

Circular No : URA/PB/2024/02-DCG
Our Ref : DC/ADMIN/CIRCULAR/PB_24
Date : 01 SEP 2024

CIRCULAR TO PROFESSIONAL INSTITUTES

Who should know

Building owners, developers, and architects

Effective date

With immediate effect

PROCESSING FEE STRUCTURE FOR DEVELOPMENT APPLICATIONS SUBMITTED VIA CORENET X

1. URA has updated the processing fee structure for development application (“DA”) submitted via CORENET X (“CX”), by apportioning the fees payable at the respective Gateways. There is no change to the fee structure for DAs made under CORENET 2.0 (“CN2”).

DA Processing Fees Submitted via CX

2. Under the current fee structure, DA processing fees as laid out in the Fee Schedule is payable upfront for each application to URA under CN2.
3. Under the Regulatory Approval Process for Building Works (RABW), applicants are guided to make two separate applications to URA via CX [i.e. Design Gateway (DG) and Construction Gateway (CG)]. Accordingly, DA processing fees in the Fee Schedule will also be apportioned accordingly at the respective Gateways. Specifically, 50% of the processing fees will be payable upon DG submission, and the remaining 50% to be paid upon CG submission.
4. Overall, the total DA processing fee payable for submissions at the two Gateways will be the same as a submission made under CN2 currently. The updated fee structure for CX submissions would benefit the industry by spacing out financial commitment and cashflow for development projects.
5. For DA submitted via Direct Submission Process, processing fees as stipulated in the Fee Schedule will be payable at the point of submission.

Resubmission Fees under CX

6. Currently, resubmission fees are payable for the 2nd and each subsequent resubmission for DAs, based on 50% of the fees paid at the new submission stage.

7. To allow some flexibility for transition to RABW under CX, resubmission fees will only be payable for the third and each subsequent resubmission at each Gateway for submissions made via CX. The resubmission fee amount will be pegged at 50% of the DA processing fees paid at the respective Gateway. See [Appendix 1](#) for an example of resubmission fee computation.
8. The above resubmission fee structure under CX will be effective until end 2025, and will be further reviewed then.

Implementation

9. The updated processing fee structure for DAs submitted via CX will take immediate effect. For DAs submitted under CN2, the current fee structure will continue to apply.
10. For applicants who have already submitted their application via CN2 and have obtained a decision e.g. Grant of Provisional Permission (PP), they can transit to CX within the validity of the PP and make a submission under Construction Gateway without incurring additional DA processing fees. The processing fee paid upfront as part of the application submitted via CN2 will be used to offset the fees payable at Construction Gateway. Resubmission fees under CX, if any, will be computed based on the approach in para 7 above.
11. The updated Fees Schedule (2024) is attached in the [Appendix 2](#). It can also be downloaded from our website.
12. I would appreciate it if you could convey the contents of this circular to the relevant members of your organisation. If you or your members have any queries concerning this circular, please [email us](#).

Thank you.

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for CHIEF EXECUTIVE OFFICER
URBAN REDEVELOPMENT AUTHORITY

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Appendix 1 – Example of resubmission fee computation under CX

DA processing fee computed based on Fee Schedule = **\$3500**

At Design Gateway (DG)

DA processing fee payable at DG: $50\% \times \$3500 = \1750

Resubmission fee (for 3rd and each subsequent resubmission under DG) = **$50\% \times \$1750$**

At Construction Gateway (CG)

DA processing fee payable at CG: $50\% \times \$3500 = \1750

Resubmission fee (for 3rd and each subsequent resubmission under CG) = **$50\% \times \$1750$**

Appendix 2: URA Development Control & Conservation Fee Schedule

(Updated in Sep 2024)

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Introduction

- This Fee Schedule shows the fees payable for Development Applications submitted to URA and other Development Control services. It takes reference from the Planning Act (Cap 232) and its subsidiary legislation.
- For Development Applications submitted to URA via CORENET X, 50% of the processing fees will be payable at Design Gateway and the remaining 50% of the fees payable at Construction Gateway. For Direct Submission Process (i.e. where application is made directly to URA at Construction Gateway), the processing fees shown in the Fee Schedule will be payable at the point of application.

Table 1: New Erection applications¹

Type of application	Detail	Fee (\$)
Outline Application	<i>Fee for Outline Applications for New Erection are 50% of the formal application fee. The Outline Application fee will not offset the subsequent formal application fee.</i>	-
Multiple Development Options (MDO)	<i>Fees are charged based on the option with highest application fee payable, and each additional option is charged 75% of the formal application fee.</i>	-
Land extensive development (as listed in Table 8)	First 1,000 sqm of development site area or part thereof	3,500
	Subsequent 1,000 sqm of development site area or part thereof (per additional 1,000 sqm)	100
Land intensive development (Group A & B shown in Table 9)	First 1,000 sqm of GFA or part thereof	3,500
	Subsequent 100 sqm of GFA or part thereof (per additional 100 sqm) for Group A developments	200
	Subsequent 100 sqm of GFA or part thereof (per additional 100 sqm) for Group B developments	100
Landed Housing	Single unit of landed dwelling house in GCBA	8,000
	Single unit of landed dwelling house outside of GCBA	6,000
Free-standing structure	Erection of free-standing structure, including ORAs, of < 120 sqm GFA (per 30 sqm of GFA or part thereof)	600

¹ For redevelopment proposals where the existing development was approved before 1 Sep 1989, there may be a need to re-compute the approved floor area of the development to the current GFA definition. If applicable, this requirement will be conveyed to the Applicant in the Grant of Provisional Permission. An additional fee for GFA verification (see [Table 7](#)) will be payable.

Table 2: Additions & Alterations (A&A) applications, and Amendment to New Erection/A&A Approved Plans²

Type of application	Detail	Fee (\$)
Outline Application	Fee for Outline Applications for A&A are 50% of the formal application fee. The Outline Application fee will not offset the subsequent formal application fee.	-
A&A involving erection/extension of a new building	Fees will be based on the GFA of the new building and computed as "Land intensive development". Refer to Table 1	
A&A to conserved building within Historic Conservation Areas	Refer to Table 3	-
Multiple Development Options (MDO)	Fees are charged based on the option with highest application fee payable, and each additional option is charged 75% of the formal application fee.	-
Land extensive development (as listed in Table 8)	-	4,800
Land intensive development	Fee will be based on the number of affected storeys. ³	3,500 + 600 per affected storey
Landed Housing	Single unit of landed dwelling house, or single unit of strata landed dwelling house	3,000
Free-standing structure	A&A to free-standing structure, including ORAs, of < 120 sqm GFA	600
Minor A&A to a single residential strata unit	Applicable for residential flat or condominium development (e.g. covering of open roof terrace, private enclosed space)	600

² For certain major A&A or Amendment to A&A proposals, there may be a need to re-compute the approved floor area of the development to the current GFA definition. If applicable, this requirement will be conveyed to the Applicant in the Grant of Provisional Permission, and an additional fee for GFA verification (see [Table 7](#)) will be payable.

³ Storey refers to the horizontal arrangement of parts of a storey of a building. The roof, an attic, a mezzanine floor, and a basement floor are each considered a storey. Typical storey plan will be counted as one storey. All ancillary facilities within a development, excluding separate car park buildings, are considered to be a building having a number of storeys equivalent to that of the ancillary facility with the highest number of storeys in the development.

Table 3: Additions & Alterations (A&A) or Amendment to Approved Plans for conserved buildings within Historic Conservation Areas⁴

Type of application	Detail	Fee (\$)
<i>Conserved buildings outside of Historic Conservation Areas, and all National Monuments</i>	<i>For A&A and Amendment, refer to Table 2.</i>	-
Works include Category 1 works proposed for at least one conserved building	Works on only 1 conserved building	3,500
	Works on only 2 conserved buildings	6,500
	Works on more than 2 conserved buildings	6,500 + 2,500 per conserved building for the 3rd and each subsequent conserved building
Works include Category 2 Works proposed for at least one conserved building (and works do not include Category 1 works)	Works on only 1 conserved building	2,000
	Works on only 2 conserved buildings	3,500
	Works on more than 2 conserved buildings	3,500 + 1,000 per conserved building for the 3rd and each subsequent conserved building
Works proposed for strata unit in a conserved building	Works on only 1 conserved strata unit	2,000
	Works on only 2 conserved strata units	3,500
	Works on more than 2 conserved strata units	3,500 + 1,000 per conserved strata unit for the 3rd and each subsequent conserved strata unit
Category 3 works to a conserved building	No fees charged	-

⁴ Historic Conservation Areas comprise the Historic Districts and Residential Historic Districts. See [Table 10](#). Details on Category 1, 2, and 3 works can be found on the URA website at <https://www.ura.gov.sg/Corporate/Guidelines/Conservation/Additions-Alterations/Types-Works>.

Table 4: Change of Use, Subdivision, Demolition, Earthworks, and other applications

Type of application	Detail	Fee (\$)
Change of Use (Change of Use Lodgment, see Table 6)	Change of Use of land and/or building <i>Multiple Development Options (MDO): Each additional option will be charged 50% of the formal application fee</i>	500
	Renewal of Temporary Permission to continue an approved use	500
Subdivision (incl. Amendment to Approved Plans)	Subdivision of land	1,500
	Subdivision of building	2,000
	Subdivision of land & building	3,500
Demolition	-	150
Earthworks	-	2,000
Others	Development or Conservation works that are not otherwise classified under Table 1 to Table 4	3,000

Table 5: Resubmissions to Development Applications, Retention of Unauthorised Structures or Use, Extension of Permissions

Type of application	Detail	Fee (\$)
Resubmissions	For development applications in Table 1 to Table 4 which are submitted via CORENET 2.0, resubmissions fees will be payable for the 2 nd and each subsequent resubmission if planning conditions stipulated in the preceding planning decision are not fully complied with (without an approved written waiver)	50% of the processing fee of the new application
	For applications made via CORENET X, URA will charge resubmission fees for the third resubmission onwards at respective Gateways.	50% of the processing fee paid at the respective Gateways.
Retention of Unauthorised Structures or Use ⁵	For retention of unauthorised structures/use under Table 1 to Table 4, an additional fee component is payable in addition to the processing fee for the respective items.	2,500
Extension of Permissions	Extension of validity for Outline Permission ⁶ , Provisional Permission, and Written Permission including Conservation Permission (For 1 st and 2 nd extensions only. For 3 rd and subsequent extensions, an increase of \$1000 will be imposed per extension)	500
	Renewal of Temporary Permission for approved structure (and its use) or works	500
	Renewal of Temporary Permission for Change of Use	See Table 4
	Extension of validity of Plan Lodgment	See Table 6

⁵ Civil Penalty will be charged in addition to the applicable processing fee(s).

⁶ Only one extension of validity is allowed for an Outline Permission.

Table 6: Master Plan Amendment, Plan Lodgment, Request for Written Waiver, Home Office Scheme and Pre-application Consultation Service

Type of application	Detail	Fee (\$)
Master Plan Amendment	-	4,500
Plan Lodgment	For single unit of landed housing (new erection/reconstruction)	1,000
	For single unit of landed housing (additions & alterations)	700
	For development on HDB/JTC lands (new erection)	1,200
	For development on HDB/JTC lands (additions & alterations)	850
	For development on land for agriculture use (new erection)	1,200
	For development on land for agriculture use (additions & alterations)	850
	For development within Enterprise District (new erection)	1200
	For development within Enterprise District (additions & alterations)	850
	For change of use within Enterprise District	150
	For change of use	150
	For change of use on land for agriculture use	150
	For strata subdivision of building	700
	Extension of validity of Plan Lodgment	200
Request for Written Waiver	Request for review of conditions or guidelines (per item requested for review)	300
Home Office Scheme	Registration fee, per dwelling unit	20
Pre-application Consultation Service (PACS) within Designated Areas (shown in Appendix 2 of URA Circular No: URA/PB/2018/01-DCG)	1 – 4 units of landed houses; or 1 – 4 units of conserved buildings within Historic Conservation Areas	2,180
	Other developments	5,450
	1 – 4 units of landed houses; or 1 – 4 units of conserved buildings within Historic Conservation Areas	2,180

Type of application	Detail	Fee (\$)
Pre-application Consultation	Other developments, with total proposed GFA < 10,000 sqm	3,270
Service (PACS) outside of Designated Areas	Other developments, with total proposed GFA ≥ 10,000 sqm	5,450

Table 7: Other Development Control services

Type of service	Detail	Fee incl GST (\$)
Enquiries and Searches (for each lot or property)	Enquiry regarding encumbrance on property – DC15	109
	Official search made under Rule 10(4) of Planning (Development) Rules 2008 – Legal Requisition	54.50
Certification and Verification	Verification of Gross Floor Area (GFA) (per floor of the building)	272.50
	Certified true copy of any notice, certificate or order issued under the Act (per sheet)	5.45
	Endorsement by the Competent Authority that a copy of any approved plan is a true copy of approved plan kept in his office (per sheet of plan)	5.45
	Copying an approved plan kept in the office of the Competent Authority (per set of plans) <i>(No charges for inspection of plans)</i>	27.25
	Inspection of the Development Register	32.70

Table 8: Examples of Land Extensive Developments

Land Extensive Development	
<ul style="list-style-type: none"> • Agro-technology farm • Amusement park • Bird Park/Zoo and other similar attractions • Drive-in cinema • Driving circuit • Fisheries centre • High technology farm with research centre • Infrastructure works for the parcellation of vacant land involving road preparation and erection of electrical substation • Jetty • Mega exhibition centre • Military Academy • Military camp • Open park with ancillary facilities such as toilets • Open vehicles / car parks • Outdoor stadium 	<ul style="list-style-type: none"> • Police Academy • Polo club, turf club or golf courses • Port • Power station • Prison • Rapid transit system depot, bus depot, bus interchange • Receiving and transmitting station • Refinery • Sewage treatment plant • Theme park • Sports Complex • Swimming complex • Waste water treatment plant • And any such other developments that the Competent Authority may allow

Table 9: Developments Grouped by Broad Land Use Types

Group A	Group B
<ul style="list-style-type: none"> • White * • Commercial • Hotel • Commercial & Residential • Sports & Recreation • Commercial / Institution * • Residential (non-landed) • Residential with 1st storey commercial • Residential (strata-landed) • Residential / Institution * <p><i>* For developments on mixed-use zoning, if the use with a lower rate takes up at least 80% of the overall floor area, the rates for that use would apply for the computation of the processing fees for the entire development.</i></p>	<ul style="list-style-type: none"> • Business 1 • Business 1 – White • Business 2 • Business 2 – White • Business Park • Business Park – White • Utility • Transport Facilities • Rapid Transit • Civic & Community Institution • Health & Medical Care • Place of Worship • Education Institution • Land extensive developments

Table 10: Glossary

A&A	Additions & Alterations
GCBA	Good Class Bungalow Area
GFA	Gross Floor Area
Historic Conservation Areas	<p>The Historic Conservation Areas are Chinatown (Kreta Ayer, Telok Ayer, Bukit Pasoh, Tanjong Pagar), Little India, Kampong Glam, Boay Quay, Blair Plain, Emerald Hill and Cairnhill.</p> <p>Their respective boundaries can be found on the URA Conservation website under Historic Districts and Residential Historic Districts.</p>
ORA	Outdoor Refreshment Area