

URA Development Control & Conservation Fee Schedule

(with effect 1 August 2022)

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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.
- With effect from 1 Aug 2022, fees stated in Tables 1 – 6 are not subject to GST. Fees in Table 7 are inclusive of GST.

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 | 3,745 |
| | Subsequent 1,000 sqm of development site area or part thereof (per additional 1,000 sqm) | 107 |
| Land intensive development (Group A & B shown in Table 9) | First 1,000 sqm of GFA or part thereof | 3,745 |
| | Subsequent 100 sqm of GFA or part thereof (per additional 100 sqm) for Group A developments | 214 |
| | Subsequent 100 sqm of GFA or part thereof (per additional 100 sqm) for Group B developments | 107 |
| Landed Housing | Single unit of landed dwelling house in GCBA | 8,560 |
| | Single unit of landed dwelling house outside of GCBA | 6,420 |
| Free-standing structure | Erection of free-standing structure, including ORAs, of < 120 sqm GFA (per 30 sqm of GFA or part thereof) | 642 |

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) | - | 5,136 |
| Land intensive development | Fee will be based on the number of affected storeys. ³ | 3,745 + 642 per affected storey |
| Landed Housing | Single unit of landed dwelling house, or single unit of strata landed dwelling house | 3,210 |
| Free-standing structure | A&A to free-standing structure, including ORAs, of < 120 sqm GFA | 642 |
| 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) | 642 |

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 | 3,745 |
| | Works on only 2 conserved buildings | 6,955 |
| | Works on more than 2 conserved buildings | 6,955 + 2,675 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 | 2,140 |
| | Works on only 2 conserved buildings | 3,745 |
| | Works on more than 2 conserved buildings | 3,745 + 1,070 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 | 2,140 |
| | Works on only 2 conserved strata units | 3,745 |
| | Works on more than 2 conserved strata units | 3,745 + 1,070 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> | 535 |
| | Renewal of Temporary Permission to continue an approved use | 535 |
| Subdivision (incl. Amendment to Approved Plans) | Subdivision of land | 1,605 |
| | Subdivision of building | 2,140 |
| | Subdivision of land & building | 3,745 |
| Demolition | - | 160.50 |
| Earthworks | - | 2,140 |
| Others | Development or Conservation works that are not otherwise classified under Table 1 to Table 4 | 3,210 |

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. | 2,675 |
| 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 \$1070 will be imposed per extension) | 535 |
| | Renewal of Temporary Permission for approved structure (and its use) or works | 535 |
| | 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) | 1,070 |
| | For single unit of landed housing (additions & alterations) | 749 |
| | For development on HDB/JTC lands (new erection) | 1,284 |
| | For development on HDB/JTC lands (additions & alterations) | 909.50 |
| | For development on land for agriculture use (new erection) | 1,284 |
| | For development on land for agriculture use (additions & alterations) | 909.50 |
| | For development within Enterprise District (new erection) | 1,284 |
| | For development within Enterprise District (additions & alterations) | 909.50 |
| | For change of use within Enterprise District | 160.50 |
| | For change of use | 160.50 |
| | For change of use on land for agriculture use | 160.50 |
| | For strata subdivision of building | 749 |
| | Extension of validity of Plan Lodgment | 214 |
| 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 | 107 |
| | Official search made under Rule 10(4) of Planning (Development) Rules 2008 – Legal Requisition | 53.50 |
| Certification and Verification | Verification of Gross Floor Area (GFA) (per floor of the building) | 267.50 |
| | Certified true copy of any notice, certificate or order issued under the Act (per sheet) | 5.35 |
| | 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) | 5.35 |
| | Copying an approved plan kept in the office of the Competent Authority (per set of plans) <i>(No charges for inspection of plans)</i> | 26.75 |
| | Inspection of the Development Register | 32.10 |

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 |