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Our Ref: LTA/DBC/ R70.018.037

Date: 22 July 2016

CIRCULAR TO PROFESSIONAL INSTITUTIONS

Dear Sirs

EXPANSION OF LODGEMENT SCHEME FOR DEVELOPMENT CONTROL (DC) LAYOUT PLANS FOR LANDED HOUSING DEVELOPMENTS

Who should know

Building owners, developers, architects and engineers

Effective Date

2 August 2016

Expansion of the Lodgement Scheme

1. We are pleased to announce that the lodgement scheme would be further expanded to include lodgement of Development Control (DC) layout plans by Qualified Persons (QPs) for landed housing developments.
2. All landed housing proposals can be lodged **except** proposals involving any of the following:
 - a) developments affected by Road Reserve Line
 - b) proposals involving multiple dwelling units
 - c) proposals requiring change in traffic scheme (eg. proposed relocation of hump, bus stop, etc)
 - d) proposals involving relocation of access to another road frontage
 - e) proposed works within the road structure safety zone (RSSZ)
 - f) proposed works within the influence zone of road tunnel reserve. *(Proposed developments that are within 50m from the line of road tunnel reserve are to confirm with LTA if their developments qualify for lodgement.)*
3. Under this scheme, the QP declares that he has designed the proposed works in full compliance with the prevailing code of practices, standards and guidelines. The proposal is deemed approved after the plans and supporting documents are lodged with the LTA.

4. This new initiative is expected to benefit many landed housing developments that are submitted to LTA currently, as it would effectively cut down the time needed for it to review the DC layout plans.
5. We would like to take this opportunity to highlight to the industry that all lodgement submissions are deemed to have complied fully with our requirements as declared by the QP in the declaration form. If there are any deviation(s) from LTA's requirements on the plan proposals, a pre-consultation or a DC layout plan submission highlighting the deviation(s) must be made. Any request for waiver made at the CSC stage due to incorrect lodgement will be turned down.
6. To assist the industry, we have prepared a Lodgement Guidebook to highlight the essential points needed for a quality lodgement application for DC and Street Plan proposals. The Guidebook also contains good practices and common mistakes made in plan submissions (*available at www.lta.gov.sg, Home > Industry Matters > Development, Building, Construction & Utility Works > Street Proposals and Works on Public Streets > Guidelines*). We hope that these pointers will help QPs in their DC lodgement submissions.
7. The revised Corenet submission forms would be made available on 2 Aug 2016. All submissions made on or after this date shall use the revised forms to avoid any rejection by the system.

Enquiries

8. We would appreciate it if you could convey the contents of this circular to the relevant members of your organisation and building owners/developers who may benefit from this initiative. If you or your members have any queries concerning this circular, please email us at lta-dbc_registry@lta.gov.sg.

Yours faithfully



Quek Teck Beng
Deputy Director
Development & Building Control Division