)$

where C2 is the floor area of the development of the land which may be permitted to be used for a purpose for which the land is zoned in the 1982 Master Plan; and

D2 is the rate corresponding to both the appropriate geographical sector of the land and the Use Group within which that purpose falls;

- (c) the value of the development described in section 36(1)(c) of the Act shall be determined in accordance with the formula $(C3 \times D3)$

where C3 is the floor area of the development of the land which is permitted to be used for a purpose in respect of which —

- (i) development charge, where payable, has been paid;
- (ii) no development charge is payable by reason of any exemption under the Act or the repealed Act; and
- (iii) development charge is not payable under the written law then in force when written permission was granted for that development; and

D3 is the rate corresponding to both the appropriate geographical sector of the land and the Use Group within which that purpose falls;

(2) For the purposes of determining the Development Baseline for any land referred to in section 36(5) of the Act, the value of the development described in that subsection shall be determined in accordance with the formula $(E \times F)$:

where E is the floor area permitted for any purpose for the last development of the land before the material date as defined in section 36(5) and (8) of the Act; and

F is the rate corresponding to both the appropriate geographical sector of the land and the Use Group within which that purpose falls.

Computation of Development Ceiling

4.—(1) For the purposes of determining the Development Ceiling of any land that is intended to be developed for any purpose, the following formulae shall, subject to paragraph (2), be applied:

- (a) the value of the development described in section 36(7)(a) of the Act shall be determined in accordance with the formula ($A1 \times B1$)

where $A1$ is the floor area of the development for any purpose which was previously authorised under the Act or repealed Act and is to be retained in the intended development; and

$B1$ is the rate corresponding to both the appropriate geographical sector of the land and the Use Group within which that purpose falls; and

- (b) the value of the development described in section 36(7)(b) of the Act shall be determined in accordance with the formula ($A2 \times B2$):

where $A2$ is the floor area of the development for any purpose to be authorised by a written permission; and

$B2$ is the rate corresponding to both the appropriate geographical sector of the land and the Use Group within which that purpose falls.

(2) Where any land or part thereof is intended to be developed for any purpose not falling within any Use Group, $B2$ in the formula in paragraph (1)(b) shall be such rate as determined by the competent authority determines to be just and reasonable.

Special provision for Local Shopping Area

5. Where any land that is intended to be developed is zoned in the 1958 Master Plan or, where applicable, the 1982 Master Plan, for a Local Shopping purpose, the following formulae shall be applied for the purposes of determining the Development Baseline for that land:

- (a) the formula ($0.4C1 \times G + 0.6C1 \times H$) shall apply in lieu of the formula in rule 3(1)(a):

Where $C1$ is as described in rule 3(1)(a);

G is the rate corresponding to both the appropriate