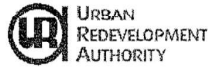


URA'S GRANT OF WRITTEN PERMISSION DATED 17 APR 2012



To make Singapore a great city to live, work and play in

**GRANT OF WRITTEN PERMISSION**

Under The Planning Act (Cap 232, 1998Ed)

Your Ref : A1002-00003-2012
 Our Ref : DC/AREA/12/0003_S(M)
 Subm No. : 12/004
 Date : 17 April 2012

FOR OFFICIAL USE

Decision No : 12/004

W ARCHITECTS
 205 HENDERSON ROAD
 SINGAPORE 159549
 Attn: Mr Mok Wei Wei

PART I - PARTICULARS OF APPLICATION

- | | |
|--|--|
| 1. Name and Address of Developer | LEE KUAN YEW
38 OXLEY ROAD
SINGAPORE 238628 |
| 2. Date application received | 29 Mar 2012 |
| 3. Description of land which is the subject of the application | TS20 ON LOT 99909X
38 OXLEY ROAD (RIVER VALLEY PLANNING AREA) |
| 4. Description of the development proposed in the application | |

PROPOSED ADDITIONS AND ALTERATIONS TO EXISTING 2-STOREY DETACHED DWELLING HOUSE ON LOT 99909X, TS 20 AT 38 OXLEY ROAD (RIVER VALLEY PLANNING AREA)

PART II - PARTICULARS OF DECISION

1. Planning Permission is granted under Section 14(4) of the Planning Act (Cap 232, 1998Ed) for the application referred to in Part I for the development shown in the plan registered as Plan (B) in DC/AREA/12/0003_S(M) (hereinafter called the "approved plans").
2. The details of the Planning Permission are set out in Part III and the approved plans which are enclosed herewith.
3. The Planning Permission is subject to the conditions¹, if any, set out in Part IV.
4. The additional notes, if any, set out in Part V are for your information.

PART III - DETAILS OF THE PLANNING PERMISSION

Development as shown verged red on Proposal Plan (B) for a landed housing as follows:

PLOT (1) - VERGED FOR THE PROPOSED ADDITIONS AND ALTERATIONS TO EXISTING 2-STOREY DETACHED DWELLING HOUSE

¹ The Competent Authority may cancel the permission if any of these conditions is not complied with

PART IV - PLANNING CONDITIONS

- a. In granting this Planning Permission, the Competent Authority has acted in reliance on the following :-
- (i) There is no false or misleading information, statement or particulars furnished in relation to the application;
 - (ii) All certification(s) and declaration(s) submitted for the application is/are true and accurate; and
 - (iii) The proposal as set out in the latest resubmission dated 17 April 2012 for the application complies with all relevant Development Control guidelines.
- Where it is subsequently established that the matters referred to in (i), (ii) or (iii) above are untrue or inaccurate, the Applicant shall -
- (A) Within such period as specified in a notice in writing by the Competent Authority submit an amendment application to comply with such requirements as specified in the said notice; and
 - (B) Comply with all written instructions and directions given by the Competent Authority to obtain written permission for the amendment application.
- b. The total gross floor area of the proposed building is 871.1 m². The overall plot ratio is 0.7774 (gross). Total gross floor area of the proposed building shall not exceed 871.1 m². The overall plot ratio shall not exceed 0.7774 (gross).
- c. The proposed A&A works carried out and shown coloured pink have to be setback to meet the current guidelines should the structure comes up for a reconstruction.
- d. No access to R.C. flat roof except for maintenance only.
- e. The proposed car porch shall not be accessible except for maintenance only and should be non-load bearing.
- f. The proposed car porch at 2nd storey, which has been excluded from computation of the total gross floor area of the proposed development, shall at all times be used solely for car parking only and no other purposes unless with the prior written approval of the Competent Authority.
- g. The open roof terrace is not to be enclosed or roofed over.
- h. No structures or other uses are allowed on the rooftop unless otherwise approved by the Competent Authority.
- i. The certifications and/or declarations contained in the application referred to in the above are true and accurate. Where it is subsequently established that the said certifications and/or declarations are untrue or inaccurate, this planning permission shall be liable to be cancelled by the Competent Authority.
- j. Unless expressly stated otherwise in Part III and/or this Part, the Planning Permission is granted only for the development shown in the approved plans which are within the boundary of the land described in paragraph 3 in Part I.
- k. The owner is to take appropriate measures to prevent spillage of rainwater to the neighboring property arising from the roof eaves and sun-shading devices.
- l. All reinforced concrete ledges shall not be converted to any other uses (e.g. air conditioning condenser ledges) without prior planning approval.

PART V - ADDITIONAL NOTES

- a) In accordance with Section 20(1) of the Planning Act (Cap 232, 1998 Ed), the Permission shall lapse on 17 April 2014, if the development is not completed by the said date.

PART VI – ADVISORY NOTES

1. Building Plans may have to be submitted and approved by the Commissioner of Building Control. Please liaise directly with the Building and Construction Authority before the commencement of works.
2. The planning permission has been granted based on planning guidelines. You are required to comply with the technical requirements from the relevant technical departments at the Building Plan stage. Compliance with the technical requirements is the developer's responsibility and the planning permission granted by the Competent Authority does not represent that the development proposal will meet all the requirements of the technical departments.
3. The developer is to inform the Building and Construction Authority before the commencement of earthworks, the source of earth-fill (if any) and/or where the cut materials from the site (if any) will be deposited.
4. Where metal roofs are proposed, adequate measures are to be taken to reduce the reflection and glare on the adjoining developments.
5. As the subject site is in Tree Conservation Area, clearance from the National Parks Board has to be obtained.
6. Clearance from the Chief Engineer (Central Building Plan Unit) Pollution Control Department ENV is to be obtained at the Building Plan submission stage.



VIVIAN SIM
DEVELOPMENT CONTROL GROUP
for CHIEF EXECUTIVE OFFICER
URBAN REDEVELOPMENT AUTHORITY
as COMPETENT AUTHORITY

This grant of planning permission is in the form of an electronic record, which is signed with a digital signature.

cc
Owner
Attn: Mr Lee Kuan Yew

CUDG
Attn: A/Ho Pei Yun

**THIS INFORMATION IS TO BE READ
WITH A GRANT OF WRITTEN PERMISSION**

In addition to complying with the Planning Act (Cap 232, 1998 Ed) and rules thereunder, your attention is drawn to the following as may be applicable to your development:

- 1 The Written permission has been granted based on planning guidelines. You are required to comply with the technical requirements from the relevant technical departments at Building Plan stage. Compliance with the technical requirements is the developer's responsibility and that the Written permission granted by the Competent Authority does not represent that the development proposal will meet with all the requirements of the technical departments.
- 2 Where substantial earthworks are proposed, you are required to inform the Building and Construction Authority of the source of the earth-fill or where the cut material will be deposited before the commencement of any earthworks.
- 3 An application for block strata subdivision will only be considered after Building Plan approval has been obtained and the approved building is constructed up to the 1st storey. An application for unit strata subdivision will only be considered after the approved buildings are constructed up to the roof level and the basic framework of the communal facilities, if any, have been erected.
- 4 Where any lot in the development still remains under the "old system" of registration, the owner is required to write to the Singapore Land Registry forwarding the title-deeds relating to the land/s together with a photocopy of the approved development plan to seek the Registrar's direction under the Land Titles Act.
- 5 Where tennis court lightings are proposed, adequate measures are to be taken to reduce the glare on the adjoining developments.
- 6 If the proposal affects the approved demarcation of common property in a strata development, you should seek legal advice as to the relevant provisions under the Land Titles (Strata) Act that have to be complied with.
- 7 Applicant is advised to take into account that the allowable height for future developments in the area surrounding the subject site may be higher than the proposed location of the satellite dishes and therefore block transmission paths. The satellite dishes may have to be relocated with further planning permission or its use be discontinued upon development of surrounding areas.
- 8 Temporary permissions will not be considered by the Collector of Land Revenue for assessing the market value of the premises in determining the amount of compensation payable under the Land Acquisition Act, if the premises is acquired under the said Act.
- 9 Where the building or unit is approved as a "single-user Industrial or warehouse", further planning approval is required from the Competent Authority if the nature of the approved development is changed i.e. strata subdividing the development, or the building is to be used by "multiple-user".
- 10 Where the proposal is approved as a light industrial building, further planning permission for change of use is required if the building or part thereof is not used as approved. The definition of a light industrial building is as follows:

"Any industrial building in which the processes carried on or the machinery installed are such as could be carried on or in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit."

Please consult Head, Pollution Control Department, ENV if you need clarification on whether a proposed industry qualifies as a light industry.
- 11 Where the proposal is a warehouse or factory development within a Water Catchment area (please see map overleaf):
 - a the owner or occupier of the warehouse is required to obtain prior clearance from the Head (Pollution Control Department) ENV for the goods/materials to be kept in the warehouse.
 - b the owner or occupier of the factories is required to obtain the prior clearance of the Head (Pollution Control Department) ENV on the type and nature of the industrial activities to be carried out in the factories.
- 12 The developer shall submit proposals and plans for the provision of carparks and car parking spaces to Car Park Planning & Processing Unit of Land Transport Authority at the same time as the developer submits building plans to the Commissioner of Building Control for approval.
- 13 Where the proposal is approved as hotels, boarding houses, guest houses, lodging houses, clubs, hostels (including students hostels), there is a requirement to refer to the Hotels Licensing Board for application of a licence (certificate of registration of premises and hotel-keeper's licence) / exemption from licensing, whichever applicable, prior to commencement of operation.
- 14 If your development involves provision of uncovered Private Enclosed Spaces (PES) for the 1st storey residential units, please note that the subsequent covering up of or enclosing the PES areas will not be allowed if the additional GFA involved exceeds the maximum allowable for the overall development.