

No. S 11**PLANNING ACT 1998****PLANNING
(CHANGE IN USE AUTHORISATION FOR
PEOPLE'S ASSOCIATION COMMUNITY CENTRES)
NOTIFICATION 2026****ARRANGEMENT OF PARAGRAPHS****Paragraph**

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In exercise of the powers conferred by section 21(6) of the Planning Act 1998, the Minister for National Development makes the following Notification:

Citation and commencement

1. This Notification is the Planning (Change in Use Authorisation for People's Association Community Centres) Notification 2026 and comes into operation on 14 January 2026.

Definitions

2. In this Notification —

“commercial use” has the meaning given by paragraph 2(6) of the Planning (Development of Land Authorisation) Notification (N 1);

“floor area” has the meaning given by rule 2 of the Planning (Development) Rules 2008 (G.N. No. S 113/2008);

“People’s Association community centre” or “PA community centre” means a building or part of a building approved under the Act for use as a community centre or community club on land granted by the State to the People’s Association through a State lease, tenancy agreement or temporary occupation licence;

“People’s Association” means the People’s Association constituted under section 2 of the People’s Association Act 1960.

Authorisation for change in use of relevant premises in PA community centre

3. Subject to paragraphs 4 to 7 and any other written law, any change in use of any premises in a PA community centre (called in this Notification the relevant premises) to any commercial use is authorised.

Conditions of authorisation

4. The authorisation for a change in use under paragraph 3 applies only if all of the following conditions are satisfied:

- (a) the written approval of the People’s Association has been obtained for the change in use of the relevant premises prior to the making of the change in use of the relevant premises;
- (b) the total floor area of commercial use in the PA community centre, after the change in use of the relevant premises, must not exceed 20% of the total floor area of the PA community centre;
- (c) the change in use of the relevant premises does not result in an increase in the floor area of the relevant premises;
- (d) all other approvals for the change in use and new use required from the applicable regulatory authorities have

been obtained prior to the making of the change in use of the relevant premises;

- (e) the change in use of the relevant premises does not involve works that are unauthorised under the Act;
- (f) the change in use and new use of the relevant premises will not create any nuisance, annoyance or inconvenience to the amenities of the relevant premises or the surrounding locality.

Conditions of planning permission or conservation permission

5. The competent authority may, in any particular case prior to the change in use being effected, require the submission of an application for planning permission or conservation permission under section 13 of the Act for the purpose of imposing any other conditions in connection with the change in use of the relevant premises that the competent authority may consider necessary.

Authorisation not to apply in certain cases

6. The authorisation under paragraph 3 does not apply to a PA community centre if the competent authority has imposed any condition on the grant of any written permission in respect of the PA community centre expressly prohibiting any change in use without the prior permission of the competent authority.

Authorisation to cease to apply

7. The authorisation under paragraph 3 ceases to apply with immediate effect to any change in use of the relevant premises if —

- (a) the written approval mentioned in paragraph 4(a) lapses, is revoked or for any other reason, is no longer valid or applicable; or
- (b) any condition of authorisation mentioned in paragraph 4 ceases to be complied with.

Made on 9 January 2026.

LOH NGAI SENG
Permanent Secretary,
Ministry of National Development,
Singapore.

[SPD/Plng Legislation/Authorisation Notifications/
Planning (Change in Use - Lodgment Authorisation) Notification;
AG/LEGIS/SL/232/2025/4]