

BUILDING AND CONSTRUCTION AUTHORITY
 Address : 52 Jurong Gateway Road, #11-01, Singapore 608550

Legal Requisition Reply

| | | |
|-------------------------|------------------|------------|
| Agency Control No. : | Reply Date : | 22/11/2023 |
| Agency Ref No. : | Fax Number : | |
| Contact Person : | Contact Number : | |
| Applicant Name : | Fax Number : | |
| Applicant Address : | | |
| Applicant Control No. : | Contact Number : | |
| Applicant Ref No. : | | |

Property Address ("Property")

| | | | |
|--------------------|-------------------|--------------------------|-------------------------------------|
| Blk/Hse No. : | 296 | Devs Plot/Blk No./Name : | |
| Street Name : | BEACH ROAD | Unit No. : | |
| Storey No. : | 07 | | |
| Development Name : | CONCOURSE SKYLINE | | |
| Postal Code : | 199599 | | |
| Property Type : | BUILDING | Description : | BUILDING EXISTING/UNDER DEVELOPMENT |
| Strata Lot No. : | TS 13 U1558M | | |
| Land Lot No. : | TS 13 1110VPT | | |

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 |
|-----------------------|----------|--------|------------|---|
| A0980-00404-2007-BP01 | NE | CSC | 21/10/2014 | PROPOSED A/A & RECONSTRUCTION OF EXISTING CONCOURSE SHOPS/APTS TO 4/7 STY PODIUM CARPARK/APTS, 1ST STY COMMERCIAL, 2 BLKS 20/28 & 34/40 STY RESI FLATS WITH COMMUNAL FACILITIES |
| A0980-40403-2008-BP01 | A/A | CSC | 07/04/2010 | PROPOSED TEMPORARY A&A AT BASEMENTS AND 1ST STOREY OF THE EXISTING CONCOURSE BUILDING ON LOTS 1040T & 1043N TS 13 AT 298/300 BEACH ROAD (KALLANG PLANNING AREA) |

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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

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

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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 | RVBP | BP approval has been revoked |
| * | Not in use now and has been replaced with TOP under the current Building Control Act. | | |
| ** | Not in use now and has been replaced 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.

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PUBLIC UTILITIES BOARD

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

Legal Requisition Reply

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| Agency Control No. : | Reply Date : | 21/11/2023 |
| Agency Ref No. : | Fax Number : | |
| Contact Person : | Contact Number : | |
| Applicant Name : | Fax Number : | |
| Applicant Address : | | |
| Applicant Control No. : | Contact Number : | |
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Property Address ("Property")

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| Blk/Hse No. : | 296 | Devs Plot/Blk No./Name : | |
| Street Name : | BEACH ROAD | Unit No. : | |
| Storey No. : | 07 | | |
| Development Name : | CONCOURSE SKYLINE | | |
| Postal Code : | 199599 | | |
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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 under the Public Utilities Act (Chapter 261) or its Regulations? NO

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Other 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

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| Applicant Address | : | | | | |
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| Applicant Email | : | | | | |
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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

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

2 2019 Master Plan Zoning

COMMERCIAL

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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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) 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 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>.