BUILDING AND CONSTRUCTION AUTHORITY

Address : 52 Jurong Gateway Road, #11-01, Singapore 608550

Legal Requisition Reply

Agency Control No. Agency Ref No. Contact Person	: : :		Reply Date: 13/12/2023Fax Number:Contact Number:
Applicant Name Applicant Address	:		Fax Number :
Applicant Control No. Applicant Ref No.	:		Contact Number :
Property Address ("Prope	rty")		
Blk/Hse No.	: 14	Devs Plot/Blk No./Name :	
Street Name	: TANAH MERAH KECHIL	LINK	
Storey No.	: 14	Unit No. :	
Development Name	: URBAN VISTA		
Postal Code	: 465423		
Property Type Strata Lot No. Land Lot No.	: BUILDING : MK 27 U48297C : MK 27 10765APT	Description : BUILDING EXIS	TING/UNDER DEVELOPMENT

1 Information on the latest CSC/TOP/Building Plan Approval for the Property, including the main building and additions/alterations that are part of the Property:

Plan Ref. No.	Dev Type	Status	Date	Project Title
				-
A1211-12011-2012-BP01	NE	CSC	24/08/2016	PROP ERECTION OF CONDOMINIUM HOUSING
I				DEV'T COMPRISING OF 5 BLKS OF 14 STY,4
I				BLKS OF 15 STY & 2 BLKS OF 16 STY
I				\mid residential bldg (total: 582 units) W/ 1 \mid
I	I			LVL OF BASEMENT & 1 MEZZANINE FLR FOR
I				CARPARK, 3 LVL OF MSCP, 3 SHOPS,
I				CLUBHSE, SWIMMING POOL & COMMUNAL
I				FACILITIES
	[.	.	

2 Has an Order that is still in force been served in respect of the Property under Section 19 of the Building Control Act?

No

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3 Are there any expenses owed to the Commissioner of Building Control in respect of the Property under Section 19 of the Building Control Act?

No

4 Has an Order that is still in force been served in respect of the Property under Section 24, Section 24A or Section 25 of the Building Control Act?

No

5 Are there any expenses owed to the Commissioner of Building Control in respect of the Property under Section 24, Section 24A or Section 25 of the Building Control Act?

No

6 Has a Notice that is still in force been served in respect of the Property under Section 6 of the Building Maintenance and Strata Management Act?

No

7 Has a Direction that is still in force been served in respect of the Property under Section 7 of the Building Maintenance and Strata Management Act?

No

END OF REPLY

Explanatory Notes for Legal Requisition Reply

- 1. The information provided in response to Question 1 shall:
 - i. only be based on and refer to the latest building plans which have been submitted to BCA in respect of the Property;
 - ii. only address (a) new erections (Development Type: NE), and (b) additions/alterations (Development Type: AA) in respect of the Property for which building plans have been submitted to BCA; and
 - iii. not address ancillary structures and insignificant building works which are listed in the First Schedule of Building Control Regulations 2003 (whether or not forming part of the Property) such as retaining walls, boundary walls, swimming pools, bin centres, etc. that were submitted as a separate building project.
- 2. The Status and Date columns refer to the status in respect of the Property, and the date when the status was reached.
- 3. The Project Title given may not necessarily have incorporated changes (if any), such as the number of storeys/units or change of use, which was made under amendment plans submitted after the project's building plan was first submitted to the Commissioner of Building Control.
- 4. Abbreviations

NE	New Erection	A/A	Additions/Alterations
RET	Retention		
PROC	BP is being processed	APPV	BP approved under Building Control Act
TOL*	Temporary Occupation License	TP	Temporary Permit
TOP	Temporary Occupation Permit	PIL**	Permit-In-Lieu
COF**	Certificate of Fitness	ENS**	Endorsement made by Building Authority on completion of
			building works
CSC	Certificate of Statutory Completion	n RVBP	BP approval has been revoked
*	Not in use now and has been repla	ced with	TOP under the current Building Control Act.
* *	Not in use now and has been repla	ced with	CSC under the current Building Control Act.

- 5. The information provided in response to questions 1 to 8 is based on information that is in BCA's control and possession at the time of provision of information. Further, the information provided by BCA in response to questions 1 to 8 does not represent all the information that is in BCA's control and possession in respect of the Property. Users of BCA's Legal Requisition service are advised to perform their own checks and investigations in respect of the Property.
- 6. To the extent permitted under law, BCA shall not be liable for (a) any and all direct loss, damage, or liability that may arise from the information provided by BCA including any error or omission in the information, and (b) any and all indirect and consequential loss, damage, or liability that may arise from the information provided by BCA including any error or omission in the information.
- 7. For more information on any of the information provided, you may contact BCA through feedback/enquiry for any clarification.

NATIONAL ENVIRONMENT AGENCY SANITATION AND COMPLIANCE DIVISION

Address: 40 Scotts Road #14-00 Environment Building Singapore 228231

Legal Requisition Reply

Agency Control No. Agency Ref No. Contact Person	: : :	Reply Date: 13/12/2023Fax Number:Contact Number:
Applicant Name Applicant Address	:	Fax Number :
Applicant Control No. Applicant Ref No.	:	Contact Number :
Property Address ("Prop	erty")	
Blk/Hse No.	: 14 Devs Plot/Blk No./Name :	
Street Name	: TANAH MERAH KECHIL LINK	
Storey No.	: 14 Unit No. :	
Development Name	: URBAN VISTA	
Postal Code	: 465423	
Property Type	: BUILDING Description : BUILDING EXIS	TING/UNDER DEVELOPMENT
Strata Lot No.	: MK 27 U48297C	
Land Lot No.	: MK 27 10765APT	
1 Are there any outsta Public Health Act (C	nding notices served under Section 45 (2) (d) of Environmental Cap 95) ?	NO

2 Are there any outstanding notices served under Section 45 (6) and 45 (7) of Environmental Public Health Act (Cap 95) ?

3 Other Information:

END OF REPLY

Whilst every endeavour is made to ensure that information provided is updated and correct, the National Environment Agency disclaims any liability for any damage or loss that may be caused to any person directly or indirectly as a result of any error or omission.

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NO

LAND TRANSPORT AUTHORITY LAND DIVISION Address : 1 HAMPSHIRE ROAD BLK 3 LEVEL 1 Singapore 219428

Legal Requisition Reply (CROSS-BORDER RAILWAYS)

Agency Control No.:Agency Ref No.:Contact Person:			Reply Date Fax Number Contact Number	: 12/12/2023 : :
Applicant Name:Applicant Address:			Fax Number	:
Applicant Control No.:Applicant Ref No.:			Contact Number	:
Storey No.:Development Name:	TANAH MERAH KECHIL L	Devs Plot/Blk No./Name : INK Unit No. :		
Strata Lot No. :	BUILDING MK 27 U48297C MK 27 10765APT	Description : BUILDING EXIS	FING/UNDER DEVEL	OPMENT
Please email to the above conta	ct person for purchasing of aff	ected Plans / Notices.		
	any Government Gazette Noti ways Act 2018 (Act 21 of 2018	fication published under Section 8)?	NO	
• •	otices served under Section 8 of against the property? If so, p	-	NO	
	any Government Gazette Noti ilways Act 2018 (Act 21 of 20	fication published under Section 18)?	NO	
4 Any other information.			-	
Rej	ject Pe	ending		
		END OF REPLY		
take place subsequently under construction.	y. The above information relate	t the time of enquiry and is given with es only to the cross-border railways w	hich has been built or	which is currently
study is confidential and and deposited with the maps and plans under S	d cannot be disclosed unless th competent authority under Sect section 5 may be inspected at th	ulsory acquisition or any future rapid t he information has already been gazette tion 5 of the Cross-Border Railways A he Survey & Lands Division, LTA, du	ed or shown on maps and let 2018 (Act 21 of 2018 ring normal office hours	d plans prepared 3), as the case may be. The s.
the Authority shall not		endeavour is made to ensure the infor or consequential loss, damage, cost or on.		

- d. This Legal Requisition reply does not include information on any notices served pursuant to Section 7 of the Cross-Border Railways Act 2018 (Act 21 of 2018) on lands owned or previously owned by the State.
- e. Please check that the Lot Number(s) and MK/TS reference of the subject property submitted are correct as replies given to questions (1), (2) and (3) are strictly based on these.

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LAND TRANSPORT AUTHORITY LAND DIVISION Address : 1 HAMPSHIRE ROAD BLK 3 LEVEL 1 Singapore 219428

Legal Requisition Reply (RAPID TRANSIT SYSTEMS)

Agency Control No. Agency Ref No. Contact Person	: : : : : : : : : : : : : : : : : : : :		Reply Date Fax Number Contact Number	: 12/12/2023 : :
Applicant Name Applicant Address	:		Fax Number	:
Applicant Control No. Applicant Ref No.	:		Contact Number	:
Property Address ("Propert Blk/Hse No. Street Name Storey No. Development Name Postal Code	<u>y")</u> : 14 : TANAH MERAH KECHIL I : 14 : URBAN VISTA : 465423	Devs Plot/Blk No./Name : JNK Unit No. :		
Property Type Strata Lot No. Land Lot No.	: BUILDING : MK 27 U48297C : MK 27 10765APT	Description : BUILDING EXIS	STING/UNDER DEVEL	OPMENT
Please email to the above c	ontact person for purchasing of af	fected Plans / Notices.		
1 Is the property affecte 3 of the Rapid Transit	d by any Government Gazette Not Systems Act 1995?	tification published under Section	NO	
• •	ed Notices served under Section 5 roperty? If so, please state particu	· ·	NO	
3 Is the property affected 6 of the Rapid Transit	d by any Government Gazette Not Systems Act 1995?	ification published under Section	NO	
4 Any other information			-	
	Reject P	ending		
		END OF REPLY		
-	ently. The above information rela-	at the time of enquiry and is given wit tes only to the rapid transit system wh		• •
b. Information on wh study is confidentia and deposited with	ether the site is affected by comp and cannot be disclosed unless to the competent authority under Sec	pulsory acquisition or any future rapid he information has already been gazet ction 3 of the Rapid Transit Systems A d at the Survey & Lands Department,	ted or shown on maps an Act 1995, as the case may	id plans prepared / be.

- c. Subject to paragraphs (a) and (b) above, whilst every endeavour is made to ensure the information provided is updated and correct, the Authority shall not be held liable for any direct or consequential loss, damage, cost or expense of any kind that may be caused directly or indirectly as a result of any error or omission.
- d. This Legal Requisition reply does not include information on any notices served pursuant to Section 4 of the Rapid Transit Systems Act 1995 on lands owned or previously owned by the State.
- e. Please check that the Lot Number(s) and MK/TS reference of the subject property submitted are correct as replies given to questions (1), (2) and (3) are strictly based on these.

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LAND TRANSPORT AUTHORITY LAND DIVISION Address : 1 HAMPSHIRE ROAD BLK 3 LEVEL 1 Singapore 219428

Legal Requisition Reply (STREET WORKS)

Agency Control No. Agency Ref No.	:			Reply Date Fax Number	: 12/12/2023 :
Contact Person	:			Contact Number	:
Applicant Name Applicant Address	:			Fax Number	:
Applicant Control No. Applicant Ref No.	:			Contact Number	:
Property Address ("Property	v")				
Blk/Hse No.	: 14	Devs Plot/Blk	No./Name :		
Street Name	: TANAH MERAH KECHIL I	LINK			
Storey No.	: 14	Unit No.	:		
Development Name	: URBAN VISTA				
Postal Code	: 465423				
Property Type Strata Lot No. Land Lot No.	: BUILDING : MK 27 U48297C : MK 27 10765APT	Description	: BUILDING EXIST	ΓING/UNDER DEVE	LOPMENT
Please email to the above co	ontact person for purchasing of af	ffected Plans / No	otices.		
	ing Notices or Orders served und 995 against the property? If so, p			NO	
	ing charges against the property f Vorks Act 1995? If so, state amou		der the relevant	NO	
3 Are the following road	s public streets:			-	
(1) TANAH MERAH	KECHIL LINK - PUBLIC				
4 Any other information.				-	
	Reject P	Pending			
		END OF F			

Notes :

- a. Please check that the Lot number(s) and MK/TS reference of the subject property submitted are correct as answers given to questions (1), (2) and (3) are strictly based on these.
- b. The address of the subject property must be given in your Form as additional information. Failure to comply with this will result in unnecessary delay.
- c. Whilst every endeavour is made to ensure that the information provided is updated and correct, the Authority shall not be held liable for any direct or consequential loss, damage, cost or expense of any kind that may be caused directly or indirectly as a result of any error or omission.

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PUBLIC UTILITIES BOARD

Address: 40 Scotts Road #22-01 Environment Building Singapore 228231

Legal Requisition Reply

Agency Control No. Agency Ref No. Contact Person	: : :		Reply Date Fax Number Contact Number	: 12/12/2023 :
Applicant Name Applicant Address	:		Fax Number	:
Applicant Control No. Applicant Ref No.	:		Contact Number	:
Property Address ("Proper	ty")			
Blk/Hse No.	: 14	Devs Plot/Blk No./Name :		
Street Name	: TANAH MERAH KECHIL	LINK		
Storey No.	: 14	Unit No. :		
Development Name	: URBAN VISTA			
Postal Code	: 465423			
Property Type Strata Lot No. Land Lot No.	: BUILDING : MK 27 U48297C : MK 27 10765APT	Description : BUILDING EXIS	TING/UNDER DEVEL	OPMENT

1 Whilst every endeavour is made to ensure that the information provided is updated and correct as at the date of this reply, PUB makes no representation or warranty, express or implied, as to the accuracy, reliability or completeness of the information provided in this reply and/or the PUB Services Plans described below. Further, PUB disclaims any and all liability for any damage or loss howsoever caused that may be suffered by the Applicant and any other person directly or indirectly as a result of, arising from, or in connection with any incompleteness, inaccuracy, error or omission in this reply and/or the PUB Services Plans described below. Applicants shall exercise due diligence before applying the information provided in this reply and/or the PUB Services Plans to their particular circumstances.

PUB Services Plans

- 2 The Drainage Interpretation Plan (DIP), Sewerage Information Plan (SIP), and Water Service Plan (WSP) are / will be available for download in your InteReq inbox.
- 3 The existing drainage system, public sewerage system, and water supply system shall not be altered or interfered with unless specific written approval is obtained from PUB.

Outstanding Notices

4	Are there outstanding notices with respect to drainage served against the property under the Sewerage and Drainage Act (Chapter 294) or its Regulations?	NO
5	Are there outstanding notices with respect to sewerage served against the property under the Sewerage and Drainage Act (Chapter 294) or its Regulations?	NO
6	Are there outstanding notices with respect to water supply served against the property	NO

under the Public Utilities Act (Chapter 261) or its Regulations?

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Ot	her Relevant Information	
7	Is there any other relevant information with respect to flood protection within or in the vicinity of the property?	NO
8	Is there any other relevant information with respect to the public sewerage system within or in the vicinity of the property?	NO
	It is common to find sewers and manholes within the boundary of private properties. You should ascertain the presence of existing sewers and manholes within this property through the Sewerage Information Plan (SIP). Public sewers are indicated as black or blue solid lines on the SIP. Where the public sewer exists within the lot, there is a need to provide sewer setback as required according with the PUB's Code of Practice for Sewerage and Sanitary Works (2nd Edition) when the property is undergoing additions and alterations or redevelopment.	
9	Is there any other relevant information with respect to water supply system within or in the vicinity of the property?	NO
	It is common to find watermains within the boundary of private properties. You should ascertain the presence of existing watermains within this property through the Water Service Plan (WSP).	
	Please note that compliance with the requirements in PUB (Water Supply Network) Department's advisory note on the prevention of damage to water pipes and other requirements imposed as part of PUB's written approval (where applicable) will be required for any proposed additions & alteration works or redevelopment of the property. This includes keeping structures out of PUB's watermain setback area if works are carried out in the vicinity of the setback area. The advisory note can be found at: https://www.pub.gov.sg/documents/Watermains_AdvisoryNote.pdf	
	To ensure adequacy and continuity of the water supply in accordance with SS 636 - Code of Practice for Water Services, a water tank will have to be installed within the premises to supply water to water fittings located higher than 25 metres above mean sea level. A NEWater tank will have to be installed within the premises to supply NEWater to NEWater fittings located higher than 15 metres above the mean sea level. The size of the water/NEWater tank should be equivalent to one day's worth of water/NEWater required by the water service installation that is receiving water/NEWater from the water/NEWater tank.	

END OF REPLY

URBAN REDEVELOPMENT AUTHORITY

Address : 45 Maxwell Road, The URA Centre, Singapore 069118

Legal Requisition Reply

Agency Control No. Agency Ref No. Contact Person	: : :	Reply Date Fax Number Contact Number	: 13/12/2023 : :
Applicant Name Applicant Address	:	Fax Number	:
Applicant Control No. Applicant Ref No. Applicant Email	: : :	Contact Number	:
<u>Property Address</u> Blk/Hse No.	: 14	Devs Plot/Blk No./Name	:
Street Name	: TANAH MERAH KECHIL LINK		
Storey No. Development Name Postal Code	: 14 : URBAN VISTA : 465423	Unit No.	:
Property Type	: BUILDING	Description	: BUILDING EXISTING/UNDER DEVELOPMENT
Strata Lot No. Land Lot No.	: MK 27 U48297C : MK 27 10765APT		_ / · · ·

1 a) Is there any planning decision made on proposals to develop the site? If yes, state last proposal.

STRATA SUBDIVISION OF THE EXISTING BUILDING WITHIN CONDOMINIUM HOUSING DEVELOPMENT

b) Is the proposal approved? If yes, state approval date/expiry date. If no, state grounds of refusal.

APPROVED FOR A SEPARATE FLAT UNIT

2 2019 Master Plan Zoning

RESIDENTIAL

3 Remarks

NIL

Conditions :

The above information is given subject to the conditions spelt out in Annex 1.

LR Unit DEVELOPMENT1 CONTROL GROUP for CHIEF EXECUTIVE OFFICER URBAN REDEVELOPMENT AUTHORITY as COMPETENT AUTHORITY.

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YES

YES

Annex 1

The following are to be read with the Legal Requisition Reply

- 1. Information on Master Plan Zoning
 - a) Subject to sub-paragraph (b), the information given in the legal requisition on Master Plan zoning is based on the current Master Plan.
 - b) Information on Road zone and Waterbody zone affecting a site would not be given in the legal requisition. Such information will be given only if you apply for a Certified Interpretation Plan.
 - c) Where a subject site is affected by more than one zone, you are advised to obtain a Certified Interpretation Plan.
 - d) The information given in the legal requisition, and in particular on Master Plan zoning is not a representation or indication by the Competent Authority on:
 - i) The specific type, uses or intensity of any proposed development that may be allowed on the property. These can only be determined by the Competent Authority after detailed evaluation upon receipt of a development application.
 - ii) Payment of or liability for land betterment charge in respect of any approved or proposed development on the property. Land betterment charge may be payable in accordance with the provisions of the Land Betterment Charge Act and the rules thereunder for a proposed development.
- 2. The information given in the legal requisition is for your own use or if you are acting for a client in respect of this legal requisition, to be be used for the purposes of your client only. It is not to be used or relied upon by any other person (except your client as aforesaid) without the express consent of the Competent Authority. The Competent Authority shall not be responsible for any loss, damage claim or liability that they may arise directly or indirectly out of any unauthorised use or reliance made of the information given in the legal requisition.
- 3. The information is supplied on the basis of data available at the time of enquiry and is given without any prejudice to any changes which may take place subsequently.
- 4. If you wish to know the conditions of the Grant of Written Permission (GWP) mentioned in the Legal Requisition reply, you are advised to purchase a copy of the GWP through our Website at https://www.ura.gov.sg/maps/?service=devtreg.
- 5. If you wish to know the approved use of a property, you are advised to submit a search through our website at https://www.ura.gov.sg/EnquiryOnApprovedUse/.
- 6. If you wish to know the approved layout of a property, you are advised to submit a search through our website at https://www.ura.gov.sg/buyplanningrecords/ .

Additional Notes

- a) Information on whether the property is affected by a public scheme, a planning study or conservation study will only be made known when an application, including an outline application, for permission to develop the property is submitted to the Competent Authority.For information on whether the property is affected by a Government Gazette Notification under the Land Acquisition Act, please access the Lot Base System under LAWNET.
- b) You are advised to apply for Road Line Plan and Drainage Interpretation Plans to ascertain whether the site is affected by any Road and Drainage proposals.
- c) Please ascertain from the owner(s) directly whether all charges, including levy of land betterment charge have been paid as the Competent Authority is not liable for any financial loss.
- d) If your property is a shophouse and you intend to use or to continue the use as a restaurant or an eating house, you are advised to refer to the Development Control Guideline for restaurant or eating house use in shophouses, which is available at the URA Website at https://www.ura.gov.sg/Corporate/Property/Business/Change-Use-of-Property-for-Business/Assessment-Criteria.