

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

**Legal Requisition Reply**

Agency Control No. : Reply Date : 16/03/2023  
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. : 62 Devs Plot/Blk No./Name :  
Street Name : WEST COAST ROAD  
Storey No. : 03 Unit No. :  
Development Name : VARSITY PARK CONDOMINIUM  
Postal Code : 126833

Property Type : BUILDING Description : BUILDING EXISTING/UNDER DEVELOPMENT  
Strata Lot No. : MK 3 U32645X  
Land Lot No. : MK 3 4646CPT

- 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:

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Plan Ref. No.	Dev Type	Status	Date	Project Title
A0393-00305-2003-BP01	NE	CSC	21/11/2008	PROPOSED ERECTION OF CONDOMINIUM HOUSING DEVELOPMENT COMPRISING 31 BLOCKS OF 5-STOREY WITH AN ATTIC RESIDENTIAL BUILDING (TOTAL: 530 UNITS) AND WITH A BASEMENT CARPARKS, ELECTRIC SUBSTATION, SWIMMING POOLS & COMMUNAL FACILITIES

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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

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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

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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 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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Applicant Ref No. :			
Applicant Email :			
<u>Property Address</u>			
Blk/Hse No. :	62	Devs Plot/Blk No./Name :	
Street Name :	WEST COAST ROAD	Unit No. :	
Storey No. :	03		
Development Name :	VARSIY PARK CONDOMINIUM		
Postal Code :	126833		
Property Type :	BUILDING	Description :	BUILDING EXISTING/UNDER DEVELOPMENT
Strata Lot No. :	MK 3 U32645X		
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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.

TAY HUP CHONG (ZHENG XUECONG)  
DEVELOPMENT CONTROL GROUP  
for CHIEF EXECUTIVE OFFICER  
URBAN REDEVELOPMENT AUTHORITY  
as COMPETENT AUTHORITY.

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## 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>.