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A Statutory Board of  
the Ministry of Law

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## INFORMATION CIRCULAR TO PROFESSIONAL INSTITUTES

### IMPROVEMENT TO FEE SCHEME OF TEMPORARY OCCUPATION LICENCE (TOL) FOR LANDSCAPING, SHOWFLAT AND WORKSITE DEVELOPMENTS

- 1 SLA is pleased to announce that we have implemented and instituted the following initiatives and changes:
- 2 **Temporary Occupation Licence (TOL) for landscaping**
  - 2.1 Previously, TOL fee for landscaping was charged based on the actual area of State land used for the landscaping. With effect from 1 Jan 2005, only a nominal fee of \$120.00 per annum will be imposed for the landscaping provided the landscaped area is without any commercial element. SLA believes that this nominal rate will encourage more property owners to beautify their surrounding physical environment through landscaping. Besides being aesthetically pleasant, a nicely landscaped environment can enhance the value of the property.
- 3 **Improved TOL fee scheme for showflats with carpark lots**
  - 3.1 Previously, a single flat composite rate, that is, "showflat rate", was adopted in the computation of TOL fee for the entire showflat development on State land, regardless of the actual area used within the showflat development for carpark lots.

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Upon feedback from our partners during a dialogue session, which SLA conducts regularly with our stakeholders and partners, we have reviewed this policy and have decided to adopt a specific TOL fee rate for the carpark lots within the showflat development. The area of the carpark lots will be ascertained in accordance with the LTA's guidelines as stated in their "Handbook on Vehicle Parking Provision in Development Proposals" on the area of parking lots. Details of the LTA's guidelines can be found at this link [http://www.lta.gov.sg/dbc/index\\_dbc\\_other.htm](http://www.lta.gov.sg/dbc/index_dbc_other.htm).

4 The application of the above is illustrated as follows:

Assumptions:-

- 1 carpark lot = 11.52 m<sup>2</sup> (in accordance to LTA's guidelines)
- Number of carpark lots = Y
- Total Area occupied by the carpark lots = (Y x 11.52) m<sup>2</sup> (rounded up to whole number)
- Total Area for the entire showflat including the carpark lots = B m<sup>2</sup>
- Total Area for the showflat excluding the carpark lots = [B - (Y x 11.52)] m<sup>2</sup>

The total TOL fee chargeable per month will be:

$$\text{TOL Fee} = \left( Y \times \text{prevailing rate per carpark lot per month} \right) + \left( [B - (Y \times 11.52)] \times \text{prevailing showflat rate per m}^2 \text{ per month} \right)$$

5 Under the above approach, a licensee may be able to save up to 25% of the TOL fee for the area occupied by each carpark lot per month. Hence, such a licensee will not be disadvantaged even if its showflat development is to be located on State land which has few or no public carpark lots in the vicinity.

**6 Temporary Occupation Licence (TOL) for worksites**

Previously, contractors who have been awarded development projects can only apply for a TOL to set up temporary worksites on a plot of vacant State land provided it is situated adjacent to or in the vicinity of the development site. In view of feedback received, SLA has removed this requirement. This means that a contractor can now apply for the TOL even if the plot of State land is a distance away from the development site. SLA believes that this will enable contractors to:

- (i) enjoy savings in TOL fees as the TOL fees for use of State land for worksite in suburban or outlying areas are generally lower than those in the urban areas; and

- (ii) save on relocation costs and efforts as they can remain at the same worksites even if they have been awarded new development projects which are not in the vicinity of their existing worksites.

8 We would appreciate it if you could convey the contents of this circular to your members. If you require further information on the contents of this circular, please contact Ms Jaslyn Koh at 6323 9110 for assistance.

9 Thank you.

Yours faithfully



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