

No. S 10**PLANNING ACT 1998****PLANNING
(CHANGE IN USE AUTHORISATION FOR
JURONG TOWN CORPORATION BUSINESS PARK
BUILDINGS) 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 Jurong Town Corporation Business Park Buildings) Notification 2026 and comes into operation on 14 January 2026.

Definitions

2. In this Notification —

“approved”, in relation to any land use, means approved under any written permission (other than written permission granted for a specified period not exceeding 10 years);

“business park building” means any building approved for use as a business park;

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

“community building” has the meaning given by rule 2 of the Planning (Use Classes) Rules (R 2);

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

“JTC” means the Jurong Town Corporation established by section 3 of the Jurong Town Corporation Act 1968;

“Jurong Town Corporation business park building” or “JTC business park building” means a business park building on land owned by or leased to JTC, whether or not —

- (a) there is further sub-lease of the building or part of the building by JTC; or
- (b) the business park building is developed or managed by JTC.

Authorisation for change in use of relevant premises in JTC business park building

3.—(1) This paragraph applies to any JTC business park building or part thereof or so much of the floor area of that building that has been authorised or approved under the Act for commercial use (called in this Notification the relevant premises).

(2) Any change in use of any relevant premises that are authorised or approved for a specific commercial use to any of the following uses is authorised:

- (a) another commercial use;
- (b) use as a community building.

(3) Any subsequent change in use of the relevant premises to any use mentioned in sub-paragraph (2)(a) or (b) is authorised.

(4) The authorisations mentioned in sub-paragraphs (2) and (3) are subject to paragraphs 4 to 7 and any other written law.

Conditions of authorisation

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

- (a) the written approval of the JTC 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 change in use of the relevant premises does not result in an increase in the floor area of the relevant premises;
- (c) 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;
- (d) the change in use of the relevant premises does not involve works that are unauthorised under the Act;
- (e) 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 JTC business park building if the competent authority has imposed any condition on the grant of any written permission in respect of the JTC

business park building 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/232/2025/5]