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: 29/09/2021Fax Number:Contact Number:
Applicant Name Applicant Address	:		Fax Number :
Applicant Control No. Applicant Ref No.	:		Contact Number :
Property Address ("Prope Blk/Hse No. Street Name	r <u>ty"</u>) : 10 : BEATTY ROAD	Devs Plot/Blk No./Name :	
Storey No. Development Name Postal Code	: 03 : STURDEE RESIDENCES : 209955	Unit No. :	
Property Type Strata Lot No. Land Lot No.	: BUILDING : TS 17 U18366L : TS 17 2639WPT	Description : BUILDING EXIS	STING/UNDER DEVELOPMENT

1 Information on the latest CSC/TOP/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
				-
A1698-00486-2015-BP01	NE	CSC	06/11/2020	PROPOSED NEW ERECTION OF 2 BLOCKS OF 30
I				STOREYS CONDOMINIUM (305 UNITS) WITH
I		I	I	LANDSCAPE DECK, BASEMENT CARPARK,
I				\mid SWIMMING POOL AND COMMUNAL FACILITIES ON \mid
I		I	I	LOT 2639W TS17 AT STURDEE ROAD
	.	.	_	

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 Government 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

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24A or Section 25 of the Building Control Act?

No

5 Are there any expenses owed to the Government 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

- The information provided in response to Question 1 addresses, in respect of the Property, (a) new erection (Development Type: NE), and (b) additions/alterations (Development Type: AA). Ancillary structures (whether or not forming part of the Property) such as retaining wall, swimming pool, bin centre, etc. that were submitted as a separate building project are not addressed.
- 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 replac	ed with	TOP under the current Building Control Act.
* *	Not in use now and has been replac	ed 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 Fax Number Contact Number	: 28/09/2021 : :
Applicant Name Applicant Address	:			Fax Number	:
Applicant Control No. Applicant Ref No.	:			Contact Number	:
Property Address ("Propert	v")				
Blk/Hse No.	: 10	Devs Plot/Blk No./Name	:		
Street Name	: BEATTY ROAD				
Storey No.	: 03	Unit No. :			
Development Name	: STURDEE RESIDENCES				
Postal Code	: 209955				
Property Type	: BUILDING	Description : BUILI	DING EXIST	ING/UNDER DEVEL	OPMENT
Strata Lot No.	: TS 17 U18366L	1			
Land Lot No.	: TS 17 2639WPT				
1 Are there any outstand Public Health Act (Cap	ing notices served under Section 95)?	45 (2) (d) of Environmental	1	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

PUBLIC UTILITIES BOARD CATCHMENT & WATERWAYS DEPARTMENT

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

Legal Requisition Reply

Agency Control No. Agency Ref No. Contact Person	:		Reply Date:28/09/2021Fax Number:Contact Number:
Applicant Name Applicant Address	:		Fax Number :
Applicant Control No. Applicant Ref No.	· :		Contact Number :
Property Address ("Prope			
Blk/Hse No. Street Name	: 10 : BEATTY ROAD	Devs Plot/Blk No./Name :	
Storey No.	: 03	Unit No. :	
Development Name Postal Code	STURDEE RESIDENCES209955		
Property Type	: BUILDING	Description : BUILDING EXIS	TING/UNDER DEVELOPMENT
Strata Lot No.	: TS 17 U18366L		
Land Lot No.	: TS 17 2639WPT		

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

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.	:			Reply Date Fax Number	: 28/09/2021 :
Contact Person	:			Contact Number	:
Applicant Name Applicant Address	:			Fax Number	:
Applicant Control No. Applicant Ref No.	:			Contact Number	:
Property Address ("Property	")				
Blk/Hse No.	: 10	Devs Plot/Blk	No./Name :		
Street Name	: BEATTY ROAD				
Storey No.	: 03	Unit No.	:		
Development Name	: STURDEE RESIDENCES				
Postal Code	: 209955				
Property Type Strata Lot No. Land Lot No.	 BUILDING TS 17 U18366L TS 17 2639WPT 	Description	: BUILDING EXIST	FING/UNDER DEVEI	LOPMENT
Please email to the above co	ntact person for purchasing of af	fected Plans / No	tices		
Thease emain to the above co	indet person for parenasing of ar				
	by any Government Gazette Not ystems Act (Cap. 263A)?	ification publishe	ed under Section	NO	
÷ .	l Notices served under Section 5 t the property? If so, please stat	-	nsit Systems	NO	
	by any Government Gazette Not systems Act (Cap. 263A)?	ification publishe	ed under Section	NO	
4 Any other information.				-	
:	Reject Po	ending			
		END OF F			
Notes :					
a. The information pro-	vided is based on data available a ntly. The above information related				•
	ther the site is affected by comp and cannot be disclosed unless 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.

and deposited with the competent authority under Section 3 of the Rapid Transit Systems Act (Cap. 263A), as the case may be. The

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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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	: 29/09/2021 :
Applicant Name Applicant Address	: :	Fax Number	:
Applicant Control No. Applicant Ref No. Applicant Email		Contact Number	:
<u>Property Address</u> Blk/Hse No.	: 10	Devs Plot/Blk No./Name	:
Street Name Storey No. Development Name	: BEATTY ROAD : 03 : STURDEE RESIDENCES	Unit No.	:
Postal Code Property Type	: 209955 : BUILDING	Description	: BUILDING
Strata Lot No. Land Lot No.	: TS 17 U18366L : TS 17 2639WPT		EXISTING/UNDER DEVELOPMENT

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.

CHIA HONG CHOO, MARIE (Ms) 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) 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

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	Build	Building set back Front Side/Rear	
	(minimum)	(minimum)		Front		
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:	
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 LAND DIVISION Address : 1 HAMPSHIRE ROAD BLK 3 LEVEL 1 Singapore 219428

Legal Requisition Reply (CROSS-BORDER RAILWAYS)

Agency Control No. : Agency Ref No. :		Reply Date Fax Number	: 28/09/2021 :
Contact Person :		Contact Number	:
Applicant Name:Applicant Address:		Fax Number	:
Applicant Control No.:Applicant Ref No.:		Contact Number	:
Property Address ("Property")Blk/Hse No.:10Street Name:BEATTY ROADStorey No.:03Development Name:STURDEE RESIDENCESPostal Code:209955	Devs Plot/Blk No./Name : Unit No. :		
Property Type:BUILDINGStrata Lot No.:TS 17 U18366LLand Lot No.:TS 17 2639WPT	Description : BUILDING EXIST	TING/UNDER DEVELO	OPMENT
Please email to the above contact person for purchasing of a	ffected Plans / Notices.		
 Is the property affected by any Government Gazette No 5 of the Cross-Border Railways Act 2018 (Act 21 of 20 		NO	
2 Are there any unexpired Notices served under Section 8 Act 2018 (Act 21 of 2018) against the property? If so,	-	NO	
3 Is the property affected by any Government Gazette No 47 of the Cross-Border Railways Act 2018 (Act 21 of 2	*	NO	
4 Any other information.		-	
Reject F	Pending		
	END OF REPLY		
 Notes : a. The information provided is based on data available take place subsequently. The above information relaunder construction. b. Information on whether the site is affected by comstudy is confidential and cannot be disclosed unless and deposited with the competent authority under Semaps and plans under Section 5 may be inspected at 	the sorted provides and the second provided and the se	hich has been built or v ransit system proposal p ed or shown on maps and ct 2018 (Act 21 of 2018 ring normal office hours	which is currently lanned or under I plans prepared), as the case may be. The
c. Subject to paragraphs (a) and (b) above, whilst every	chicavour is made to ensure the infor	mation provided is upda	

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

Legal Requisition Reply (STREET WORKS)

Agency Control No.	:		Reply Date	: 28/09/2021
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 ("Proper	<u>rty"</u>)			
Blk/Hse No.	: 10	Devs Plot/Blk No./Name :		
Street Name	: BEATTY ROAD			
Storey No.	: 03	Unit No. :		
Development Name	: STURDEE RESIDENCES			
Postal Code	: 209955			
Property Type	: BUILDING	Description : BUILDING EX	ISTING/UNDER DEVE	LOPMENT
Strata Lot No.	: TS 17 U18366L			
Land Lot No.	: TS 17 2639WPT			
Please email to the above	contact person for purchasing of a	affected Plans / Notices.		
1 Are there any outstan	ding Notices or Orders served und	der the relevant sections of	NO	
the Street Works Act	(Cap 320A) against the property	? If so, please state particulars		
of such Notices or Or	ders.			
2 Are there any outstan	ding charges against the property	for work done under the relevant	NO	
	Works Act(Cap 320A)? If so, stat		110	
sections of the Street	Works Het(Cup 520H): It so, stat	e amount channed.		
2 Ano the following nor	da muhlia atmosta			
3 Are the following roa	ids public streets:		-	
	NOT DUDI IC			
(i) BEATTY ROAD	- NOT PUBLIC			
4 Any other informatio	n.		-	
	Reject	Pending		
		END OF REPLY		

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 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:			Reply Date Fax Number Contact Number	: 28/09/2021 :
Applicant Name:Applicant Address:			Fax Number	:
Applicant Control No.:Applicant Ref No.:			Contact Number	:
Street Name:Storey No.:Development Name:) 10 BEATTY ROAD 03 STURDEE RESIDENCES 209955	Devs Plot/Blk No./Name : Unit No. :		
Strata Lot No. :	BUILDING TS 17 U18366L TS 17 2639WPT	Description : BUILDING EXIS	TING/UNDER DEVELO	OPMENT
1 Are there outstanding not Act (Chapter 294)?	tices served under Section 6(1)	of the Sewerage and Drainage	NO	
2 Are there outstanding not Act (Chapter 294)?	tices served under Section 6(2)	of the Sewerage and Drainage	NO	
3 Are there outstanding not Act (Chapter 294)?	tices served under Section 6(3)	of the Sewerage and Drainage	NO	
	tices served against the property inage Act or its Regulations?	under other relevant sections	NO	
5 Are there conditions imp public sewerage system v	osed by the Board with respect within the property?	to the maintenance of the	NO	
	nformation pertaining to the pro		NO	

END OF REPLY

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