BUILDING AND CONSTRUCTION AUTHORITY

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

Legal Requisition Reply

Agency Control No.:Reply Date: 04/05/2021Agency Ref No.:Fax Number:

Contact Person : Contact Number

Applicant Name : Fax Number :

Applicant Address :

Applicant Control No. : Contact Number :

Applicant Ref No. :

Property Address

Blk/Hse No. : 373 Devs Plot/Blk No./Name

Street Name : ONAN ROAD

Storey No. : 01 Unit No.

Development Name : MALVERN SPRINGS

Postal Code : 424775

Property Type : BUILDING Description : BUILDING EXISTING/UNDER DEVELOPMENT

Information on the latest CSC/TOP/Plan Approval for Main Building and Additions/Alterations:

Strata Lot No. : MK 26 U17489L Land Lot No. : MK 26 9470XPT

| | | 373 ONAN ROAD

|E1275-00026-2006-BP01 | A/A | CSC | 03/11/2006 | PROPOSED OPEN TRELLIS TO THE EXISTING

| | ROOF TERRACE OF APARTMENT UNIT #05-14 OF |

| THE EXISTING 5-STOREY CONDOMINIUM

| HOUSING DEVELOPMENT (MALVERN SPRING) ON

| LOT/S 1307PT, 5033PT, 75-9PT & 75-28PT

| MK 26 AT NO. 373 ONAN ROAD SINGAPORE

	I				424775.	1
					l	
	A0699-00001-2001-BP01	NE	CSC	04/05/2005	PROPOSED ERECTION OF A 5-S	TOREY
	1	I		I	CONDOMINIUM HOUSING DEVELO	PMENT (75
	I	I		I	UNITS) WITH A BASEMENT CAR	PARKING,
	1	I		I	SWIMMING POOL AND COMMUNAL	FACILITIES
2	Has an Order that is st	ill in force	e been se	rved under Se	ction 19 of the BCA?	-
	No					
3	Are there any expenses of	owed to the	Governme	nt under Sect	ion 19 of the BCA?	-
	No					
4	Has an Order that is st	ill in force	e been se	rved under Sec	ction 24 or 25 of the BCA?	-
	No					
5	Are there any expenses (owed to the	Governme	nt under Sect:	ion 24 or 25 of the BCA?	_
	No					
6	Has a Notice that is st:	ill in force	e been se:	rved under Se	ction 6 of the BMSMA?	_
	No					
		still in fo	orce been	served under	Section 7 of the BMSMA?	_
	No	Belli III I	oree been	berved under	beetion , or the Bright.	
	NO					
				END OF R	EPLY	

Explanatory Notes for Legal Requisition Reply

- 1. The answer to Question 1 is a listing of building projects(s) associated with the address in question. The building project is defined to include plans of the new erection (Development Type: NE) as well as additions/alterations (Development Type: AA) to the existing building. Ancillary structures such as retaining wall, swimming pool, bin centre, etc that were submitted as a separate building project are not included in the listing.
- 2. The Status and Date columns refer to the building project's status 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
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	RVBP	BP approval has been revoked
*	Not in use now and has been replac	ed with	TOP under the current Building Control Act.
	27. 6. 2	ماعدا است	and under the sussent Duilding Control 3rt

- ** Not in use now and has been replaced with CSC under the current Building Control Act.
- 5. The answers given are based on data available at the time of search of the records, and are given without prejudice to any changes that may take place subsequently. The Commissioner of Building Control shall not be held responsible for any direct or consequential loss, damage, claim or liability that may be caused directly or indirectly as a result of any error or omission.
- 6. For more information on any of the answers, please enquire using Form BPD_LS01. You may also contact BCA at 1800-3425 222 for any clarification.

NATIONAL ENVIRONMENT AGENCY SANITATION AND COMPLIANCE DIVISION

 $Address:\ 40\ Scotts\ Road\ \#14\text{-}00\ Environment\ Building\ Singapore\ 228231$

Legal Requisition Reply

Agency Control No. Agency Ref No. Contact Person	: : :		Reply Date Fax Number Contact Number	: 04/05/2021 :
Applicant Name Applicant Address	:		Fax Number	:
Applicant Control No. Applicant Ref No.	:		Contact Number	:
Property Address Blk/Hse No. Street Name Storey No. Development Name Postal Code	: 373 : ONAN ROAD : 01 : MALVERN SPRINGS : 424775	Devs Plot/Blk No./Name : Unit No. :		
Property Type Strata Lot No. Land Lot No.	: BUILDING : MK 26 U17489L : MK 26 9470XPT	Description : BUILDING EXIST	ΓING/UNDER DEVEL	OPMENT
1 Are there any outstand Public Health Act (Cap	ing notices served under Section 2 95) ?	45 (2) (d) of Environmental	NO	
2 Are there any outstand Public Health Act (Cap	ing notices served under Section 2 9 95) ?	NO		
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.

PUBLIC UTILITIES BOARD CATCHMENT & WATERWAYS DEPARTMENT

Address: 40 Scotts Road #07-00 Environment Building Singapore 228231

Legal Requisition Reply

Agency Control No. : Reply Date : 03/05/2021
Agency Ref No. : Fax Number : Contact Person : Contact Number : Fax Number : Fax Number :

Applicant Address :

Applicant Control No. : Contact Number

Applicant Ref No. :

Property Address

Blk/Hse No. : 373 Devs Plot/Blk No./Name

Street Name : ONAN ROAD

Storey No. : 01 Unit No.

Development Name : MALVERN SPRINGS

Postal Code : 424775

Property Type : BUILDING Description : BUILDING EXISTING/UNDER DEVELOPMENT

Strata Lot No. : MK 26 U17489L Land Lot No. : MK 26 9470XPT

- 1 The Drainage Interpretation Plan (DIP) is available online for download.
- 2 The existing drainage system shall not be altered or interfered with unless specific written approval is obtained from PUB Catchment & Waterways Department.
- 3 Whilst every endeavour is made to ensure that information provided is updated and correct, the PUB Catchment & Waterways Department 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.

END OF REPLY	

Agency Ref No. :

LAND TRANSPORT AUTHORITY(S&L DIVISION) SURVEY AND LANDS DIVISION

Address: 1 HAMPSHIRE ROAD BLK 3 LEVEL 1 Singapore 219428

Legal Requisition Reply (CROSS-BORDER RAILWAYS)

Agency Control No. Agency Ref No.	: :		Fax Number	: 03/05/2021 :
Contact Person	:		Contact Number	:
Applicant Name Applicant Address	:		Fax Number	:
Applicant Control No. Applicant Ref No.	:		Contact Number	:
Property Address				
Blk/Hse No.	: 373	Devs Plot/Blk No./Name :		
Street Name	: ONAN ROAD			
Storey No.	: 01	Unit No. :		
Development Name Postal Code	: MALVERN SPRINGS : 424775			
Property Type	: BUILDING	Description : BUILDING	EXISTING/UNDER DEVE	LOPMENT
Strata Lot No. Land Lot No.	: MK 26 U17489L : MK 26 9470XPT			
Land Lot 110.	. 14114 20 7470241 1			
	ted by any Government Gazette Ner Railways Act 2018 (Act 21 of 2	Notification published under Section (2018)?	n NO	
	ired Notices served under Section 2018) against the property? If so		NO	
	ted by any Government Gazette N der Railways Act 2018 (Act 21 of	Notification published under Section 2018)?	n NO	
4 Any other information	on.		-	
	Reject	Pending		
		END OF REPLY		

Notes:

- a. The information provided is based on data available at the time of enquiry and is given without prejudice to any changes which may take place subsequently. The above information relates only to the cross-border railways which has been built or which is currently under construction.
- b. Information on whether the site is affected by compulsory acquisition or any future rapid transit system proposal planned or under study is confidential and cannot be disclosed unless the information has already been gazetted or shown on maps and plans prepared and deposited with the competent authority under Section 5 of the Cross-Border Railways Act 2018 (Act 21 of 2018), as the case may be. The maps and plans under Section 5 may be inspected at the Survey & Lands Division, LTA, during normal office hours.
- 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 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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PUBLIC UTILITIES BOARD WATER RECLAMATION (NETWORK) DEPARTMENT

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

Legal Requisition Reply

Agency Control No. Agency Ref No. Contact Person	o. : :		Reply Date Fax Number Contact Number	: 03/05/2021 :
Applicant Name	· :		Fax Number	:
Applicant Address	:			
Applicant Control Applicant Ref No.			Contact Number	:
Property Address Blk/Hse No. Street Name Storey No. Development Nam Postal Code	: 373 : ONAN ROAD : 01 : MALVERN SPRINGS : 424775	Devs Plot/Blk No./Name : Unit No. :		
Property Type Strata Lot No. Land Lot No.	: BUILDING : MK 26 U17489L : MK 26 9470XPT	Description : BUILDING E.	XISTING/UNDER DEVE	ELOPMENT
1 Are there outst Act (Chapter 2	tanding notices served under Section 294)?	6(1) of the Sewerage and Drainage	NO	
2 Are there outst Act (Chapter 2	tanding notices served under Section 294)?	6(2) of the Sewerage and Drainage	NO	
3 Are there outst Act (Chapter 2	tanding notices served under Section 294)?	6(3) of the Sewerage and Drainage	NO	
	tanding notices served against the proge and Drainage Act or its Regulation	÷ •	NO	
	litions imposed by the Board with res ge system within the property?	spect to the maintenance of the	NO	
	r relevant information pertaining to the structure to be confirmed through the		NO	
		END OF REPLY		

Whilst every endeavour is made to ensure that information provided is updated and correct, the Public Utilities Board 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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URBAN REDEVELOPMENT AUTHORITY

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

Legal Requisition Reply

: 06/05/2021 Agency Control No. Reply Date

Agency Ref No. Fax Number Contact Person Contact Number

Applicant Name Fax Number

Applicant Address

Applicant Control No. Contact Number

Applicant Ref No. Applicant Email

Property Address

Blk/Hse No. : 373 Devs Plot/Blk

No./Name

Unit No.

Street Name : ONAN ROAD

: 01 Storey No.

Development Name : MALVERN SPRINGS

Postal Code : 424775

Property Type : BUILDING Description : BUILDING

> EXISTING/UNDER DEVELOPMENT

Strata Lot No. : MK 26 U17489L Land Lot No. : MK 26 9470XPT

1 a) Is there any planning decision made on proposals to develop the site?

YES

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.

YES

If no, state grounds of refusal.

APPROVED FOR A SEPARATE FLAT UNIT.

2019 Master Plan Zoning

RESIDENTIAL.

SITE IS ALSO WITHIN THE APPROVED JOO CHIAT CONSERVATION AREA

3 Remarks

> ANY WORK, SUCH AS ADDITIONS AND ALTERATIONS AS WELL AS CHANGE OF USE, TO THE CONSERVATION BUILDING MUST COMPLY WITH THE CONSERVATION GUIDELINES. FOR MORE INFORMATION ON THE JOO CHIAT CONSERVATION AREA, PLEASE REFER TO URA'S WEBSITE AT "HTTP://WWW.URA.GOV.SG/CONSERVATION/JOOC.HTM". FOR QUERIES ON CONSERVATION MATTERS, YOU MAY WISH TO CALL OUR CONSERVATION HOTLINE ON TEL. NO. 63293355.

Conditions:

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

CHAN PHUAY KEE (Ms) DEVELOPMENT1 CONTROL GROUP for CHIEF EXECUTIVE OFFICER URBAN REDEVELOPMENT AUTHORITY as COMPETENT AUTHORITY.

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Agency Ref No.: Applicant Control No. :

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) The information given in the legal requisition on Master Plan zoning is strictly to enable the solicitors to provide the certifications or transfers of land as may be required by the Singapore Land Registry for the purposes of the Residential Property Act and not for any other purpose.
 - d) Where the provisions of Section 28A of the Residential Property Act apply, you may wish to obtain a certification in writing from the Urban Redevelopment Authority (using Form DC 15) stating
 - i) The previous zoning in the Master Plan immediately before 24 Dec 1998; and
 - ii) Whether the rezoning to a residential use on or after that date was made in relation to an application for written permission to develop under the Planning Act (Cap 232).
 - e) Where a subject site is affected by more than one zone, you are advised to obtain a Certified Interpretation Plan.
 - f) 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 development charge in respect of any approved or proposed development on the property. Development charge may be payable in accordance with the provisions of the Planning 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 http://spring.ura.gov.sg/dcd/eservices/devregister/edr frame.cfm .
- 5 If you wish to know the approved use of a property, you are advised to submit a search through our website site at http://www.ura.gov.sg/EnquiryOnApprovedUse/enquiryOnAppUse/newEnquiry.do
- 6 If you wish to know the approved layout of a property, you are advised to submit a search using Form DC 15, which can be downloaded from our website via http://www.ura.gov.sg/forms/doc/dc15.doc

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 development charge under section 35(1) of The Planning Act (Cap 232) 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 www.ura.gov.sg/dc/dcu/text/restaurant.html

General Information for Home Owners

1 LANDED

a) We would like to inform you that if you wish to reconstruct, renovate or modify your house, please follow the prevailing guidelines with regard to plot size, plot width and building setback requirements. For bungalows, please note the additional requirement on building coverage. The prevailing guidelines are as follows:

Housing Type	Plot Size	Plot Width	Building Coverage	Building set back			
	(minimum)	(minimum)		Front	Side/Rea	r	
Terrace house(intermediate units)	150m2	6.0m	Not Applicable			2.0 m (if common boundary	
Semi-detached house and corner terrace	200m2	8.0m	Not Applicable		1st & 2nd storeys:	does not about GCBA boundary)	
Back-to-back semi-detached house	200m2	10.0m	Not Applicable			3.0m (if common boundary abuts GCBA boundary)	
Detached House				1			
Within designated 2-storey mixed landed/semi-detached housing areas	400m2	10.0m	45% for <= 800m2 40% for > 800m2	7.5m 3rd storey:		3.0 m	
Outside Good Class Bungalow Areas (GCBA)	400m2	10.0m	40% for <= 800m2 40% for > 800m2				
Good Class Bungalow (GCB)	1400m2	18.5m	35%		3.0 m		

- b) The guidelines exclude areas which are subject to special controls e.g. streetblock plans in view of the special character of the area Further details on prevailing guidelines for residential developments are available from the Handbook on "Development Control Parameters for Residential Developments" via this link:http://www.ura.gov.sg/circulars/text/dcdrhb_d0e4.htm.
- c) You are strongly advised to obtain planning approval first before commencing any building works. Owners are therefore strongly discouraged to carry out unauthorised extensions.
- d) To retain unauthorised extensions that can comply with the above guidelines, a civil penalty of up to 50times the fee prescribed for an application for planning permission or \$150,000, whichever is the lesser amount, is payable as stipulated in The Planning Act (Cap 232, 1998 Ed).
- e) For unauthorised works which cannot comply with the above guidelines and cannot be approved, the offender shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$200,000

2 STRATA TITLE (NON-LANDED)

a) For residential developments (flats or condominiums) with private enclosed space (PES) at the 1st storey, subsequent covering up of the PES will not be allowed if the covered space constitutes floor area, and the additional floor area causes the total floor area of the entire development to exceed the maximum floor area permissible for the land.

The information is supplied on the basis of data available at the time of enquiry and is given without prejudice to any changes which may take place subsequently.

You can call our Customer Service Hotline at 6223 4811 if you would like to seek further clarification on the planning controls and guidelines for landed houses or visit our website at http://www.ura.gov.sg for more information

LAND TRANSPORT AUTHORITY(S&L DIVISION) SURVEY AND LANDS DIVISION

Address: 1 HAMPSHIRE ROAD BLK 3 LEVEL 1 Singapore 219428

Legal Requisition Reply (RAPID TRANSIT SYSTEMS)

Agency Control No.	: :			Reply Date	: 03/05/2021	
Agency Ref No. Contact Person				Fax Number Contact Number	•	
Contact I erson	•			Contact Number	•	
Applicant Name	:			Fax Number	:	
Applicant Address	:					
11						
Applicant Control No.	:			Contact Number	:	
Applicant Ref No.	:					
Property Address						
Blk/Hse No.	: 373	Devs Plot/Blk	No./Name :			
Street Name	: ONAN ROAD	**				
Storey No.	: 01	Unit No.	:			
Development Name	: MALVERN SPRINGS					
Postal Code	: 424775					
D T	. DITH DING	Dii	. DITH DING EVI	CTING/UNDER DEVE	LODMENT	
Property Type	: BUILDING	Description	: BUILDING EXI	STING/UNDER DEVE	LOPMENT	
Strata Lot No. Land Lot No.	: MK 26 U17489L : MK 26 9470XPT					
Land Lot No.	: MK 20 94/0AP1					
	d by any Government Gazette N Systems Act (Cap. 263A)?	Iotification publish	ed under Section	NO		
	ed Notices served under Section nst the property? If so, please st		nsit Systems	NO		
	d by any Government Gazette N Systems Act (Cap. 263A)?	Notification publish	ed under Section	NO		
4 Any other information	1.			-		
	Reject	Pending				
	-	END OF F	REPLY			

Notes:

- a. The information provided is based on data available at the time of enquiry and is given without prejudice to any changes which may take place subsequently. The above information relates only to the rapid transit system which has been built or which is currently under construction.
- b. Information on whether the site is affected by compulsory acquisition or any future rapid transit system proposal planned or under study is confidential and cannot be disclosed unless the information has already been gazetted or shown on maps and plans prepared and deposited with the competent authority under Section 3 of the Rapid Transit Systems Act (Cap. 263A), as the case may be. The maps and plans under Section 3 may be inspected at the Survey & Lands Department, LTA, during normal office hours.
- 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 (Cap. 263A) 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(S&L DIVISION) SURVEY AND LANDS DIVISION

Address: 1 HAMPSHIRE ROAD BLK 3 LEVEL 1 Singapore 219428

Legal Requisition Reply (STREET WORKS)

Agency Control No. Agency Ref No.	: :		Fax Number	r :	03/05/2021
Contact Person	:		Contact Nur	nber :	
Applicant Name Applicant Address	: :		Fax Number	r :	
Applicant Control No. Applicant Ref No.	:		Contact Nur	mber :	
Property Address Blk/Hse No.	: 373	Devs Plot/Blk No./Na	ame :		
Street Name Storey No.	: ONAN ROAD : 01	Unit No. :			
Development Name Postal Code	: MALVERN SPRINGS : 424775				
Property Type Strata Lot No. Land Lot No.	: BUILDING : MK 26 U17489L : MK 26 9470XPT	Description : BU	JILDING EXISTING/UNDER	R DEVELOP	MENT
Please email to the above of	contact person for purchasing of	affected Plans / Notices.			
	ling Notices or Orders served un (Cap 320A) against the propert ders.			NO	
	ding charges against the property Works Act(Cap 320A)? If so, sta		relevant	NO	
3 Are the following road	ds public streets:			-	
(1) ONAN ROAD - P	UBLIC				
4 Any other information	1.			-	
	Reject	Pending			
		END OF REPL	Υ		

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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