

Planning (Fees) Rules 1997

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No. S 357

PLANNING ACT (CHAPTER 232)

PLANNING (FEES) RULES 1997

In exercise of the powers conferred by section 30(2) of the Planning Act, the Minister for National Development hereby makes the following Rules:

Citation and commencement

- 1.** These Rules may be cited as the Planning (Fees) Rules 1997 and shall come into

operation on 25th August 1997.

Definitions

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

“extensive open area development” means developments comprised wholly or mainly of open areas with no or little built up areas and includes the developments described in Part I of the Second Schedule;

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

“land extensive developments” includes the developments described in Part II of the Second Schedule;

“landed dwelling-house” means any of the following types of houses used wholly or mainly for the purpose of human habitation but does not include a landed dwelling-house comprised in a development that is strata subdivided or intended for or capable of strata subdivision:

- (a) detached house;
- (b) semi-detached house;
- (c) terrace house;

“outline planning application” has the same meaning as in rule 2 of the Planning (Development) Rules (R 3);

“proposal amount”, in relation to any land, means the amount which is a product of multiplying the following:

- (a) the floor area of the land for which the competent authority grants provisional permission to develop for any purpose (including any modifications thereto); and
- (b) the rate specified in Part II of the First Schedule to the Planning (Development Charges) Rules (R 5) which corresponds to the appropriate geographical sector in which the land falls and the Use Group in Part I of that Schedule within which the purpose falls.

Fees

3.—(1) There shall be paid to the competent authority, in respect of the matters set out in the first column of the First Schedule, the fees set out in the second column thereof.

(2) The fee for any application under —

- (a) section 10 of the Act for written permission to develop any land;
- (b) section 13 of the Act to carry out any works within a conservation area; or
- (c) both sections 10 and 13 of the Act for the aforesaid purposes,

shall be twice the amount set out in the second column of the First Schedule for the relevant application set out in the first column if it appears to the competent authority that the development or works which are the subject of the application have already been carried out or implemented prior to the submission of the application or are already being carried out or implemented at the time of submission of the application in breach of section 10(1) or 13(1) of the Act or both.

Outline planning application fees

4.—(1) The fee for an outline planning application shall be half of that as provided in item 1 of the First Schedule.

(2) The remaining half of the fee shall be payable when a subsequent application with full details as may be required by the competent authority for written permission to develop land is made pursuant to an outline planning permission to develop such land.

Revocation

5. The Planning (Fees) Rules (R 7) are revoked.

Transitional provisions

6.—(1) Where the competent authority has granted an outline planning permission prior to 25th August 1997, the revoked Planning (Fees) Rules shall continue to apply to the subsequent detailed application to the competent authority for written permission made pursuant to the outline planning permission.

(2) Where the competent authority has granted a provisional permission prior to 25th August 1997, the revoked Planning (Fees) Rules shall continue to apply to any subsequent application made during the validity of that provisional permission for amendment to plans previously submitted to the competent authority for approval in the application for written permission.

FIRST SCHEDULE

First column

Second column

1.—(1) Fee for any application for written permission under section 10 of the Act to develop land if the development is for erection of a new building or buildings:

- | | | |
|-------|--|---------|
| (a) | for the first 1,000 square metres of the development area or part thereof | \$2,500 |
| (b) | for every subsequent 1,000 square metres of the development area or part thereof for — | |
| (i) | extensive open area developments | Nil |
| (ii) | land extensive developments | \$50 |
| (iii) | all other types of developments | \$500 |

(2) Where the total area of the land has been taken into consideration as the development area in calculating the fees payable for the application in respect of the erection of a new building or buildings thereon, fees for the application in respect of the erection of any additional new building or buildings on the same land shall be calculated solely on the basis of the land area of the additional new building or buildings

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| 2. | Fee for any application for amendment to plans already submitted for approval or for amendment to approved plans for the erection of a new building or buildings | \$2,000 |
| 3. | Fee for any application for written permission under section 10 of the Act to develop land if the development is for additions and alterations to — | |
| (a) | existing landed dwelling-house | \$1,000 |
| (b) | other types of existing buildings | \$2,000 |
| 4. | Fee for any application for amendment to plans already submitted for approval or for amendment to approved plans for additions and alterations to — | |
| (a) | existing landed dwelling-house | \$1,000 |
| (b) | other types of existing buildings | \$1,800 |
| 5. | Fee for any application for written permission under section 10 or 13 of the Act or both — | \$2,000 (for each building) |
| (a) | to develop land within a conservation area if the development is for additions and alterations to an | |