

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 Ref No. :

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CSC	Certificate of Statutory Completion	RVBP	BP approval has been revoked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	:	23/08/2017
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.	:	277	Devs Plot/Blk No./Name	:	
Street Name	:	THOMSON ROAD			
Storey No.	:	03	Unit No.	:	
Development Name	:	NOVENA REGENCY			
Postal Code	:	307689			
Property Type	:	BUILDING	Description	:	BUILDING EXISTING/UNDER DEVELOPMENT
Strata Lot No.	:	TS 28 U5712T			
Land Lot No.	:	TS 28 1341TPT			

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 2014 Master Plan Zoning

RESIDENTIAL WITH COMMERCIAL AT 1ST STOREY

3 Remarks

NIL

Conditions:

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

ALAGAMMAL D/O MUKAN (Ms)
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

**PUBLIC UTILITIES BOARD
CATCHMENT & WATERWAYS DEPARTMENT**
Address : 40 Scotts Road #07-00 Environment Building Singapore 228231

Legal Requisition Reply

Agency Control No. :	Reply Date :	22/08/2017
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. :	277	Devs Plot/Blk No./Name :	
Street Name :	THOMSON ROAD	Unit No. :	
Storey No. :	03		
Development Name :	NOVENA REGENCY		
Postal Code :	307689		
Property Type :	BUILDING	Description :	BUILDING EXISTING/UNDER DEVELOPMENT
Strata Lot No. :	TS 28 U5712T		
Land Lot No. :	TS 28 1341TPT		

-
- 1 The site is affected by drain which is receiving runoff from the neighbouring lots (No plan will be attached).

Surface runoff from the site and all neighbouring lots shall continue to be allowed to discharge through this drain. The boundary fence setback for maintenance of this drain shall not be altered unless specific written permission is obtained from PUB Catchment & Waterways Department.

- 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 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.

Fee : \$ 14.00
(Inclusive of GST)

END OF REPLY

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Agency Ref No. :

Agency Control No. :

**LAND TRANSPORT AUTHORITY(S&L DEPARTMENT)
SURVEY AND LANDS DEPARTMENT**

Address : 1 HAMPSHIRE ROAD BLK 5 LEVEL 2 Singapore 219428

**Legal Requisition Reply
(RAPID TRANSIT SYSTEMS)**

Agency Control No. :		Reply Date :	22/08/2017
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. :	277	Devs Plot/Blk No./Name :	
Street Name :	THOMSON ROAD	Unit No. :	
Storey No. :	03		
Development Name :	NOVENA REGENCY		
Postal Code :	307689		
Property Type :	BUILDING	Description :	BUILDING EXISTING/UNDER DEVELOPMENT
Strata Lot No. :	TS 28 U5712T		
Land Lot No. :	TS 28 1341TPT		

To purchase affected Plans / Notices ? YES

-
- | | | |
|---|--|----|
| 1 | Is the property affected by any Government Gazette Notification published under Section 3 of the Rapid Transit Systems Act (Cap. 263A)? | NO |
| 2 | Are there any unexpired Notices served under Section 5 of the Rapid Transit Systems Act (Cap. 263A) against the property? If so, please state particulars. | NO |
| 3 | Is the property affected by any Government Gazette Notification published under Section 6 of the Rapid Transit Systems Act (Cap. 263A)? | NO |
| 4 | Any other information. | - |

Reject

Pending

Fee : \$ 10.00
(Fee is subjected to 7% GST)

END OF REPLY

Notes :

- The information provided is based on data available at the time of enquiry and is given without prejudice to any changes which may take place subsequently. The above information relates only to the rapid transit system which has been built or which is currently under construction.
- Information on whether the site is affected by compulsory acquisition or any future rapid transit system proposal planned or under study is confidential and cannot be disclosed unless the information has already been gazetted or shown on maps and plans prepared and deposited with the competent authority under Section 3 of the Rapid Transit Systems Act (Cap. 263A), as the case may be. The maps and plans under Section 3 may be inspected at the Survey & Lands Department, LTA, during normal office hours.
- 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.
- 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.
- 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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THIS TRANSACTION THROUGH SNS IS NOT A TAX INVOICE

Agency Ref No. :

Agency Control No. :

**LAND TRANSPORT AUTHORITY(S&L DEPARTMENT)
SURVEY AND LANDS DEPARTMENT**

Address : 1 HAMPSHIRE ROAD BLK 5 LEVEL 2 Singapore 219428

**Legal Requisition Reply
(STREET WORKS)**

Agency Control No.	:		Reply Date	:	22/08/2017
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.	:	277	Devs Plot/Blk No./Name	:	
Street Name	:	THOMSON ROAD	Unit No.	:	
Storey No.	:	03			
Development Name	:	NOVENA REGENCY			
Postal Code	:	307689			
Property Type	:	BUILDING	Description	:	BUILDING EXISTING/UNDER DEVELOPMENT
Strata Lot No.	:	TS 28 U5712T			
Land Lot No.	:	TS 28 1341TPT			

To purchase affected Plans / Notices ? YES

-
- | | | |
|---|--|----|
| 1 | Are there any outstanding Notices or Orders served under the relevant sections of the Street Works Act (Cap 320A) against the property? If so, please state particulars of such Notices or Orders. | NO |
| 2 | Are there any outstanding charges against the property for work done under the relevant sections of the Street Works Act(Cap 320A)? If so, state amount claimed. | NO |
| 3 | Are the following roads public streets:

(1) THOMSON ROAD - PUBLIC | - |
| 4 | Any other information. | - |

Reject

Pending

Fee : \$ 10.50
(Fee is subjected to 7% GST)

END OF REPLY

Notes :

- 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.
- 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.
- 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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THIS TRANSACTION THROUGH SNS IS NOT A TAX INVOICE

Agency Ref No. :

Agency Control No. :

PUBLIC UTILITIES BOARD
WATER RECLAMATION (NETWORK) DEPARTMENT
Address : 40 Scotts Road #14-00 Environment Building Singapore 228231

Legal Requisition Reply

Agency Control No.	:	Reply Date	:	22/08/2017
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.	:	277	Devs Plot/Blk No./Name	:	
Street Name	:	THOMSON ROAD	Unit No.	:	
Storey No.	:	03			
Development Name	:	NOVENA REGENCY			
Postal Code	:	307689			
Property Type	:	BUILDING	Description	:	BUILDING EXISTING/UNDER DEVELOPMENT
Strata Lot No.	:	TS 28 U5712T			
Land Lot No.	:	TS 28 1341TPT			

-
- | | | |
|---|---|----|
| 1 | Are there outstanding notices served under Section 6(1) of the Sewerage and Drainage Act (Chapter 294)? | NO |
| 2 | Are there outstanding notices served under Section 6(2) of the Sewerage and Drainage Act (Chapter 294)? | NO |
| 3 | Are there outstanding notices served under Section 6(3) of the Sewerage and Drainage Act (Chapter 294)? | NO |
| 4 | Are there outstanding notices served against the property under other relevant sections of the Sewerage and Drainage Act or its Regulations? | NO |
| 5 | Are there conditions imposed by the Board with respect to the maintenance of the public sewerage system within the property? | NO |
| 6 | Are there other relevant information pertaining to the property?(Presence of existing sewerage infrastructure to be confirmed through the Sewerage Interpretation Plan) | NO |

Fee : \$ 7.00
(Fee is subjected to 7% GST)

END OF REPLY

Whilst every endeavour is made to ensure that information provided is updated and correct, the Public Utilities Board 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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Agency Control No. :