

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

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Agency Ref No. :

Agency Control No. :

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CSC	Certificate of Statutory Completion	RVBP	BP approval has been revoked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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**NATIONAL ENVIRONMENT AGENCY
SANITATION AND COMPLIANCE DIVISION**

Address : 40 Scotts Road #14-00 Environment Building Singapore 228231

Legal Requisition Reply

Agency Control No. :	Reply Date :	21/04/2022
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. :	29	Devs Plot/Blk No./Name :	
Street Name :	FLORA ROAD	Unit No. :	
Storey No. :	07		
Development Name :	ESTELLA GARDENS		
Postal Code :	509742		
Property Type :	BUILDING	Description :	BUILDING EXISTING/UNDER DEVELOPMENT
Strata Lot No. :	MK 31 U26797N		
Land Lot No. :	MK 31 3625TPT		

-
- | | | |
|---|------------------------------------------------------------------------------------------------------------------------|----|
| 1 | Are there any outstanding notices served under Section 45 (2) (d) of Environmental Public Health Act (Cap 95) ? | NO |
| 2 | Are there any outstanding notices served under Section 45 (6) and 45 (7) of Environmental Public Health Act (Cap 95) ? | NO |
| 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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Agency Ref No. :

Agency Control No. :

**LAND TRANSPORT AUTHORITY
LAND DIVISION**

Address : 1 HAMPSHIRE ROAD BLK 3 LEVEL 1 Singapore 219428

**Legal Requisition Reply
(CROSS-BORDER RAILWAYS)**

Agency Control No. :	Reply Date :	20/04/2022
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. :	29	Devs Plot/Blk No./Name :	
Street Name :	FLORA ROAD	Unit No. :	
Storey No. :	07		
Development Name :	ESTELLA GARDENS		
Postal Code :	509742		
Property Type :	BUILDING	Description :	BUILDING EXISTING/UNDER DEVELOPMENT
Strata Lot No. :	MK 31 U26797N		
Land Lot No. :	MK 31 3625TPT		

Please email to the above contact person for purchasing of affected Plans / Notices.

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- | | | |
|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| 1 | Is the property affected by any Government Gazette Notification published under Section 5 of the Cross-Border Railways Act 2018 (Act 21 of 2018)? | NO |
| 2 | Are there any unexpired Notices served under Section 8 of the Cross-Border Railways Act 2018 (Act 21 of 2018) against the property? If so, please state particulars. | NO |
| 3 | Is the property affected by any Government Gazette Notification published under Section 47 of the Cross-Border Railways Act 2018 (Act 21 of 2018)? | NO |
| 4 | Any other information. | - |

Reject

Pending

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 cross-border railways 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 5 of the Cross-Border Railways Act 2018 (Act 21 of 2018), as the case may be. The maps and plans under Section 5 may be inspected at the Survey & Lands Division, 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 7 of the Cross-Border Railways Act 2018 (Act 21 of 2018) 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
LAND DIVISION**

Address : 1 HAMPSHIRE ROAD BLK 3 LEVEL 1 Singapore 219428

**Legal Requisition Reply
(STREET WORKS)**

Agency Control No. :	Reply Date :	20/04/2022
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. :	29	Devs Plot/Blk No./Name :	
Street Name :	FLORA ROAD	Unit No. :	
Storey No. :	07		
Development Name :	ESTELLA GARDENS		
Postal Code :	509742		

Property Type :	BUILDING	Description :	BUILDING EXISTING/UNDER DEVELOPMENT
Strata Lot No. :	MK 31 U26797N		
Land Lot No. :	MK 31 3625TPT		

Please email to the above contact person for purchasing of affected Plans / Notices.

-
- | | | |
|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| 1 | Are there any outstanding Notices or Orders served under the relevant sections of the Street Works Act 1995 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 1995? If so, state amount claimed. | NO |
| 3 | Are the following roads public streets:

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

Reject

Pending

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

Address : 40 Scotts Road #22-01 Environment Building Singapore 228231

Legal Requisition Reply

Agency Control No.	:	Reply Date	:	20/04/2022
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.	:	29	Devs Plot/Blk No./Name	:	
Street Name	:	FLORA ROAD			
Storey No.	:	07	Unit No.	:	
Development Name	:	ESTELLA GARDENS			
Postal Code	:	509742			

Property Type	:	BUILDING	Description	:	BUILDING EXISTING/UNDER DEVELOPMENT
Strata Lot No.	:	MK 31 U26797N			
Land Lot No.	:	MK 31 3625TPT			

-
- 1 Whilst every endeavour is made to ensure that the information provided is updated and correct as at the date of this reply, PUB makes no representation or warranty, express or implied, as to the accuracy, reliability or completeness of the information provided in this reply and/or the PUB Services Plans described below. Further, PUB disclaims any and all liability for any damage or loss howsoever caused that may be suffered by the Applicant and any other person directly or indirectly as a result of, arising from, or in connection with any incompleteness, inaccuracy, error or omission in this reply and/or the PUB Services Plans described below. Applicants shall exercise due diligence before applying the information provided in this reply and/or the PUB Services Plans to their particular circumstances.

PUB Services Plans

- 2 The Drainage Interpretation Plan (DIP), Sewerage Information Plan (SIP), and Water Service Plan (WSP) are / will be available for download in your InteReq inbox.
- 3 The existing drainage system, public sewerage system, and water supply system shall not be altered or interfered with unless specific written approval is obtained from PUB.

Outstanding Notices

- | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| 4 Are there outstanding notices with respect to drainage served against the property under the Sewerage and Drainage Act (Chapter 294) or its Regulations? | NO |
| 5 Are there outstanding notices with respect to sewerage served against the property under the Sewerage and Drainage Act (Chapter 294) or its Regulations? | NO |
| 6 Are there outstanding notices with respect to water supply served against the property under the Public Utilities Act (Chapter 261) or its Regulations? | NO |

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Agency Ref No. :

Agency Control No. :

Other Relevant Information

7 Is there any other relevant information with respect to flood protection within or in the vicinity of the property? NO

8 Is there any other relevant information with respect to the public sewerage system within or in the vicinity of the property? NO

It is common to find sewers and manholes within the boundary of private properties. You should ascertain the presence of existing sewers and manholes within this property through the Sewerage Information Plan (SIP). Public sewers are indicated as black or blue solid lines on the SIP. Where the public sewer exists within the lot, there is a need to provide sewer setback as required according with the PUB's Code of Practice for Sewerage and Sanitary Works (2nd Edition) when the property is undergoing additions and alterations or redevelopment.

9 Is there any other relevant information with respect to water supply system within or in the vicinity of the property? NO

It is common to find watermains within the boundary of private properties. You should ascertain the presence of existing watermains within this property through the Water Service Plan (WSP).

Please note that compliance with the requirements in PUB (Water Supply Network) Department's advisory note on the prevention of damage to water pipes and other requirements imposed as part of PUB's written approval (where applicable) will be required for any proposed additions & alteration works or redevelopment of the property. This includes keeping structures out of PUB's watermain setback area if works are carried out in the vicinity of the setback area. The advisory note can be found at:
https://www.pub.gov.sg/documents/Watermains_AdvisoryNote.pdf

To ensure adequacy and continuity of the water supply in accordance with SS 636 - Code of Practice for Water Services, a water tank will have to be installed within the premises to supply water to water fittings located higher than 25 metres above mean sea level. A NEWater tank will have to be installed within the premises to supply NEWater to NEWater fittings located higher than 15 metres above the mean sea level. The size of the water/NEWater tank should be equivalent to one day's worth of water/NEWater required by the water service installation that is receiving water/NEWater from the water/NEWater tank.

END OF REPLY

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Legal Requisition Reply

Agency Control No. :	Reply Date : 21/04/2022
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. : 29	Devs Plot/Blk No./Name :
Street Name : FLORA ROAD	Unit No. :
Storey No. : 07	
Development Name : ESTELLA GARDENS	
Postal Code : 509742	
Property Type : BUILDING	Description : BUILDING EXISTING/UNDER DEVELOPMENT
Strata Lot No. : MK 31 U26797N	
Land Lot No. : MK 31 3625TPT	

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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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					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.