

FEES SCHEDULE (2007)



TABLE I
FEES FOR DEVELOPMENT APPLICATIONS
(to be read in conjunction with footnotes)

NO.	TYPE OF DEVELOPMENT APPLICATION	FEE
1	NEW ERECTION # (Including Outline Application)	
	1.1 Erection - Extensive open area developments & Land extensive developments as listed in Table II	
	a Erection of a new building or buildings First 1,000m ² of <u>development site area</u>	\$2,500
	Subsequent 1,000m ² of <u>development site area</u> or part thereof (\$ per additional 1,000m ²)	
	i extensive open area development as listed in Table II	Nil
	ii land extensive development as listed in Table II	\$50
	1.2 Erection - Land intensive developments as grouped in Table III	
	a First 1,000 m ² of <u>Gross Floor Area</u>	\$2,500
	b Rates/100 m ² (from 1,001 m ² to 10,000 m ² of <u>Gross Floor Area</u>)	Group 1: \$150 Group 2: \$100 Group 3: \$60 Group 4: \$60
	c Rates/100 m ² (beyond 10,000 m ² of <u>Gross Floor Area</u>)	Group 1: \$100 Group 2: \$80 Group 3: \$50 Group 4: \$50
	1.3 Erection (landed housing)	
	a GCBA Each unit of landed dwelling house	\$4,000
	b Non-GCBA Each unit of landed dwelling house	\$3,000
	1.4 Erection of a free-standing structure involving GFA ≤ 120 sq m (including ORA) Every 30 m ² of Gross Floor Area or part thereof (\$ per additional 30 m ²) up to 120 m ²	\$600

Please refer to footnotes item 1a and 2b for proposals which may require GFA verification of plans.

FEES SCHEDULE (2007)

NO.	TYPE OF DEVELOPMENT APPLICATION	FEE
2	AMENDMENTS TO APPROVED NEW ERECTION ADDITIONS & ALTERATIONS # AMENDMENTS TO APPROVED ADDITIONS & ALTERATIONS # (Including Outline Application)	
	2.1 Extensive open area & Land extensive development charged under 1.1	\$2,400
	2.2 Land intensive development charged under 1.2	
	a Development with total proposed <u>Gross Floor Area</u> not exceeding 10,000 m ²	\$1,800 + \$200 per affected storey ³
	b Development with total proposed <u>Gross Floor Area</u> beyond 10,000 m ²	\$1,800 + \$400 per affected storey ³
	2.3 Landed housing development charged under 1.3 or 1 unit of strata landed (both GCBA or non-GCBA)	\$1,500 per unit
	2.4 Free-standing structure involving GFA < 120 sq m (including ORA) charged under 1.4	\$600
	2.5 Single unit of terraced industrial/warehouse or shophouse	\$1,500
3	A) PRESERVATION	
	3.1 Additions & alterations works to a National Monument	\$2,500
	3.2 Amendments to Plans / Approved Plans	\$1,600
	B) CONSERVATION	
	3.3 Additions & alterations	
	a Unrestored Building	\$2,500
	b Restored Building -- Standard works	\$2,000
	c Restored Building -- Minor works	\$1,500
	d Strata unit	\$1,500 (per unit)
	3.4 Amendments to Plans / Approved Plans	
	a Unrestored Building	\$1,600
	b Restored Building	\$1,000
	c Strata unit	\$1,000 (per unit)

Please refer to footnotes item 1a and 2b for proposals which may require GFA verification of plans.

FEES SCHEDULE (2007)

NO.	TYPE OF DEVELOPMENT APPLICATION	FEE
4	CHANGE OF USE	
	Change of use of land and building	\$300
	Renewal of temporary written permission to continue the approved use.	\$150
5	SUBDIVISION	
	Subdivision of land, building or land & building	\$1,000
	Amendments to Plans / Approved Plans	\$1,000
6	Demolition	\$100
7	Earthworks	\$1,000
8	Development or Conservation works not classified under Items (1) - (6)	\$3,000
9	Premium Service for erection of signage within a conservation area	\$40
10	Extension of written permission, extension of conservation permission & renewal of temporary permission for structure or works	\$500
11	Extension of Provisional Permission or Outline Permission	\$200
12	Master Plan Amendment	\$3,000
13	Plan Lodgment	
	13.1 Plan Lodgment for additions & alterations to landed housing	\$500
	13.2 Plan Lodgment for erection / reconstruction of single unit landed house	\$700
	13.3 Plan Lodgment for erection of development on HDB/JTC lands	\$800
	13.4 Plan lodgment for addition & alteration to approved development on HDB/JTC lands	\$600
	13.5 Plan Lodgment for Change of Use	\$100
	13.6 Plan Lodgment for Strata Subdivision of Buildings	\$500

Please refer to footnotes item 1a and 2b for proposals which may require GFA verification of plans.

FEES SCHEDULE (2007)

NO.	TYPE OF DEVELOPMENT APPLICATION	FEE
14	Application to the Design Guideline Waiver Committee (DGWC)	\$5,700
15	Requests for Review of Conditions / Guidelines Application for attendance at the Development Facilitation Committee (DFC) Written Representation (Other)	\$500 \$300
16	Outline application to Orchard Road Development Commission (ORDEC)	\$23,800

Note:

- (1) Unless otherwise stated, all fees payable are subject to GST
- (2) All cheques payment should be crossed and made payable to "Urban Redevelopment Authority"
- (3)
 - a) The roof, an attic, a mezzanine floor and a basement floor are each considered a storey.
 - b) Typical storey plan will be counted as one storey.
 - c) 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 any ancillary facility with the highest number of storeys in the development.

Please refer to footnotes item 1a and 2b for proposals which may require GFA verification of plans.

FEES SCHEDULE (2007)

FOOTNOTES TO TABLE 1

Item 1 New Erection (including Outline Application)

- a For redevelopment proposals where the existing development was approved before 1 Sept 1989, there may be a need to re-compute the approved floor area of the development to the 1993 GFA definition in order to determine the baseline for the site. This requirement would be conveyed to the Applicant in the Grant of Provisional Permission. In this situation, an additional fee for GFA verification would be payable (as outlined in item 1.8 of Table IV).
- b Fees for all Outline Applications for New Erection and Additions & Alterations are 50% of the formal application fee, except for ORDEC applications. The fee will not be allowed to offset the subsequent formal application fee.

Item 2 Amendments to approved New Erection Additions & Alterations Amendments to approved Additions & Alterations (including Outline Application)

- a 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 plan will be counted as one storey.
- b Additional fee for GFA verification is payable (see item 1.8 of Table IV) in the following situations (to be conveyed to the Applicant in the Grant of Provisional Permission):
 - i) Major A&A (or Amendment to A&A) proposal where the development is approved before 1 Sept 1989; and / or
 - ii) Where the A&A (or Amendment to A&A) proposal involves the use of credit GFA (where the additional proposed GFA is offset by GFA exemption applied retrospectively to part of the building, which was previously counted as GFA).
- c Categories of A&A applications involving erection/extension of a new building:
 - i) Extensive Open Area & Land Extensive developments (see Table II)
Fees will be charged based on the foot-print of the new building, under item 1.1. Where more than 1 new building is proposed, fees will be charged based on the contract boundary of the works involved.
 - ii) Land Intensive developments
Fees will be charged based on the Gross Floor Area of the new building(s), under item 1.2.
- d Please also refer to item 1b.

Item 3 Preservation & Conservation

- a For application to National Monuments and conservation buildings, the fee will be charged on a "per building" basis, i.e. per monument or conservation building.
- b Categories of applications to National Monument and Conserved buildings
 - i) For A&A applications involving a new erection at the rear, new erection fees for the rear will be charged based on GFA, in addition to the Conservation fees.
 - ii) For amendment applications, fees will be charged based on the number of buildings that are affected by the amendments.

FEES SCHEDULE (2007)

- iii) For amendment applications involving a new erection at the rear, amendment to new erection fee for the rear will be charged under item 2, in addition to the Conservation fees.
- c Unrestored conservation building means A&A works have not been carried out according to prevailing conservation guidelines.
- d Restored conservation building means:
 - i) A&A works have been carried out according to prevailing conservation guidelines; and
 - ii) Certificate of Statutory Completion (CSC) clearance for the A&A works has been issued.

For the list of restored buildings which have been issued CSC clearance by URA, please refer to our website at http://www.ura.gov.sg/conservation/restored_buildings.htm
- e Categories of works for subsequent submissions to restored conservation building:
 - i) Standard works are A&A works that affect key defining elements and involve major structural works. They have a significant impact on the architectural character and spatial integrity of conservation buildings (see page 8 for list of standard A&A works).
 - ii) All other works are considered as minor works.
- f Conservation strata unit means an individual unit of a multiple-ownership building.

Item 4 Change of use

A change of use application for a site/unit will be charged \$200 if it is received within 6 months of the issuance of the decision (i.e. a Provisional Permission, Written Permission or Refusal of Written Permission) of a previous Change of Use application for the same site/unit.

Item 14 Design Guideline Waiver Committee (DGWC)

An independent committee that evaluates special cases of high quality and innovative urban/waterbodies designs, that may merit deviation from the design guidelines and standard development control guidelines.

Item 15 Waiver

Fees are charged per category of conditions/ guidelines reviewed. Appeals against any review decisions are treated as new requests for review.

Item 16 Orchard Road Development Commission (ORDEC)

An inter-agency committee that considers development proposals in Orchard Planning Area, which are not according to Master Plan in terms of:

- i) Landuse
- ii) Intensity
- iii) Building Height
- iv) Use quantum.

FEES SCHEDULE (2007)

Others

Unauthorised Structure / Use

For retention of unauthorised structure / use under Items (1) - (8), civil penalty will be charged in addition to the formal application fee.

Multiple Development Options (MDO)

Categories of applications under MDO:

a New Erection and A&A

Fees will be charged based on the option with highest application fee payable. Each additional option will be charged 75% of the formal application fee.

b Change of use

Each additional option will be charged 50% of the formal application fee. MDO is not applicable for renewal of temporary written permission

FEES SCHEDULE (2007)

TABLE II
EXAMPLES OF EXTENSIVE OPEN AREA DEVELOPMENTS
AND LAND EXTENSIVE DEVELOPMENTS

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

FEES SCHEDULE (2007)

**TABLE III
DEVELOPMENTS GROUPED BY BROAD LANDUSE TYPES**

GROUP 1	GROUP 2	GROUP 3	GROUP 4
<ul style="list-style-type: none"> • White* • Commercial • Hotel • Commercial & Residential* • Sports & Recreation 	<ul style="list-style-type: none"> • Residential (non-landed) • Residential with 1st storey commercial • Residential / Institution* • Residential (strata-landed) 	<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 	<ul style="list-style-type: none"> • Civic & Community Institution • Health & Medical Care • Place of Worship • Education Institution[#]

Notations

* For these mixed use developments, if the use with a lower rate takes up at least 80% of the overall gross floor area, the rates for that use would apply for the computation of the processing fees for the entire development.

E.g. In a commercial & residential development, if the proposed residential use takes up 80% or more of the overall gross floor area, Group 2 rate instead of Group 1 rate would apply for the entire development.

For new erection of mainstream education institutions listed in Table II, land extensive development rates would apply.

FEES SCHEDULE (2007)
TABLE IV
FEES FOR OTHER DC SERVICES

	DC SERVICES	FEES PAYABLE
1	Enquiries / Searches / Others	
	1.1 Inquiry regarding encumbrance on property (DC 15)	\$100/- for each lot or property
	1.2 Inquiry regarding the approved use of property	\$50/- for each lot or property
	1.3 Fee for a certified true copy of any notice, certificate or order issued under the Act	\$5/- per sheet
	1.4 Fee for copying an approved plan kept in the office of the Competent Authority (No charges for inspection of plans)	\$25/- per set of plans
	1.5 Fee for endorsement by the Competent Authority that a copy of any approved plan is a true copy of approved plan kept in his office	\$5/- per sheet of plan
	1.6 Fee for inspection of the development register	\$30/- per inspection
	1.7 Fee for an official search made under Rule 8(5) of the Planning (Development) Rules (R3) - Legal Requisition	\$50/- per lot or property
	1.8 Fee for enquiry on the Development Baseline for any land	\$1,500/- per lot or property
	1.9 Service for verification of GFA	\$250 per floor of the building ^{*3}
2	Registration for Home Office Scheme	\$20 per unit (inclusive of GST)

Note:

- (1) Unless otherwise stated, all fees payable are subject to GST
- (2) All cheques payment should be crossed and made payable to "Urban Redevelopment Authority"
- (3)
 - a) The roof, an attic, a mezzanine floor and a basement floor are each considered a storey.
 - b) Typical storey plan will be counted as one storey.
 - c) All ancillary facilities within a development excluding separate car park building, are considered to be a building having a number of storeys equivalent to that of any ancillary facility with the highest number of storeys in the development.

Note: Proposed changes are indicated in red text with the current fees, shown in brackets for comparison.

FEES SCHEDULE (2007)

LIST OF STANDARD A&A WORKS TO CONSERVATION BUILDINGS

- 1 ROOF**
 - i. Restoration of roof profile, pitch and height
 - ii. Addition, removal and change in size and location of jack roof and skylight
 - iii. Addition, removal and repositioning of permanent reinforced concrete structures on existing flat roofs
- 2 FRONT & SIDE FAÇADE**

Restoration of architectural elements such as windows, doors, original decorative features
- 3 REAR FAÇADE, GABLE END WALL* & REAR SERVICE BLOCK***
 - i. Restoration of architectural elements such as windows, doors, original decorative features
 - ii. Addition and removal of windows and doors
- 4 REAR COURT***

Addition and removal of permanent reinforced concrete roof over rear court
- 5 PARTY WALL***

Addition, repositioning and sealing of opening in party wall
- 6 UPPER STOREY FLOORS**
 - i. Change of entire floor using similar material at upper storey
 - ii. Change of entire floor using different material at upper storey**
 - iii. Addition and removal of voids at upper storey
 - iv. Addition and removal of roof mezzanine
- 7 STAIRCASE & LIFT**
 - i. Addition, removal and repositioning of internal staircase
 - ii. Addition, removal and repositioning of lift
- 8 OTHERS**
 - i. Addition of new rear extensions***
 - ii. Structural strengthening work

* Not applicable for Bungalows

** Only applicable for Secondary Settlements

*** Not applicable for Historic Districts (Chinatown, Little India, Kampong Glam, Boat Quay)