

**FEES SCHEDULE (2013)**  
(wef 1 Nov 2013)



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

NO.	TYPE OF DEVELOPMENT APPLICATION	FEE
<b>1</b>	<b>NEW ERECTION # (Including Outline Application)</b>	
	<b>1.1 Erection - Extensive open area developments &amp; Land extensive developments as listed in Table II</b>	
	a Erection of a new building or buildings First 1,000m <sup>2</sup> of <u>development site area</u>	<b>\$2,675</b>
	Subsequent 1,000m <sup>2</sup> of <u>development site area</u> or part thereof (\$ per additional 1,000m <sup>2</sup> )	
	i extensive open area development as listed in Table II	<b>Nil</b>
	ii land extensive development as listed in Table II	<b>\$53.50</b>
	<b>1.2 Erection - Land intensive developments as grouped in Table III</b>	
	a First 1,000 m <sup>2</sup> of <u>Gross Floor Area</u>	<b>\$2,675</b>
	b Rates/100 m <sup>2</sup> (from 1,001 m <sup>2</sup> to 10,000 m <sup>2</sup> of <u>Gross Floor Area</u> )	<b>Group 1: \$160.50</b> <b>Group 2: \$107</b> <b>Group 3: \$64.20</b> <b>Group 4: \$64.20</b>
	c Rates/100 m <sup>2</sup> (beyond 10,000 m <sup>2</sup> of <u>Gross Floor Area</u> )	<b>Group 1: \$107</b> <b>Group 2: \$85.60</b> <b>Group 3: \$53.50</b> <b>Group 4: \$53.50</b>
	<b>1.3 Erection (landed housing)</b>	
	a GCBA Each unit of landed dwelling house	<b>\$4,280</b>
	b Non-GCBA Each unit of landed dwelling house	<b>\$3,210</b>
	<b>1.4 Erection of a free-standing structure involving GFA &lt; 120 sq m (including ORA)</b> Every 30 m <sup>2</sup> of Gross Floor Area or part thereof (\$ per additional 30 m <sup>2</sup> ) up to 120 m <sup>2</sup>	<b>\$642</b>

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

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NO.	TYPE OF DEVELOPMENT APPLICATION	FEE	
2	<b>AMENDMENTS TO APPROVED NEW ERECTION                      ADDITIONS &amp; ALTERATIONS #                      AMENDMENTS TO APPROVED ADDITIONS &amp; ALTERATIONS #                      (Including Outline Application)</b>		
	<b>2.1 Extensive open area &amp; Land extensive development charged under 1.1</b>	<b>\$2,568</b>	
	<b>2.2 Land intensive development charged under 1.2</b>		
	a Development with total proposed <u>Gross Floor Area</u> not exceeding 10,000 m <sup>2</sup>	<b>\$1,926 + \$214 per affected storey<sup>*3</sup></b>	
	b Development with total proposed <u>Gross Floor Area</u> beyond 10,000 m <sup>2</sup>	<b>\$1,926 + \$428 per affected storey<sup>*3</sup></b>	
	<b>2.3 Landed housing development charged under 1.3 or 1 unit of strata landed (both GCBA or non-GCBA)</b>	<b>\$1,605 per unit</b>	
	<b>2.4 Free-standing structure involving GFA &lt; 120 sq m (including ORA) charged under 1.4</b>	<b>\$642</b>	
	<b>2.5 Single unit of terraced industrial/warehouse or shophouse</b>	<b>\$1,605</b>	
3	<b>CONSERVED BUILDINGS WITHIN HISTORIC CONSERVATION AREAS (See Annex 1)</b>		
	<b>3.1 Additions &amp; alterations on conserved buildings</b>		
	a Works include <u>Category 1 works</u> proposed for at least one conserved building	(i) Works on only 1 conserved building	<b>\$2,675</b>
		(ii) Works on only 2 conserved buildings	<b>\$4,815</b>
		(iii) Works on more than 2 conserved buildings	<b>\$4,815 plus \$1,605 per conserved building for the 3<sup>rd</sup> and each subsequent conserved building</b>
	b Works include <u>Category 2 Works</u> proposed for at least one conserved building (and works do not include Category 1 Works)	(i) Works on only 1 conserved building	<b>\$1,605</b>
		(ii) Works on only 2 conserved buildings	<b>\$2,675</b>
		(iii) Works on more than 2 conserved buildings	<b>\$2,675 plus \$535 per conserved building for the 3<sup>rd</sup> and each subsequent conserved building</b>

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

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NO.	TYPE OF DEVELOPMENT APPLICATION	FEE	
c	Works proposed for at least one conserved strata unit	(i) Works on only 1 conserved strata unit	<b>\$1,605</b>
		(ii) Works on only 2 conserved strata units	<b>\$2,675</b>
		(iii) Works on more than 2 conserved strata units	<b>\$2,675 plus \$535 per conserved strata unit for the 3<sup>rd</sup> and each subsequent conserved strata unit</b>
<b>3.2 Amendments to Plans / Approved Plans</b>			
a	Amendments include <u>Category 1 Works</u> for at least one conserved building	(i) Amendments relates to works on only 1 conserved building	<b>\$1,712</b>
		(ii) Amendments relates to works on more than 1 conserved building	<b>\$1,712 plus \$1,070 per conserved building for the 2<sup>nd</sup> and each subsequent conserved building</b>
b	Amendments include <u>Category 2 Works</u> for at least one conserved building (and amendment does not include Category 1 Works)	(i) Amendments relates to works on only 1 conserved unit	<b>\$1,070</b>
		(ii) Amendments relates to works on more than 1 conserved building	<b>\$1,070 plus \$535 per conserved building for the 2<sup>nd</sup> and each subsequent conserved building</b>
c	Amendments relate to works on at least a conserved strata unit	(i) Amendments relates to works on only 1 conserved strata unit	<b>\$1,070</b>
		(ii) Amendments relates to works on more than 1 conserved strata unit	<b>\$1,070 plus \$535 per conserved strata unit for the 2<sup>nd</sup> and each subsequent conserved strata unit</b>

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

## FEES SCHEDULE (2013)

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NO.	TYPE OF DEVELOPMENT APPLICATION	FEE
<b>4</b>	<b>CHANGE OF USE</b>	
	Change of use of land and building	<b>\$321</b>
	Renewal of temporary written permission to continue the approved use	<b>\$160.50</b>
<b>5</b>	<b>SUBDIVISION</b>	
	Subdivision of land, building or land & building	<b>\$1,070</b>
	Amendments to Plans / Approved Plans	<b>\$1,070</b>
<b>6</b>	<b>Demolition</b>	<b>\$107</b>
<b>7</b>	<b>Earthworks</b>	<b>\$1,070</b>
<b>8</b>	<b>Development or Conservation works not classified under Items (1) - (6)</b>	<b>\$3,210</b>
<b>9</b>	<b>Premium Service for erection of signage within a conservation area</b>	<b>\$42.80</b>
<b>10</b>	<b>Extension of written permission, extension of conservation permission &amp; renewal of temporary permission for structure or works</b>	<b>\$535</b>
<b>11</b>	<b>Extension of Provisional Permission or Outline Permission</b>	<b>\$214</b>
<b>12</b>	<b>Master Plan Amendment</b>	<b>\$3,210</b>
<b>13</b>	<b>Plan Lodgment</b>	
	13.1 Plan Lodgment for additions & alterations to landed housing	<b>\$535</b>
	13.2 Plan Lodgment for erection / reconstruction of single unit landed house	<b>\$749</b>
	13.3 Plan Lodgment for erection of development on HDB/JTC lands	<b>\$856</b>
	13.4 Plan lodgment for addition & alteration to approved development on HDB/JTC lands	<b>\$642</b>
	13.5 Plan Lodgment for Change of Use	<b>\$107</b>

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

## FEES SCHEDULE (2013)

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NO.	TYPE OF DEVELOPMENT APPLICATION	FEE
	<b>13.6 Plan Lodgment for Strata Subdivision of Buildings</b>	<b>\$535</b>
<b>14</b>	<b>Application to the Design Guideline Waiver Committee (DGWC)</b>	<b>\$6,099</b>
<b>15</b>	<b>Requests for Review of Conditions / Guidelines</b> Application for attendance at the Development Facilitation Committee (DFC) Written Representation (Other)	<b>\$535</b>  <b>\$321</b>
<b>16</b>	<b>Outline application to Orchard Road Development Commission (ORDEC)</b>	<b>\$25,466</b>

**Note:**

- (1) All fees payable are inclusive of GST
- (2) All processing fees are to be paid electronically. No cheques are accepted with effect from 5 April 2016
- (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 (2013)

### 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 Conservation & Preservation**

##### **Applications involving conserved buildings located within Historic Conservation Areas (Annex 1),**

- a For applications to conserved buildings located within Historic Conservation Areas, the fee will be charged based on the nature of works proposed and on a "per building" basis, i.e. per conserved building.
  - i) For amendment applications, fees will be charged based on the nature of works involved in the amendment application and the total number of conserved buildings that are affected by the amendments.

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- b Category 1 A&A Works refer to proposals that affect the key elements of conserved buildings. They have a significant impact on the architectural character and spatial integrity of conserved buildings. The Qualified Person (QP) for the submission must be a Registered Architect. (Refer to Annex 2)
- c Category 2 A&A Works refer to proposals that affect the key elements of conserved buildings to a lesser extent. They have some impact on the architectural character and spatial integrity of conserved buildings. The QP for the submission can be a Registered Architect or a Professional Engineer. (Refer to Annex 2)
- d Conserved strata unit means an individual unit of a multiple-ownership conserved building.
- e For applications involving conserved buildings not located within Historic Conservation Areas, and applications involving national monuments, the fees will be charged in accordance to New Erection Fees (Refer to Item 1 of Fee Schedule) or Amendment to Approved New Erection/Addition & Alterations/Amendments to Approved Additions & Alterations Fees (Refer to Item 2 of Fee Schedule) where appropriate.
- f No fee will be charged for Repair and Maintenance Works to a conserved building. (Refer to Annex 3)

### Item 4 Change of use

A change of use application for a site/unit will be charged \$214 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.

### 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. Item 4 revised on 1 Apr 2011 vide circular URA/PB/2011/07-DCG

#### **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 (2013)

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

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

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

GROUP 1	GROUP 2	GROUP 3	GROUP 4
<ul style="list-style-type: none"> <li>• White*</li> <li>• Commercial</li> <li>• Hotel</li> <li>• Commercial &amp; Residential*</li> <li>• Sports &amp; Recreation</li> </ul>	<ul style="list-style-type: none"> <li>• Residential (non-landed)</li> <li>• Residential with 1<sup>st</sup> storey commercial</li> <li>• Residential / Institution*</li> <li>• Residential (strata-landed)</li> </ul>	<ul style="list-style-type: none"> <li>• Business 1</li> <li>• Business 1 – White</li> <li>• Business 2</li> <li>• Business 2 - White</li> <li>• Business Park</li> <li>• Business Park White</li> <li>• Utility</li> <li>• Transport Facilities</li> <li>• Rapid Transit</li> </ul>	<ul style="list-style-type: none"> <li>• Civic &amp; Community Institution</li> <li>• Health &amp; Medical Care</li> <li>• Place of Worship</li> <li>• Education Institution<sup>#</sup></li> </ul>

### 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.

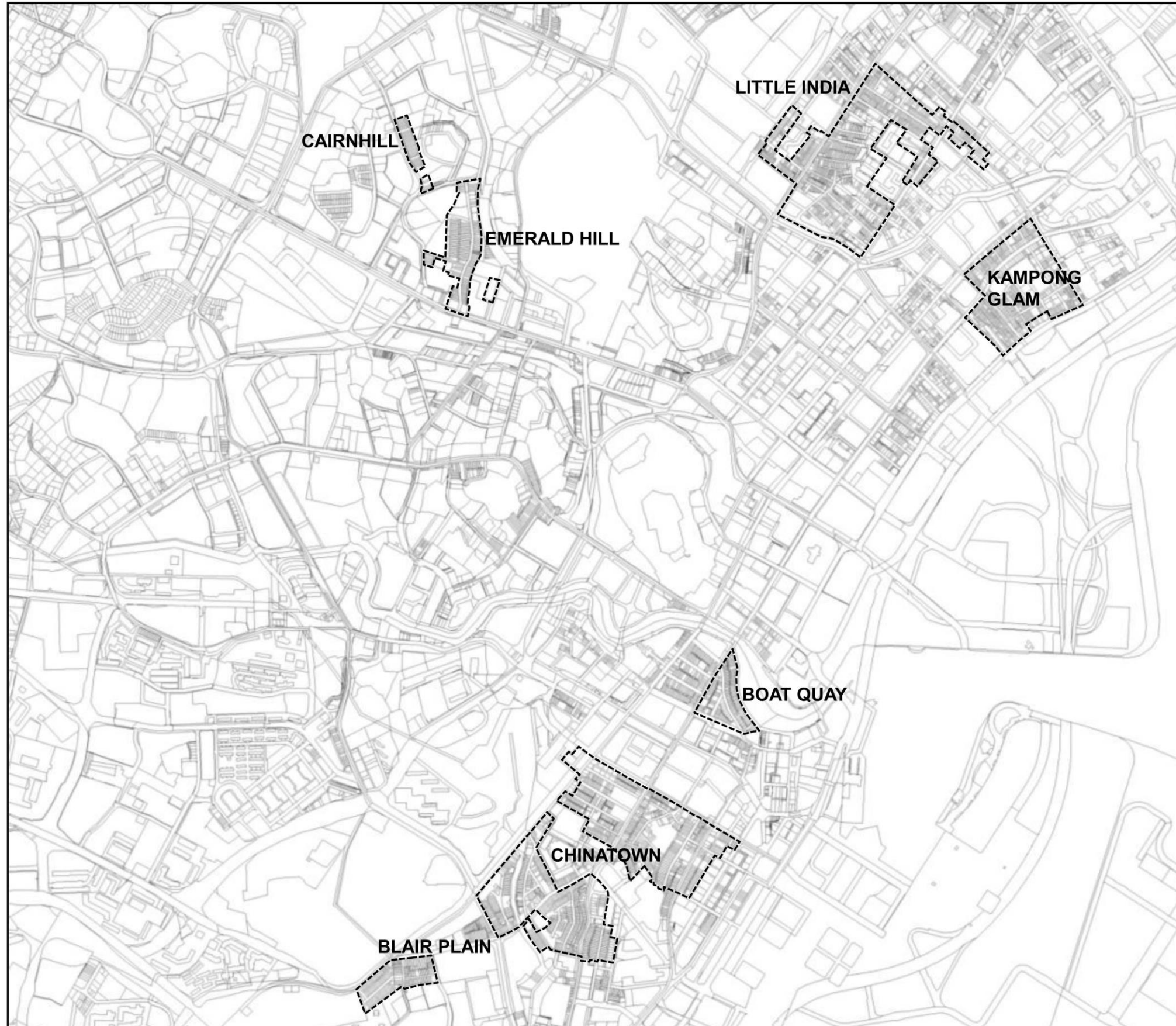
**FEES SCHEDULE (2013)**  
**TABLE IV**  
**FEES FOR OTHER DC SERVICES**

	<b>DC SERVICES</b>	<b>FEES PAYABLE</b>
<b>1</b>	<b>Enquiries / Searches / Others</b>	
	1.1 Inquiry regarding encumbrance on property DC 15	\$107/- for each lot or property
	1.2 Fee for a certified true copy of any notice, certificate or order issued under the Act	\$5.35/- per sheet
	1.3 Fee for copying an approved plan kept in the office of the Competent Authority (No charges for inspection of plans)	\$26.75/- per set of plans
	1.4 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	\$5.35/- per sheet of plan
	1.5 Fee for inspection of the development register	\$32.10/- per inspection
	1.6 Fee for an official search made under Rule 8(5) of the Planning (Development) Rules (R3) - Legal Requisition	\$53.50/- per lot or property
	1.7 Fee for enquiry on the Development Baseline for any land	\$1,605/- per lot or property
	1.8 Service for verification of GFA	\$267.50 per floor of the building <sup>*3</sup>
<b>2</b>	Registration for Home Office Scheme	\$20 per unit

**Note:**

- (1) All fees payable are inclusive of 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.



## HISTORIC CONSERVATION AREAS

- HISTORIC DISTRICTS
  - BOAT QUAY
  - CHINATOWN
  - KAMPONG GLAM
  - LITTLE INDIA
- RESIDENTIAL HISTORIC DISTRICTS
  - BLAIR PLAIN
  - CAIRNHILL
  - EMERALD HILL
- ■ ■ BOUNDARY OF CONSERVATION AREAS

DRAWING TITLE :  
**CONSERVATION PLAN**

NOT TO SCALE



DRWG NO :

DATE : Oct 2013

CONSERVATION DEPARTMENT



To make Singapore a great city to live, work and play in

# FEES SCHEDULE (2013)

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## ANNEX 2

### ADDITIONS & ALTERATIONS (A&A) WORKS FOR CONSERVED BUILDINGS

**Category 1 A&A Works** refer to proposals that affect the key elements of conserved buildings. They have a significant impact on the architectural character and spatial integrity of conserved buildings. The Qualified Person (QP) for the submission must be a Registered Architect. The works include, but are not limited to:

- |   |   |
|---|---|
| <b>Roof</b>   | <ul style="list-style-type: none"><li>• Restoration of roof profile, pitch or height</li><li>• Addition, removal or change in size or location of jack roof or skylight</li><li>• Addition or removal of reinforced concrete structures on existing flat roof</li></ul> |
| <b>Front &amp; Side facade</b>                              | <ul style="list-style-type: none"><li>• Restoration of architectural elements such as windows, doors and original decorative features</li></ul>   |
| <b>Gable end wall, Rear façade &amp; Rear service block</b> | <ul style="list-style-type: none"><li>• Restoration of architectural elements such as windows, doors and original decorative features</li><li>• Addition or removal of window or door</li></ul>   |
| <b>Upper storey floor</b>                                   | <ul style="list-style-type: none"><li>• Change of entire floor using similar or different material</li><li>• Addition or removal of void</li><li>• Addition or removal of roof mezzanine</li></ul>  |
| <b>Others</b>   | <ul style="list-style-type: none"><li>• Addition of new rear extension</li><li>• Structural strengthening work</li></ul>  |

**Category 2 A&A Works** refer to proposals that affect the key elements of conserved buildings to a lesser extent. They have some impact on the architectural character and spatial integrity of conserved buildings. The QP for the submission can be a Registered Architect or a Professional Engineer. The works include, but are not limited to:

- |                           |   |
|---------------------------|---|
| <b>Roof</b>               | <ul style="list-style-type: none"><li>• Replacement of roof tiles</li><li>• Addition of pergola or shelter with non-load bearing cover on flat roof</li></ul> |
| <b>Airwell</b>            | <ul style="list-style-type: none"><li>• Addition or removal of window, inclusive of transom above a window</li><li>• Addition of cover over airwell</li></ul> |
| <b>Rear court</b>         | <ul style="list-style-type: none"><li>• Addition or removal of roof over rear court</li></ul>   |
| <b>Party wall</b>         | <ul style="list-style-type: none"><li>• Addition or sealing of opening in party wall</li></ul>  |
| <b>Staircase and Lift</b> | <ul style="list-style-type: none"><li>• Addition or removal of internal staircase</li><li>• Addition or removal of lift</li></ul>                             |

*Note: The categorisation of works forms the basis for computation of processing fees and eligibility of a Registered Architect or Professional Engineer to submit as QP for a development application. For guidelines on allowable works, please refer to the conservation guidelines at <http://www.ura.gov.sg/uol/guidelines/conservation/Conservation%20Guidelines.aspx>.*

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## ANNEX 3

### REPAIR & MAINTENANCE WORKS FOR CONSERVED BUILDINGS

**Repair and maintenance works** refer to works carried out on any conserved building for the purpose of repair and maintenance of the building. The works are minimal and localised, and do not alter the structure or appearance of the conserved buildings. The submissions can be made by owners or their contractors. The works include, but are not limited to:

- |   |   |
|---|---|
| <b>Roof</b>                                 | <ul style="list-style-type: none"><li>• One-for-one localised replacement of roof tiles</li></ul>   |
| <b>Facade</b>                               | <ul style="list-style-type: none"><li>• One-for-one replacement and/or repair of door or window</li><li>• Replacement or removal of secondary windows or doors</li><li>• Replacement of 1<sup>st</sup> storey window with door and vice versa ( for front façade)</li><li>• Change in infill panel(s) of 1<sup>st</sup> storey door or window</li></ul> |
| <b>Five-footway</b>                         | <ul style="list-style-type: none"><li>• Change of flooring material at five-footway</li><li>• Addition or removal of ramps or steps</li><li>• Change in level of five-footway</li></ul>   |
| <b>Upper storey floor</b>                   | <ul style="list-style-type: none"><li>• One-for-one replacement of floor boards</li></ul>   |
| <b>Canopy</b>                               | <ul style="list-style-type: none"><li>• Addition or removal of tiled canopy above windows</li></ul>   |
| <b>Mechanical &amp; Electrical Services</b> | <ul style="list-style-type: none"><li>• Addition, repositioning or change in material or design of flue</li><li>• Installation or relocation of air-conditioning units and air-conditioning units screening</li></ul>   |

**Note:** An Additions & Alterations (A&A) development application is to be submitted if the proposed works involves extensive repair and maintenance works.