

URA Development Control & Conservation Fee Schedule

(with effect 12 October 2020)

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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.
- Base Fees stated are subject to prevailing GST. All applicants are required to pay the GST-inclusive fee.

Table 1: New Erection applications¹

Table 1

Type of application	Detail	Base fee (\$)	Fee incl GST (\$)
Outline Application	<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>	-	-
Multiple Development Options (MDO)	<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	3,745
	Subsequent 1,000 sqm of development site area or part thereof (per additional 1,000 sqm)	100	107
Land intensive development (Group A & B shown in Table 9)	First 1,000 sqm of GFA or part thereof	3,500	3,745
	Subsequent 100 sqm of GFA or part thereof (per additional 100 sqm) for Group A developments	200	214
	Subsequent 100 sqm of GFA or part thereof (per additional 100 sqm) for Group B developments	100	107
Landed Housing	Single unit of landed dwelling house in GCBA	8,000	8,560
	Single unit of landed dwelling house outside of GCBA	6,000	6,420
Free-standing structure	Erection of free-standing structure, including ORAs, of < 120 sqm GFA (per 30 sqm of GFA or part thereof)	600	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 1993 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

Table 2

Type of application	Detail	Base fee (\$)	Fee incl GST (\$)
Outline Application	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.	-	-
A&A involving erection/extension of a new building	Fees will be based on the GFA of the new building and computed as "Land intensive development". Refer to Table 1	-	-
A&A to conserved building within Historic Conservation Areas	Refer to Table 3	-	-
Multiple Development Options (MDO)	Fees are charged based on the option with highest application fee payable, and each additional option is charged 75% of the formal application fee.	-	-
Land extensive development (as listed in Table 8)	-	4,800	5,136
Land intensive development	Fee will be based on the number of affected storeys. ³	3,500 + 600 per affected storey	3,745 + 642 per affected storey
Landed Housing	Single unit of landed dwelling house, or single unit of strata landed dwelling house	3,000	3,210
Free-standing structure	A&A to free-standing structure, including ORAs, of < 120 sqm GFA	600	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)	600	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 1993 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

Table 3

Type of application	Detail	Base fee (\$)	Fee incl GST (\$)
<i>Conserved buildings outside of Historic Conservation Areas, and all National Monuments</i>	<i>For A&A and Amendment, refer to Table 2.</i>	-	-
Works include Category 1 works proposed for at least one conserved building	Works on only 1 conserved building	3,500	3,745
	Works on only 2 conserved buildings	6,500	6,955
	Works on more than 2 conserved buildings	6,500 + 2,500 per conserved building for the 3rd and each subsequent conserved building	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	2,000	2,140
	Works on only 2 conserved buildings	3,500	3,745
	Works on more than 2 conserved buildings	3,500 + 1,000 per conserved building for the 3rd and each subsequent conserved building	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	2,000	2,140
	Works on only 2 conserved strata units	3,500	3,745
	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	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

Table 4

Type of application	Detail	Base fee (\$)	Fee incl GST (\$)
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	535
	Renewal of Temporary Permission to continue an approved use	500	535
Subdivision (incl. Amendment to Approved Plans)	Subdivision of land	1,500	1,605
	Subdivision of building	2,000	2,140
	Subdivision of land & building	3,500	3,745
Demolition	-	150	160.50
Earthworks	-	2,000	2,140
Others	Development or Conservation works that are not otherwise classified under Table 1 to Table 4	3,000	3,210

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

Table 5

Type of application	Detail	Base fee (\$)	Fee incl GST (\$)
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	Base fee + prevailing GST
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	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 in \$1000 base fee will be imposed per extension)	500	535
	Renewal of Temporary Permission for approved structure (and its use) or works	500	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, and Request for Written Waiver

Table 6

Type of application	Detail	Base fee (\$)	Fee incl GST (\$)
Master Plan Amendment	-	4,500	4,815
Plan Lodgment	For single unit of landed housing (new erection/reconstruction)	1,000	1,070
	For single unit of landed housing (additions & alterations)	700	749
	For development on HDB/JTC lands (new erection)	1,200	1,284
	For development on HDB/JTC lands (additions & alterations)	850	909.50
	For development on land for agriculture use (new erection)	1,200	1,284
	For development on land for agriculture use (additions & alterations)	850	909.50
	For development within Enterprise District (new erection)	1,200	1,284
	For development within Enterprise District (additions & alterations)	850	909.50
	For change of use within Enterprise District	150	160.50
	For change of use	150	160.50
	For change of use on land for agriculture use	150	160.50
	For strata subdivision of building	700	749
	Extension of validity of Plan Lodgment	200	214
Request for Written Waiver	Request for review of conditions or guidelines (per item requested for review)	300	321

Table 7: Other Development Control services

Table 7

Type of service	Detail	Base fee (\$)	Fee incl GST (\$)
Home Office Scheme	Registration fee, per dwelling unit	18.70	20
Pre-application Consultation Service (PACS) within Designated Areas (shown in Appendix 2 of URA Circular No: URA/PB/2018/01-DCG)	1 – 4 units of landed houses; or 1 – 4 units of conserved buildings within Historic Conservation Areas	2,000	2,140
	Other developments	5,000	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	2,000	2,140
	Other developments, with total proposed GFA < 10,000 sqm	3,000	3,210
	Other developments, with total proposed GFA ≥ 10,000 sqm	5,000	5,350
Enquiries and Searches (for each lot or property)	Enquiry regarding encumbrance on property – DC15	100	107
	Official search made under Rule 10(4) of Planning (Development) Rules 2008 – Legal Requisition	50	53.50
	Fee for enquiry on the Development Baseline for any land	1,500	1,605
Certification and Verification	Verification of Gross Floor Area (GFA) (per floor of the building)	250	267.50
	Certified true copy of any notice, certificate or order issued under the Act (per sheet)	5	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	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>)	25	26.75
	Inspection of the Development Register	30	32.10

Table 8: Examples of Land Extensive Developments

Table 8

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

Table 9

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

Table 10

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