

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

**Legal Requisition Reply**

Agency Control No. :	Reply Date : 09/02/2022
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. : 781	Devs Plot/Blk No./Name :
Street Name : UPPER CHANGI ROAD EAST	
Storey No. : 02	Unit No. :
Development Name : SUNHAVEN	
Postal Code : 486069	
Property Type : BUILDING	Description : BUILDING EXISTING/UNDER DEVELOPMENT
Strata Lot No. : MK 28 U90113A	
Land Lot No. : MK 28 6642VPT	

- 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:

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Plan Ref. No.	Dev Type	Status	Date	Project Title
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A0687-00117-1999-BP01	NE	CSC	19/05/2003	PROPOSED ERECTION OF A BLOCK OF
				9-STOREY/5-STOREY CONDOMINIUM HOUSING
				DEVELOPMENT WITH ANCILLARY CLUBHOUSE
				(TOTAL: 295 RESIDENTIAL UNITS) AND A
				BASEMENT CARPARK
_____	_____	_____	_____	_____

- 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

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**END OF REPLY**

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## Explanatory Notes for Legal Requisition Reply

1. 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 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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**URBAN REDEVELOPMENT AUTHORITY**  
Address : 45 Maxwell Road, The URA Centre, Singapore 069118

**Legal Requisition Reply**

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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 :	
<u>Property Address</u>	
Blk/Hse No. : 781	Devs Plot/Blk No./Name :
Street Name : UPPER CHANGI ROAD EAST	
Storey No. : 02	Unit No. :
Development Name : SUNHAVEN	
Postal Code : 486069	
Property Type : BUILDING	Description : BUILDING EXISTING/UNDER DEVELOPMENT
Strata Lot No. : MK 28 U90113A	
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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 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

2 2019 Master Plan Zoning

RESIDENTIAL

3 Remarks

NIL

Conditions :

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

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) 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 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 LAUNET.
- 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](http://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 (minimum)	Plot Width (minimum)	Building Coverage	Building set back		
				Front	Side/Rear	
Terrace house(intermediate units)	150m2	6.0m	Not Applicable	7.5m	1st & 2nd storeys:	2.0 m (if common boundary does not about GCBA boundary) 3.0m (if common boundary abuts GCBA boundary)
Semi-detached house and corner terrace	200m2	8.0m	Not Applicable			
Back-to-back semi-detached house	200m2	10.0m	Not Applicable			
Detached House					3rd storey:	
Within designated 2-storey mixed landed/semi-detached housing areas	400m2	10.0m	45% for <= 800m2 40% for > 800m2			
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.ur.gov.sg/circulars/text/dcdhrb\\_d0e4.htm](http://www.ur.gov.sg/circulars/text/dcdhrb_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 50 times 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.ur.gov.sg> for more information.