

URA Development Control & Conservation Fee Schedule

(with effect 14 February 2024)

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Introduction

- This Fee Schedule shows the fees payable for Development Applications submitted to URA and other Development Control services. It takes reference from the Planning Act (Cap 232) and its subsidiary legislation.

Table 1: New Erection applications¹

Type of application	Detail	Fee (\$)
<i>Outline Application</i>	<i>Fee for Outline Applications for New Erection are 50% of the formal application fee. The Outline Application fee will not offset the subsequent formal application fee.</i>	-
<i>Multiple Development Options (MDO)</i>	<i>Fees are charged based on the option with highest application fee payable, and each additional option is charged 75% of the formal application fee.</i>	-
Land extensive development (as listed in Table 8)	First 1,000 sqm of development site area or part thereof	3,500
	Subsequent 1,000 sqm of development site area or part thereof (per additional 1,000 sqm)	100
Land intensive development (Group A & B shown in Table 9)	First 1,000 sqm of GFA or part thereof	3,500
	Subsequent 100 sqm of GFA or part thereof (per additional 100 sqm) for Group A developments	200
	Subsequent 100 sqm of GFA or part thereof (per additional 100 sqm) for Group B developments	100
Landed Housing	Single unit of landed dwelling house in GCBA	8,000
	Single unit of landed dwelling house outside of GCBA	6,000
Free-standing structure	Erection of free-standing structure, including ORAs, of < 120 sqm GFA (per 30 sqm of GFA or part thereof)	600

¹ For redevelopment proposals where the existing development was approved before 1 Sep 1989, there may be a need to re-compute the approved floor area of the development to the current GFA definition. If applicable, this requirement will be conveyed to the Applicant in the Grant of Provisional Permission. An additional fee for GFA verification (see [Table 7](#)) will be payable.

Table 2: Additions & Alterations (A&A) applications, and Amendment to New Erection/A&A Approved Plans²

Type of application	Detail	Fee (\$)
<i>Outline Application</i>	<i>Fee for Outline Applications for A&A are 50% of the formal application fee. The Outline Application fee will not offset the subsequent formal application fee.</i>	-
<i>A&A involving erection/extension of a new building</i>	<i>Fees will be based on the GFA of the new building and computed as “Land intensive development”. Refer to Table 1</i>	
<i>A&A to conserved building within Historic Conservation Areas</i>	<i>Refer to Table 3</i>	-
<i>Multiple Development Options (MDO)</i>	<i>Fees are charged based on the option with highest application fee payable, and each additional option is charged 75% of the formal application fee.</i>	-
Land extensive development (as listed in Table 8)	-	4,800
Land intensive development	Fee will be based on the number of affected storeys. ³	3,500 + 600 per affected storey
Landed Housing	Single unit of landed dwelling house, or single unit of strata landed dwelling house	3,000
Free-standing structure	A&A to free-standing structure, including ORAs, of < 120 sqm GFA	600
Minor A&A to a single residential strata unit	Applicable for residential flat or condominium development (e.g. covering of open roof terrace, private enclosed space)	600

² For certain major A&A or Amendment to A&A proposals, there may be a need to re-compute the approved floor area of the development to the current GFA definition. If applicable, this requirement will be conveyed to the Applicant in the Grant of Provisional Permission, and an additional fee for GFA verification (see [Table 7](#)) will be payable.

³ Storey refers to the horizontal arrangement of parts of a storey of a building. The roof, an attic, a mezzanine floor, and a basement floor are each considered a storey. Typical storey plan will be counted as one storey. All ancillary facilities within a development, excluding separate car park buildings, are considered to be a building having a number of storeys equivalent to that of the ancillary facility with the highest number of storeys in the development.

Table 3: Additions & Alterations (A&A) or Amendment to Approved Plans for conserved buildings within Historic Conservation Areas⁴

Type of application	Detail	Fee (\$)
<i>Conserved buildings outside of Historic Conservation Areas, and all National Monuments</i>	<i>For A&A and Amendment, refer to <u>Table 2</u>.</i>	-
Works include Category 1 works proposed for at least one conserved building	Works on only 1 conserved building	3,500
	Works on only 2 conserved buildings	6,500
	Works on more than 2 conserved buildings	6,500 + 2,500 per conserved building for the 3rd and each subsequent conserved building
Works include Category 2 Works proposed for at least one conserved building (and works do not include Category 1 works)	Works on only 1 conserved building	2,000
	Works on only 2 conserved buildings	3,500
	Works on more than 2 conserved buildings	3,500 + 1,000 per conserved building for the 3rd and each subsequent conserved building
Works proposed for strata unit in a conserved building	Works on only 1 conserved strata unit	2,000
	Works on only 2 conserved strata units	3,500
	Works on more than 2 conserved strata units	3,500 + 1,000 per conserved strata unit for the 3rd and each subsequent conserved strata unit
Category 3 works to a conserved building	No fees charged	-

⁴ Historic Conservation Areas comprise the Historic Districts and Residential Historic Districts. See Table 10. Details on Category 1, 2, and 3 works can be found on the URA website at <https://www.ura.gov.sg/Corporate/Guidelines/Conservation/Additions-Alterations/Types-Works>.

Table 4: Change of Use, Subdivision, Demolition, Earthworks, and other applications

Type of application	Detail	Fee (\$)
Change of Use (Change of Use Lodgment, see Table 6)	Change of Use of land and/or building <i>Multiple Development Options (MDO): Each additional option will be charged 50% of the formal application fee</i>	500
	Renewal of Temporary Permission to continue an approved use	500
Subdivision (incl. Amendment to Approved Plans)	Subdivision of land	1,500
	Subdivision of building	2,000
	Subdivision of land & building	3,500
Demolition	-	150
Earthworks	-	2,000
Others	Development or Conservation works that are not otherwise classified under Table 1 to Table 4	3,000

Table 5: Resubmissions to Development Applications, Retention of Unauthorised Structures or Use, Extension of Permissions

Type of application	Detail	Fee (\$)
Resubmissions	For development applications in Table 1 to Table 4, resubmissions fees will be payable for the 2 nd and subsequent resubmissions if planning conditions stipulated in the preceding planning decision are not fully complied with (without an approved written waiver)	50% of the processing fee of the new application
Retention of Unauthorised Structures or Use ⁵	For retention of unauthorised structures/use under Table 1 to Table 4, an additional fee component is payable in addition to the processing fee for the respective items.	2,500
Extension of Permissions	Extension of validity for Outline Permission ⁶ , Provisional Permission, and Written Permission including Conservation Permission (For 1 st and 2 nd extensions only. For 3 rd and subsequent extensions, an increase of \$1000 will be imposed per extension)	500
	Renewal of Temporary Permission for approved structure (and its use) or works	500
	Renewal of Temporary Permission for Change of Use	See Table 4
	Extension of validity of Plan Lodgment	See Table 6

⁵ Civil Penalty will be charged in addition to the applicable processing fee(s).

⁶ Only one extension of validity is allowed for an Outline Permission.

Table 6: Master Plan Amendment, Plan Lodgment, Request for Written Waiver, Home Office Scheme and Pre-application Consultation Service

Type of application	Detail	Fee (\$)
Master Plan Amendment	-	4,815
Plan Lodgment	For single unit of landed housing (new erection/reconstruction)	1,000
	For single unit of landed housing (additions & alterations)	700
	For development on HDB/JTC lands (new erection)	1,200
	For development on HDB/JTC lands (additions & alterations)	850
	For development on land for agriculture use (new erection)	1,200
	For development on land for agriculture use (additions & alterations)	850
	For development within Enterprise District (new erection)	1200
	For development within Enterprise District (additions & alterations)	850
	For change of use within Enterprise District	150
	For change of use	150
	For change of use on land for agriculture use	150
	For strata subdivision of building	700
	Extension of validity of Plan Lodgment	200
Request for Written Waiver	Request for review of conditions or guidelines (per item requested for review)	321
Home Office Scheme	Registration fee, per dwelling unit	20
Pre-application Consultation Service (PACS) within Designated Areas (shown in	1 – 4 units of landed houses; or 1 – 4 units of conserved buildings within Historic Conservation Areas	2,140

Type of application	Detail	Fee (\$)
Appendix 2 of URA Circular No: URA/PB/2018/01-DCG)	Other developments	5,350
Pre-application Consultation Service (PACS) outside of Designated Areas	1 – 4 units of landed houses; or 1 – 4 units of conserved buildings within Historic Conservation Areas	2,140
	Other developments, with total proposed GFA < 10,000 sqm	3,210
	Other developments, with total proposed GFA ≥ 10,000 sqm	5,350

Table 7: Other Development Control services

Type of service	Detail	Fee incl GST (\$)
Enquiries and Searches (for each lot or property)	Enquiry regarding encumbrance on property – DC15	109
	Official search made under Rule 10(4) of Planning (Development) Rules 2008 – Legal Requisition	54.50
Certification and Verification	Verification of Gross Floor Area (GFA) (per floor of the building)	272.50
	Certified true copy of any notice, certificate or order issued under the Act (per sheet)	5.45
	Endorsement by the Competent Authority that a copy of any approved plan is a true copy of approved plan kept in his office (per sheet of plan)	5.45
	Copying an approved plan kept in the office of the Competent Authority (per set of plans) <i>(No charges for inspection of plans)</i>	27.25
	Inspection of the Development Register	32.70

Table 8: Examples of Land Extensive Developments

Land Extensive Development	
<ul style="list-style-type: none"> • Agro-technology farm • Amusement park • Bird Park/Zoo and other similar attractions • Drive-in cinema • Driving circuit • Fisheries centre • High technology farm with research centre • Infrastructure works for the parcellation of vacant land involving road preparation and erection of electrical substation • Jetty • Mega exhibition centre • Military Academy • Military camp • Open park with ancillary facilities such as toilets • Open vehicles / car parks • Outdoor stadium 	<ul style="list-style-type: none"> • Police Academy • Polo club, turf club or golf courses • Port • Power station • Prison • Rapid transit system depot, bus depot, bus interchange • Receiving and transmitting station • Refinery • Sewage treatment plant • Theme park • Sports Complex • Swimming complex • Waste water treatment plant • And any such other developments that the Competent Authority may allow

Table 9: Developments Grouped by Broad Land Use Types

Group A	Group B
<ul style="list-style-type: none"> • White * • Commercial • Hotel • Commercial & Residential • Sports & Recreation • Commercial / Institution * • Residential (non-landed) • Residential with 1st storey commercial • Residential (strata-landed) • Residential / Institution * <p><i>* For developments on mixed-use zoning, if the use with a lower rate takes up at least 80% of the overall floor area, the rates for that use would apply for the computation of the processing fees for the entire development.</i></p>	<ul style="list-style-type: none"> • Business 1 • Business 1 – White • Business 2 • Business 2 – White • Business Park • Business Park – White • Utility • Transport Facilities • Rapid Transit • Civic & Community Institution • Health & Medical Care • Place of Worship • Education Institution • Land extensive developments

Table 10: Glossary

A&A	Additions & Alterations
GCBA	Good Class Bungalow Area
GFA	Gross Floor Area
Historic Conservation Areas	<p>The Historic Conservation Areas are Chinatown (Kreta Ayer, Telok Ayer, Bukit Pasoh, Tanjong Pagar), Little India, Kampong Glam, Boay Quay, Blair Plain, Emerald Hill and Cairnhill.</p> <p>Their respective boundaries can be found on the URA Conservation website under Historic Districts and Residential Historic Districts.</p>
ORA	Outdoor Refreshment Area