

Circular No : URA/PB/2013/05-DCG
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Fax: 6227 4792

Date : 01 July 2013

CIRCULAR TO PROFESSIONAL INSTITUTES

REVISED PROCEDURE FOR DEVELOPMENT APPLICATIONS INVOLVING LIFTING OF TITLE RESTRICTIONS AND PAYMENT OF DIFFERENTIAL PREMIUM (DP)

Who should know

Building owners, developers, architects and engineers

Effective date

With effect from 01 July 2013

Existing Requirements

1. Currently, in a case where a development proposal results in enhancement in land value, landowners with State titles specifying use and/or the maximum allowable intensity of the land are to apply to the Singapore Land Authority (SLA) for lifting of title restrictions after the Grant of Written Permission (WP) is issued by Urban Redevelopment Authority (URA). Differential Premium (DP) is to be paid in consideration for the lifting of title restrictions.

Land Owners are to apply to SLA for Lifting of Title Restrictions upon issuance of Provisional Permission

2. URA and SLA have reviewed our procedures for development proposal which requires lifting of title restrictions.
3. With effect from 1 July 2013, if a development proposal results in enhancement in land value, landowners are to apply to SLA for lifting of title restrictions upon issuance of Provisional Permission (PP). This requirement is applicable to all development proposal with PP issued on or after 1 July 2013.

4. Proof of differential premium (DP) payment (i.e. SLA's receipt) must be provided together with the resubmission application to URA. Resubmission applications without proof of DP payment will not be accepted by URA for processing.
5. The DP payable will be computed based on the use(s) and intensity as declared by the Qualified Person (QP) in the development application (DA) for PP. Should the approved use and/or intensity in the Written Permission deviate from what was declared in the PP plans, the landowners will have to submit a fresh application to SLA for further lifting of title restriction and to pay additional DP (if any), after WP has been issued.
6. The revised procedure is outlined in Appendix 1 of this circular.
7. We would appreciate it if you could convey the contents of this circular to the relevant members of your respective organisations. If you or your members have any queries concerning this circular, please do not hesitate to contact the following:
 - a) SLA - Tel: 1800 323 9829
 - b) URA - Tel: 6223 4811

Thank you

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for CHIEF EXECUTIVE OFFICER
URBAN REDEVELOPMENT AUTHORITY

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SINGAPORE LAND AUTHORITY

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