

Planning (Fees) Rules

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PLANNING ACT (CHAPTER 232, SECTION 61)

PLANNING (FEES) RULES

R 7

G.N. No. S 375/1998

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(1st October 2007)

Citation

1. These Rules may be cited as the Planning (Fees) Rules.

Definitions

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

“ancillary facilities” include —

- (a) separate buildings, structures or facilities within a development (such as bin centre, electric sub-station and guard house) that are intended to house or provide services or amenities to the development or part thereof or users of the development; and

- (b) open spaces within the development,

but exclude separate car park buildings within a development;

“application with multiple proposals” means any application referred to in items 1 to 19(a) or 24 of the First Schedule where at least 2 but not more than 3 proposals may be submitted by the applicant for the same application and where the written permission of the competent authority for such application, if granted, will be for only one of the proposals;

“authorised”, in relation to a development of land, means any development of that land —

- (a) authorised under the Act or the repealed Act; or
- (b) effected or carried out pursuant to any written approval granted under any written law before 1st February 1960;

“Broad Landuse Group” means a Broad Landuse Group set out in the Third Schedule, and a reference to a numbered Broad Landuse Group is a reference to a Broad Landuse Group so numbered in that Schedule;

“calculation plans” means the plans that are required to be submitted to the competent authority in relation to any application or matter set out in the first column of the First Schedule and which show the computation of floor area for a development or part thereof;

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

“floor area” has the same meaning as in the Planning (Development Charges)

Rules (R 5);

“good class bungalow area” means an area specified by the competent authority, with the approval of the Minister, as a good class bungalow area for the development of detached houses only;

“highest fee amount proposal”, in relation to an application with multiple proposals, means the proposal for which the applicable fee in the second column of the First Schedule is the higher or highest fee applicable to the proposals;

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

“land intensive development” means a development which is not an extensive open area development, a land extensive development or a development for landed dwelling-houses, and which comprises wholly or mainly of built up areas;

“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;

“minor works” means any works other than standard works for a restored building;

“monument” means any monument in respect of which there is in force a preservation order under the Preservation of Monuments Act (Cap. 239);

“plot” means the whole of the one or more lots of land on which a single landed dwelling-house is to be constructed;

“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;

“restored building” means any existing building in a conservation area —

- (a) to which works have been carried out to restore the building in accordance with the requirements of the competent authority pursuant to a conservation permission granted under the Act; and
- (b) in respect of which the competent authority has given his clearance letter in relation to such works if such document is required by the Commissioner of Building Control in accordance with regulation 42(2)(g) of the Building Control Regulations 2003 (G.N. No. S 666/2003);

“standard works” means any item of works described in the Fourth Schedule for a restored building;

“storey” includes any attic, basement, mezzanine or roof storey;

“storey plans” means the plans that are required to be submitted to the competent authority in relation to any application or matter set out in the first column of the First Schedule and which show the layout and use proposed for a storey of a building;

“strata landed dwelling-house” means a landed dwelling-house comprised in a development the strata subdivision of which is permitted under a written permission granted by the competent authority under section 14(4) of the Act or authorised by the Minister under section 21(6) of the Act;

“unrestored building” means an existing building in a conservation area that is not a restored building.

(2) For the purpose of these Rules —

- (a) a use of land is permissible under a Broad Landuse Group if, in accordance with the Master Plan, it is a permissible use for any zoning under that Broad Landuse Group; and
- (b) a use of land is permissible under a zoning in a Broad Landuse Group if, in accordance with the Master Plan, it is a permissible use for that zoning under that Broad Landuse Group.

(3) In the definition of “highest fee amount proposal”, a reference to fee applicable to a proposal is a reference to the fee applicable to a proposal under the second column of the First Schedule.

(4) For the purpose of determining the fees under items 4(c), 5(1)(d), 6(d), 27, 28 and 51 in the First Schedule —

(a) 2 or more storeys of a building shall be counted as a single storey if —

- (i) the storey plans in the case of items 4(c), 5(1)(d) and 6(d) in the First Schedule; or
- (ii) the calculation plans in the case of items 27, 28 and 51 in the First Schedule,

for such storeys are identical to each other or one another; and

(b) all ancillary facilities within a development shall be deemed to be a separate building having a number of storeys equivalent to that of any ancillary facility with the higher or highest number of storeys in that development, and where no such ancillary facility within the development is a building or structure, the ancillary facilities shall be deemed to be a separate building with a single storey.

Fees

3. There shall be paid to the competent authority —

- (a) in respect of the matters set out in the first column of the First Schedule, the appropriate fee specified in the second column thereof; and
- (b) in respect of an application with multiple proposals —
 - (i) for the highest fee amount proposal, the appropriate fee specified in the second column of the First Schedule; and
 - (ii) for each proposal other than the highest fee amount proposal —
 - (A) in the case of item 19(a) of the First Schedule, half of the appropriate fee specified in the second column thereof; and
 - (B) in the case of items 1 to 18 and 24 of the First Schedule, three-quarters of the appropriate fees specified in the second column thereof.

Fees for application for outline permission

4.—(1) The fee for an application for outline permission under section 18(1) of the Act shall be —

- (a) \$23,800 if the application —