

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

Legal Requisition Reply

Agency Control No. :	Reply Date :	19/09/2017
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

Blk/Hse No. :	22	Devs Plot/Blk No./Name :	
Street Name :	WILBY ROAD	Unit No. :	
Storey No. :	09		
Development Name :	TESSARINA, THE		
Postal Code :	276306		
Property Type :	BUILDING	Description :	BUILDING EXISTING/UNDER DEVELOPMENT
Strata Lot No. :	MK 4 U20088L		
Land Lot No. :	MK 4 6474CPT		

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

Plan Ref. No.	Dev Type	Status	Date	Project Title
A0400-00002-1998-BP01	NE	CSC	13/01/2004	PROPOSED CONDOMINIUM HOUSING DEVELOPMENT COMPRISING 1 BLOCK OF 5/6-STOREY, 1 BLOCK OF 7/8-STOREY AND 3 BLOCKS OF 10-STOREY RESIDENTIAL BUILDING (TOTAL 443 UNITS) WITH 1 BASEMENT CARPARK AND ANCILLARY FACILITIES

- 2 Has an Order that is still in force been served under Section 19 of the BCA? -
No
- 3 Are there any expenses owed to the Government under Section 19 of the BCA? -
No
- 4 Has an Order that is still in force been served under Section 24 or 25 of the BCA? -
No
- 5 Are there any expenses owed to the Government under Section 24 or 25 of the BCA? -
No
- 6 Has a Notice that is still in force been served under Section 6 of the BMSMA? -
No

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Agency Ref No. :

Agency Control No. :

7 Has a Direction that is still in force been served under Section 7 of the BMSMA? -

No

Fee : \$ 18.00

END OF REPLY

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Agency Control No. :

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 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 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.

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Legal Requisition Reply

Agency Control No.	: -	Reply Date	: 18/09/2017
Agency Ref No.	:	Fax Number	: -
Contact Person	:	Contact Number	:
Applicant Name	:	Fax Number	:
Applicant Address	:	Contact Number	:
Applicant Control No.	:	Contact Number	:
Applicant Ref No.	:		
Applicant Email	:		
<u>Property Address</u>			
Blk/Hse No.	: 22	Devs Plot/Blk No./Name	:
Street Name	: WILBY ROAD	Unit No.	:
Storey No.	: 09		
Development Name	: TESSARINA, THE		
Postal Code	: 276306		
Property Type	: BUILDING	Description	: BUILDING EXISTING/UNDER DEVELOPMENT
Strata Lot No.	: MK 4 U20088L		
Land Lot No.	: MK 4 6474CPT		

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 2014 Master Plan Zoning

RESIDENTIAL

3 Remarks

NIL

Conditions:

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

DEVELOPMENT 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 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 (minimum)	Plot Width (minimum)	Building Coverage	Building set back	
				Front	Side/Rear
Terrace house (intermediate units)	150m ²	6.0m	Not Applicable	7.5m	1st & 2nd storeys: 2.0 m (if common boundary does not abut GCBA boundary) 3.0m (if common boundary abuts GCBA boundary)
Semi-detached house and corner terrace	200m ²	8.0m	Not Applicable		
Back-to-back semi-detached house	200m ²	10.0m	Not Applicable		
Detached House				7.5m	3rd storey: 3.0 m
Within designated 2-storey mixed landed/semi-detached housing areas	400m ²	10.0m	45% for ≤ 800m ² 40% for > 800m ²		
Outside Good Class Bungalow Areas (GCBA)	400m ²	10.0m	40% for ≤ 800m ² 40% for > 800m ²		
Good Class Bungalow (GCB)	1400m ²	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 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.ura.gov.sg> for more information.