

Master Plan zone	Uses that are eligible for lodgment at the 1 st storey of shophouse	Conditions for Lodgment				
- Commercial - Commercial & Residential - White	<ul style="list-style-type: none"> - Gym/Fitness Centre - Pet Shop - Laundromat - Commercial School - Community Use - Office*¹ <p style="text-align: center;"><u>Example: 4-storey shophouse</u></p> <div style="display: flex; align-items: center;"> <table border="1" style="border-collapse: collapse; text-align: center; width: 100px;"> <tr><td>4th storey</td></tr> <tr><td>3rd storey</td></tr> <tr><td>2nd storey</td></tr> <tr><td>1st storey</td></tr> </table> <div style="margin-left: 10px;"> <ul style="list-style-type: none"> ✓ Gym/Fitness Centre ✓ Pet Shop ✓ Laundromat ✓ Commercial School ✓ Community Use ✓ Office*¹ </div> </div> <p>*Note: Office use is not eligible for lodgment in locations that require activity-generating uses on the first storey of the building. Find</p>	4 th storey	3 rd storey	2 nd storey	1 st storey	<ol style="list-style-type: none"> 1) The premises is approved for commercial use on permanent basis and computed as commercial Gross Floor Area (GFA); 2) The premises cannot be located within a carpark of the building, covered or open walkway, a walkway within a pedestrian link, a public plaza or any other areas approved or authorised under the Planning Act for public use; 3) The change in use of the premises does not result in an increase in the floor area of the development; 4) The site is not affected by any special planning controls (e.g. use restrictions, retail quantum cap)²; 5) The building is not a gazetted monument. 6) The property/premises is not a conserved building within the Historic Conservation Areas³; 7) The change in use and use of the relevant premises do not create any nuisance, annoyance or inconvenience to the surrounding users; 8) The written consent of the owner must be obtained prior to the lodgment application; 9) Any approvals required from other relevant authorities, such as Land Transport Authority (LTA), SCDF Fire Safety Department (FSD), must be obtained before commencing the use;
4 th storey						
3 rd storey						
2 nd storey						
1 st storey						

¹ Office excludes car trading office (which is considered motor vehicle showroom use)

² You can approach your building owner to find out if there are use restrictions for the developments. Alternatively, you can visit URA SPACE at <https://www.ura.gov.sg/maps> and refer to “Allowable Use for Shophouses” tab to find out if your premises qualifies for lodgment. The Written Permission granted for the development can also be downloaded to find out if there are planning controls and conditions imposed for the site.

³ Historic Conservation Areas refer to Kampong Glam, Chinatown, Little India, Boat Quay, Blair Plain, Emerald Hill and Cairnhill. For more details, refer to <https://www.ura.gov.sg/Corporate/Get-Involved/Conserve-Built-Heritage/Explore-Our-Built-Heritage/Conservation-Areas>

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	<p>out more about such locations on URA SPACE under “Urban Design Guidelines” tab.</p>	<p>10) The lodgment is only applicable to unit level conversion and does not apply to en-bloc conversion of the building; 11) No part of the premises comprises works that are unauthorised under the Planning Act (Cap 232); and 12) The proposed use has not commenced on ground.</p>

Note: The Lodgment Scheme does not apply to the premises in the upper storeys of shophouses. A change of use application is required for change in uses at the upper storeys.