



Our Ref: LTA/DBC/ R70.018.001

Date: 2 September 2019

CIRCULAR TO PROFESSIONAL INSTITUTIONS

Who should know

Building Owners, Developers, Architects, Engineers and Transport / Traffic Consultants

- (A) SERVICE IMPROVEMENT - CONSOLIDATED SUBMISSION FOR ROADS & TRANSPORT AND VEHICLE PARKING CLEARANCE AT DEVELOPMENT CONTROL (DC) STAGE**
- (B) STANDARDISATION OF DESCRIPTION FOR PLOTS INTENDED FOR VESTING AS STREET RESERVE**

Effective date

This applies to all **new submissions** to LTA made **after 1 October 2019**. However, re-submissions to LTA are also encouraged to follow the new submission requirement.

(A) SERVICE IMPROVEMENT - CONSOLIDATED SUBMISSION FOR ROADS & TRANSPORT AND VEHICLE PARKING CLEARANCE AT DEVELOPMENT CONTROL (DC) STAGE

1. Currently, submissions for Roads & Transport clearance and pre-consultations for Vehicle Parking proposal at Development Control (DC) stage are submitted independently. With a view to reduce touch points for the industry, LTA will now require the submission at DC stage to incorporate plans and forms pertaining to both Roads & Transport and Vehicle Parking aspects.
2. The consolidated submission also aims to cut down on the process of seeking clearances sequentially where comments on Roads & Transport aspects have a “knock-on” effect on Vehicle Parking aspects or vice versa. LTA will co-ordinate the comments on both aspects before issuing a consolidated reply.

3. The consolidated submission paves the way for expedited clearance on both Roads & Transport and Vehicle Parking aspects.
4. The Roads & Transport Corenet e-form will be modified to reflect the consolidated submission at the DC stage and the pre-consultation option in the Vehicle Parking e-form will be removed. The revised forms will be made available on **1 October 2019**.

(B) STANDARDISATION OF DESCRIPTION FOR PLOTS INTENDED FOR VESTING AS STREET RESERVE

5. Currently, developments that are required to vest land for street reserve(s) are required to include it in the plot description in the site plan and first storey plan submitted to LTA and URA. The plot description describes the intended use of the various plots of the proposed development including plots intended for vesting as street reserve(s).
6. We have observed that these plot descriptions come in various formats carrying various phrasings of the vesting intent. Such practice could lead to downstream issues while LTA carries out the vesting of the street reserve plots.
7. Therefore, the following standardised description shall be adopted for descriptions of plots intended for vesting as street reserve:

“Plot ___ shall be vested in the State with vacant possession and free from encumbrances for street reserve(s) as required by Land Transport Authority for the construction of any new street or to widen, open, enlarge or otherwise improve any existing street, without the Government or the Land Transport Authority making any payment or giving any consideration whatsoever for the same, prior to the issue of the Certificate of Statutory Completion by the Building and Construction Authority.”

Please see sample of plot description in Annex A.

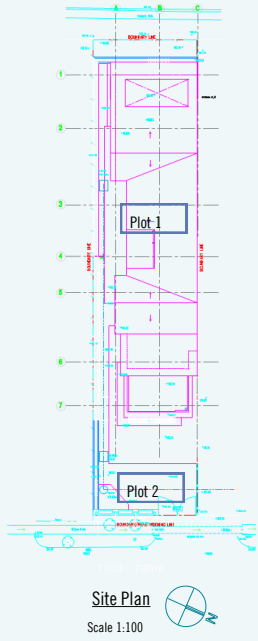
Enquiries

8. We would appreciate it if you could convey the contents of this circular to relevant members of your respective organisations. If you have any queries, please send an email to lta-dbc_registry@lta.gov.sg.

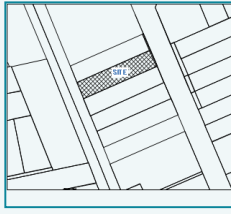
Thank you.

Quek Teck Beng
Deputy Director
Development & Building Control

Sample Plot Descriptions



Site Plan
Scale 1:100



LTA

Project title:
Project title

Owner/Applicant:
Name & address of owner

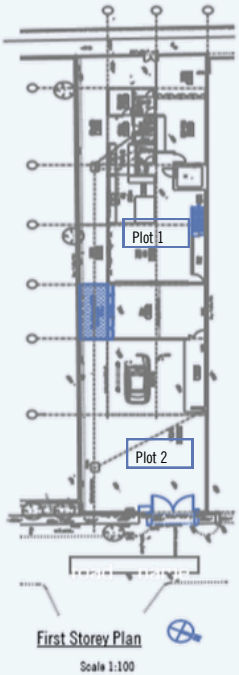
Sign: _____

Sign: _____

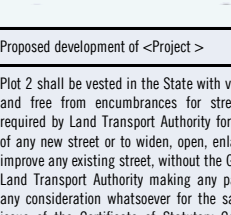
Dwg No.:	Date:
Scale:	Drawn:
File No.:	Sheet: Rev:

Plot 1	Proposed development of <Project >
Plot 2	Plot 2 shall be vested in the State with vacant possession and free from encumbrances for street reserve(s) as required by Land Transport Authority for the construction of any new street or to widen, open, enlarge or otherwise improve any existing street, without the Government or the Land Transport Authority making any payment or giving any consideration whatsoever for the same, prior to the issue of the Certificate of Statutory Completion by the Building and Construction Authority.

Site Plan



First Storey Plan
Scale 1:100



LTA

Project title:
Project title

Owner/Applicant:
Name & address of owner

Sign: _____

Sign: _____

Dwg No.:	Date:
Scale:	Drawn:
File No.:	Sheet: Rev:

Plot 1	Proposed development of <Project >
Plot 2	Plot 2 shall be vested in the State with vacant possession and free from encumbrances for street reserve(s) as required by Land Transport Authority for the construction of any new street or to widen, open, enlarge or otherwise improve any existing street, without the Government or the Land Transport Authority making any payment or giving any consideration whatsoever for the same, prior to the issue of the Certificate of Statutory Completion by the Building and Construction Authority.

First Storey Plan

Distribution List (via e-mail):

President Singapore Institute of Architects	info@sia.org.sg
Chairman Singapore Institute of Surveyors and Valuers	sisv.info@sisv.org.sg
President Association of Consulting Engineers Singapore	secretariat@aces.org.sg
President Singapore Contractors Association Ltd (SCAL)	enquiry@scal.com.sg
President Institution of Engineers, Singapore	ies@iesnet.org.sg
President Real Estate Developers' Association of Singapore (REDAS)	redas_secretariat@redas.com
President Board of Architects, Singapore	boarch@singnet.com.sg
Registrar Professional Engineers Board, Singapore	registrar@peb.gov.sg
Group Director Development Control, URA	goh_chin_chin@ura.gov.sg
Group Director Development Services, URA	ler_seng_ann@ura.gov.sg
Group Director Physical Planning, URA	yvonne_lim@ura.gov.sg
Group Director Building Quality Group, HDB	neo_poh_kok@hdb.gov.sg
Group Director Building Plan & Management Group, BCA	clement_tseng@bca.gov.sg
Director Land Planning Division JTC Corporation (JTC)	tang_hsiao_ling@jtc.gov.sg
Chief (Sports Facilities) Sports Singapore	lim_hong_khiang@sport.gov.sg
Group Director Parks Development Division, Nparks	kartini_omar- hor@nparks.gov.sg

Director Hawker Centres Division, NEA	ivy_ong@nea.gov.sg
Tai Ji Choong Director Vector Control and Sanitation Department, NEA	tai_ji_choong@nea.gov.sg
Director Centralised Services Department Public Utilities Board	george_madhavan@pub.gov.sg
Director Catchment & Waterways Department Public Utilities Board	yeo_keng_soon@pub.gov.sg

All CORENET e-Info subscribers