

Circular No : URA/PB/2017/04-DCG
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CIRCULAR TO PROFESSIONAL INSTITUTES

Who should know

Tenants, business operators, Qualified Persons

Effective date

15 May 2017

PLANNING AUTHORISATION FOR PROPOSED DEVELOPMENTS ON STATE LAND RENTED OUT BY SLA, JTC AND HDB FOR TEMPORARY USES

1. To simplify the planning application process and reduce business costs, tenants carrying out development works¹ on State land² rented out by the Singapore Land Authority (SLA) / Housing Development Board (HDB) / Jurong Town Corporation (JTC) for uses listed in Appendix 1 will no longer need to submit planning applications to URA. For such cases, the respective agencies as landlords would have already done some prior assessment on the proposed development works in consultation with URA. Tenants will only need to seek the landlord's consent. The proposed developments listed, are deemed authorised as long as they comply with the conditions set out in the Appendix.
2. The new authorisations are in addition to the existing authorisation for change of use and minor additions & alterations of State properties rented out by SLA on short-term tenancy listed in Appendix 2.
3. The authorisation does not apply to gazetted conserved buildings and monuments, as well as selected sites that are subject to special planning controls which will be made known in the tender and tenancy conditions. For such cases, URA requires planning applications for all proposed development works to be submitted for approval. Tenants will be guided to make the planning applications to URA when they seek the landlord's consent for their development works.

¹ Development works include new erection of temporary structures, additions & alterations and/or change of use to existing buildings in connection to the interim uses.

² State land refers to any land owned by SLA/HDB/JTC for which the statutory board has granted a tenancy or licence for interim uses and for a tenure of up to 10 years.

Clearance from other Government agencies

4. Tenants are still required to seek clearance from relevant government agencies (e.g. Fire Safety and Shelter Department, Building & Construction Authority, Land Transport Authority) for their proposals. No development works shall commence without the landlord's prior approval and clearances from the relevant technical agencies.
5. I would appreciate it if you could convey the contents of this circular to your members. For other information on the master plan, urban design guidelines, private property use and approval, car park locations and availability, private residential property transactions, and conservation areas and buildings, use URA SPACE (Service Portal and Community e-Services). This is an online portal packed with useful data and visualisation to help building professionals, business operators and the general public in their decision-making. It consolidates detailed information on land use and private property into a one-stop platform presented on geospatial maps. For feedback or enquiries, please email us.

Thank you.

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URBAN REDEVELOPMENT AUTHORITY

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Appendix 1

List of authorised uses and development works on State land rented out by SLA/HDB/JTC on short term tenancy (wef 15 May 2017)

The following development works and proposed uses are authorised if they comply with the conditions in column 3		(3) Conditions for Authorisation
(1) Development works	(2) Proposed Uses	
<p>New erection of temporary structures, and additions & alterations to existing buildings in connection to the authorised uses listed in column 2 under Proposed Uses.</p>	<ol style="list-style-type: none"> 1. Use as an adventure camp 2. Use for agriculture purposes or farming 3. Use as builders' site office or work area 4. Use as a community building 5. Use as concrete batching plant, concrete casting yards for construction 6. Use as a child care centre 7. Use for elderly day care 8. Use for equestrian purposes 9. Use for industrial training purposes 10. Use as a market or food centre 11. Use as a park or garden 12. Use as a parking space for heavy vehicles 13. Use as a parking space for motor vehicles 14. Use as a plant nursery 15. Use as a sports and recreation building 16. Use as a storage area 17. Use as a warehouse 	<ol style="list-style-type: none"> a. Landlord's prior approval is obtained for the development works. b. Development works must comply with planning parameters such as allowable Gross Floor Area (GFA), use quantum, building height and site coverage controls stipulated for the site, as set out in the tender conditions, tenancy agreement or licence with the landlord, and prevailing Development Control guidelines. c. Applicant is to obtain approvals from the relevant government agencies (e.g. FSSD, BCA, LTA) for the proposed development works. d. The development proposal does not involve a gazetted conservation building or monument, and not located on sites that are subject to special planning controls. e. The change in use and use of the premises shall not create any nuisance, annoyance or inconvenience to the amenities of the development and of the surrounding locality.

<p>The following development works and proposed uses are authorised if they comply with the conditions in column 3</p>	<p>(3) Conditions for Authorisation</p>	
	<p>18. Use as a workers' dormitory recreational space</p>	<p>f. Breach of any condition shall cause the authorisation to cease. In such situations, the change in use/use of the premises shall cease and development works shall be demolished.</p>

Appendix 2

Existing list of authorised uses and minor A&A works for State properties rented out by SLA on short term tenancy (wef 1 Jul 2015)

The following minor A&A works and proposed uses are authorised if they comply with the conditions in column 3		(3) Conditions for Authorisation
(1) Minor A&A Works	(2) Proposed Uses	
<p>Additions & Alterations including erection of small temporary structures in connection to the authorised uses listed in column 2 under Proposed Uses.</p>	<ol style="list-style-type: none"> 1. Use as an animal hospital, a pet crematorium or a pet columbarium 2. Use as an amusement centre 3. Use as a bar 4. Use as a chalet or resort 5. Use as a commercial school 6. Use as a community institution 7. Use for corporate training 8. Use as an exhibition space, event space or art gallery 9. Use as a foreign system school 10. Use as a health centre 11. Use as a home for the aged 12. Use as a hotel, boarding house or backpackers' hostel 13. Use as a medical clinic 14. Use as a motor vehicle showroom 15. Use as a nightclub 16. Use as a nursing home 17. Use as an office 	<ol style="list-style-type: none"> a. SLA's prior approval is obtained for the change of use and the A&A works. b. The resulting increase in GFA for the A&A works shall not exceed 10% of the total existing floor area of the applicable State property or, in the case of vacant land, shall not exceed 10% of the existing land area. c. Applicant is to obtain approvals from the relevant government agencies (e.g. FSSD, BCA, LTA, SPF) for the change of use and A&A works. d. The building is not a gazetted conservation building, monument, or located on sites that are subject to special planning controls. e. The change in use and use of the premises shall not create any nuisance, annoyance or inconvenience to the amenities of the development and of the surrounding locality. f. Breach of any condition shall cause the authorisation to cease. In such situations, the change in use/use of the premises shall cease and A&A works shall be demolished.

<p>The following minor A&A works and proposed uses are authorised if they comply with the conditions in column 3</p>	<p>(3) Conditions for Authorisation</p>	
	<ul style="list-style-type: none"> 18. Use for pet boarding or as a pet hotel 19. Use as a pet shop or pet day care centre 20. Use for residential dwelling 21. Use as a restaurant 22. Use as a serviced apartment 23. Use as a shop 24. Use as a showroom 25. Use as a students' hostel 26. Use as a workers' dormitory (including foreign domestic workers' dormitory). 	