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Fax: 6227 4792

CIRCULAR TO PROFESSIONAL INSTITUTES

LODGMET SCHEME FOR LAND SUBDIVISION PROPOSALS FOR LAND WITH APPROVAL FOR DEVELOPMENT

Objective

This circular is to provide details of the extension of the lodgment scheme to include land subdivision proposals which have obtained written permission for development

Effective Date

With effect from 06 October 2008

Who Should Know

Developers, surveyors, architects, engineers and land owners

Background

- 1 Currently, developers and land owners who wish to subdivide their land are required to submit a formal application to the Competent Authority with a processing fee of \$1,000 (+GST). After the Competent Authority grants the subdivision permission under the Planning Act, the applicant shall then proceed to the Singapore Land Authority for land title registration.
- 2 For strata-subdivision of a development (without involving subdivision of land), developers and land owners can already lodge the proposal under the Plan Lodgment Scheme if they meet the stipulated criteria stated in our Circular dated 7 Nov 2005.

Details of the Lodgment Scheme

- 3 To facilitate faster approvals, proposals for subdivision of land OR subdivision of land together with strata subdivision of building(s) can now be lodged through the Plan Lodgment Scheme. The lodgment criteria are as follows:
- a) Proposals for subdivision of land with approval for development are to comply with the lodgment criteria in Appendix A.
 - b) Proposals for subdivision of land together with strata subdivision building(s) are to comply with the lodgment criteria in Appendix A and the lodgment criteria for strata subdivision set out in our Circular dated 7 Nov 2005.

The various scenarios where subdivision proposals can be allowed to be lodged is shown in Appendix B.

- 4 A lodgment fee of \$500 (+ GST) is payable for each submission. The authorisation of proposals which comply with the applicable lodgment criteria takes effect immediately upon lodgment under the Plan Lodgment Scheme. The revised process will help to save time and reduce cost to the benefit of developers and land owners.
- 5 Once the subdivision proposal is authorised through the lodgment process, the applicant can proceed to apply to the Singapore Land Authority for title registration.
- 6 Subdivision proposals which do not meet the applicable lodgment criteria are still required to be submitted as formal subdivision applications and the prevailing processing fee of \$1000 (+GST) will continue to be applicable for these applications.

Conservation Areas

- 7 Currently, the Plan Lodgment Scheme does not apply to proposals for strata subdivision of developments within conservation areas in the Conservation Historic Districts and Historical Residential Districts. This scheme similarly does not apply for proposals for subdivision of land together with strata subdivision of the building(s) within such conservation areas. The list of conservation areas has been updated as follows:
- a) Chinatown comprising of Kreta Ayer, Telok Ayer, Bukit Pasoh and Tanjong Pagar
 - b) Little India
 - c) Kampong Glam

- d) Boat Quay
- e) Clarke Quay & Magazine Road
- f) Emerald Hill & Cairnhill
- g) Blair Plain
- h) Former CHIJ
- i) Cheang Jim Chwan Place & Short Street
- j) Syed Alwi
- k) Townerville
- l) Tudor Court

8 I would appreciate it if you could convey the contents of this circular to relevant members of your organisation. If you or your members have any queries concerning this circular, please do not hesitate to call our DCD Enquiry Line at Tel: 62234811 or e-mail us at ura_dcd@ura.gov.sg. We would be pleased to answer queries on this, and any other development control matter. For your information, the past circulars to the professional institutes are available from our website <http://www.ura.gov.sg>.

Thank you.



HAN YONG HOE
DIRECTOR (DEVELOPMENT CONTROL)
for CHIEF EXECUTIVE OFFICER
URBAN REDEVELOPMENT AUTHORITY

APPENDIX A

CONDITIONS FOR AUTHORISATION OF LAND SUBDIVISION

LODGMET CRITERIA

- 1 The land proposed for subdivision has been granted written permission under Section 12(1) or 12(2) by the Competent Authority for the development thereon and the written permission does not contain any condition which prohibits the subdivision of the land.
- 2 The written permission granted for the development of land does not authorise or require the construction of any new road linking any of the plots of the land to be subdivided to a public road.
- 3 Except and to the extent as provided in paragraph 6 below, the plans for the subdivision of the land as prepared by a registered surveyor ("the subdivision plans") for the lodgment are in compliance with –
 - i) the written permission granted for the development of land, including any condition imposed on such permission, and the plans approved by the Competent Authority in the grant of such permission;
 - ii) the plans for the building works for the development of land approved by the Commissioner of Building Control under section 5 of the Building Control Act (Cap. 29); and
 - iii) all relevant planning guidelines, including guidelines on subdivision of land, issued by the Competent Authority
- 4 The layout of each of the plots of the land to be subdivided as shown in the subdivision plans is in accordance with the layout of the plot as shown in the plans approved by the Competent Authority in the grant of the written permission for the development of land.
- 5 The area of each of the plots of the land to be subdivided is not less than the area of the plot as approved or indicated in the plans approved by the Competent Authority in the grant of the written permission for the development of land.
- 6 Any deviation in the setback of any building comprised in the development from the boundary of the land or the boundary of each of the plots of the land to be subdivided does not exceed 3% of the relevant setback approved by the Competent Authority in the written permission granted for the development of land.

- 7 The floor area of the development of land does not exceed the quantum of floor area approved by the Competent Authority in the written permission granted for the development of land.
- 8 The building or buildings comprised in the development of land have been constructed up to the roof level.
- 9 The use or uses of the building or buildings on the land or on each of the plots of the land to be subdivided is or are in accordance with the written permission granted for the development of land.
- 10 The written consent of the owner of the land has to be obtained for the lodgment of the subdivision plans.

DECLARATION BY REGISTERED SURVEYOR AND QUALIFIED PERSON (QP)

Declaration by the registered surveyor¹ and qualified person² in the appropriate format as specified in the EDA form are to be lodged together with the subdivision plans prepared by a registered surveyor.

a) Registered Surveyor

Declaration that the proposal has complied with conditions (3), (4), (5), (6) & (10) above.

b) Qualified Person

Declaration that the proposal has complied with conditions (1), (2), (7), (8) & (9) above.

¹ "registered surveyor" means a person who is registered as a land surveyor under the Land Surveyors Act (Cap. 156) and who has in force a practicing certificate issued under that Act.

² "qualified person" means —

- (a) a person who is registered as an architect under the Architects Act (Cap. 12) and who has in force a practicing certificate issued under that Act; or
- (b) a person who is registered as a professional engineer under the Professional Engineers Act (Cap. 253) and who has in force a practicing certificate issued under that Act.

TYPES OF SUBDIVISION PROPOSALS

