

**Controlled Premises (Special Provisions) Act
(CHAPTER 60)**

Table of Contents

Long Title

1 Short title

2 Interpretation

3 Minister may declare any area to be a designated development area

4 Recovery of possession of controlled premises for the purpose of development

5 Compulsory acquisition of land where landlord fails to develop without reasonable cause

6 Constitution, procedure and functions of Board

7 Oath and affirmation

8 Assessment of compensation to tenants

9 Landlord may make compensation agreement with tenant, sub-tenant and occupier

10 Circumstances where landlord not liable to pay compensation

11 Power of Board to award compensation to occupiers

12 Landlord may make ex gratia payments to persons using or occupying controlled premises who do not pay rent

13 Order of Board to have effect to grant full and exclusive possession to landlord

14 Effect of order as against persons using or occupying controlled premises who do not pay rent

15 Powers of Board to examine on oath, etc.

16 Review of orders of Board

17 Power of Board to state special case for decision of High Court

18 High Court may call for proceedings of Board

19 Duty of Board to advise tenants, sub-tenants and occupiers of landlord's application

20 Orders and awards of Board to be binding and final

21 Compensation Awards Register to be kept by Board

22 Proof of order of Board

23 Rules

24 Fees and charges to be paid into Consolidated Fund

Legislative History

CONTROLLED PREMISES (SPECIAL PROVISIONS) ACT

(CHAPTER 60)

(Original Enactment: Act 10 of 1969)

REVISED EDITION 1995

(15th March 1995)

An Act to provide for the recovery of possession of premises for development purposes where the premises are subject to control under the Control of Rent Act (Chapter 58), for the establishment of a Board to hear applications for recovery of possession of those premises and to assess the amount of compensation to be paid to tenants, sub-tenants and occupiers on account of the recovery of possession and for purposes connected therewith.

[27th February 1970]

Short title

1. This Act may be cited as the Controlled Premises (Special Provisions) Act.

Interpretation

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

“Board” means the Tenants’ Compensation Board constituted under section 6;

“Chairman” means the Chairman of the Board;

“conservation area” has the same meaning as in the Planning Act [Cap. 232];

“controlled premises” or “premises” means any dwelling-house, flat, factory, warehouse, office, counting house, shop, school and any other building, whether of permanent or temporary construction in which persons are employed, and any part of any such building let or sublet separately and includes any land whereon any such building is or has been erected with the consent of the landlord that is subject to control under the Control of Rent Act [Cap. 58] and is situated in a designated development area;

“Deputy Chairman” means a Deputy Chairman appointed under section 6(1);

“designated development area” means an area designated for development by the Minister under section 3(1);

“develop” means to carry out —

- (a) any building, engineering or other operations in, on or over land; or
- (b) any renovation or building works on any premises situated within a conservation area which would enhance or restore the character or appearance of those premises,

in accordance with a plan for development; and “development” shall be construed accordingly;

“landlord” means the landlord of controlled premises in respect of which a tenancy exists and includes the landlord of a statutory tenant;

“occupier” means the person referred to in section 11(1);

“plan for development” means a plan for development approved by any person authorised by the Minister for the purpose and includes any subsequent modifications or alterations to a plan for development that may be approved by that person;

“rent” means the total amount paid by the tenant to the landlord in consideration of the enjoyment of the premises let to him, whether described as rent or not, and includes any sum paid as hire for the use of furniture where controlled premises are let furnished or where controlled premises are let and the furniture therein is hired by the landlord to the tenant;

“statutory tenant” has the same meaning as in Part IV of the Control of Rent Act [Cap. 58];

“tenancy” means any lease, demise, letting or holding of controlled premises whether in writing or otherwise, by virtue whereof the relationship of landlord and tenant is created, but does not include the letting or hiring of furnished rooms with board;

“tenant” means the tenant of controlled premises in respect of which a tenancy exists and includes a statutory tenant and in the case of a sub-tenancy a sub-tenant to whom the controlled premises or part thereof is sublet.

[\[14/72; 14/89; 17/90\]](#)

Minister may declare any area to be a designated development area

3.—(1) The Minister may, by notification in the *Gazette*, declare any part of Singapore to be a designated development area for the purposes of this Act.

(2) The notification referred to in subsection (1) shall state that a plan for development and more particular description of the part of Singapore that is referred to in the notification may be inspected at such place or places as are specified in the notification.

(3) Upon publication of the notification in the *Gazette*, that part of Singapore referred to in the notification shall become a designated development area for the purposes of this Act.

Recovery of possession of controlled premises for the purpose of development

4.—(1) Notwithstanding the provisions of any written law but subject to the provisions of this Act, a landlord of any controlled premises may, upon payment of the

prescribed fee, apply in writing to the Board for the recovery of the possession thereof if

- (a) the controlled premises are situated in a designated development area; and
- (b) the landlord intends to effect or cause to be effected development under this Act in relation to the controlled premises or any part thereof.

(2) Every application made under subsection (1) shall be supported by —

- (a) evidence that funds are or will be available for the purpose of putting into effect such development;
- (b) evidence that the landlord has obtained written approval for a plan of development;
- (c) an undertaking in writing that work for the purpose of putting into effect such development will commence within 6 months of the date when possession of the controlled premises has been obtained or such further period as the Board may determine in any particular case; and
- (d) an undertaking in writing that the landlord will deposit with the Board, within 14 days of the date that he is notified by the Board that his application has been granted, such amount of compensation as the Board in accordance with the provisions of this Act determines to be a fair and reasonable compensation to the tenant for any damage or loss which would be sustained or any reasonable expenses which would be incurred by the tenant as a result of the recovery of the controlled premises.

(3) The Board, after considering the application made under subsection (1) and upon being satisfied as to the matters referred to in subsection (2), may grant the application and make an order accordingly for the landlord to recover possession of the controlled premises.

(4) The Board may make an order for the landlord to recover possession of the controlled premises under this section (and the provisions of this Act including the provisions with regard to development shall then apply to the premises) notwithstanding the fact that a question of law concerning the landlord's liability to pay or a person's right to receive compensation has arisen on the application or in the course of the proceedings before the Board, and has been transmitted to the High Court for determination under section 17 or 18.

(5) Where a question of law, as described in subsection (4), is to be determined by the High Court, the Board may call upon the landlord to deposit such amount of money as the Board may decide is necessary to meet any award of compensation that might be made by the Board consequent upon the High Court's determination of the question of law.