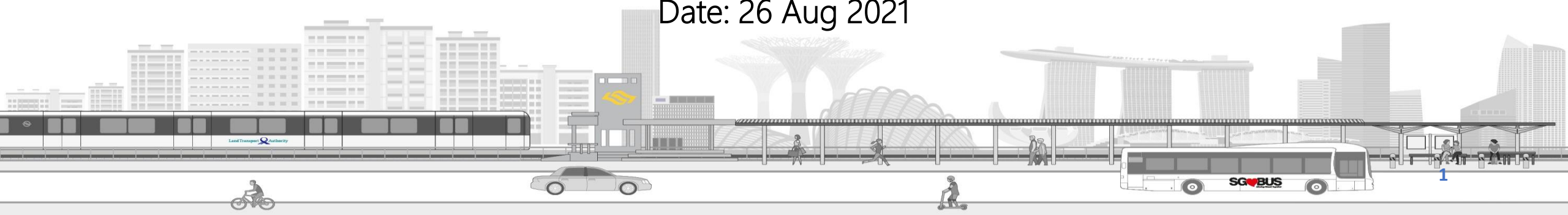


LTA Technical Webinar 2021

Topic 1 - Amendments to Rapid Transit Systems (Development and Building works in Railway Corridor and Railway Protection Zone) Regulations (DBW) and Lodgment Scheme

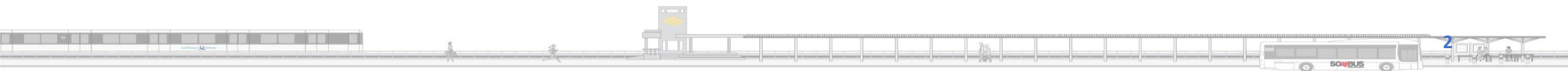
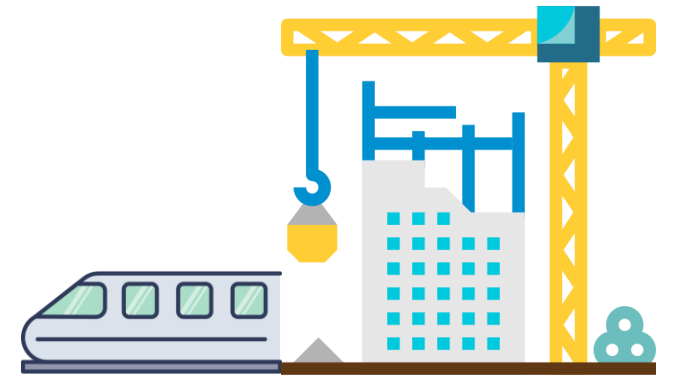
Speaker: Alice Guo
Development and Building Control

Date: 26 Aug 2021



Content

1. Background of DBW Regulation
2. Key amendments and how these changes will impact the way of making submissions to LTA
3. Lodgement Scheme
4. Effective Date



Background

Regulation

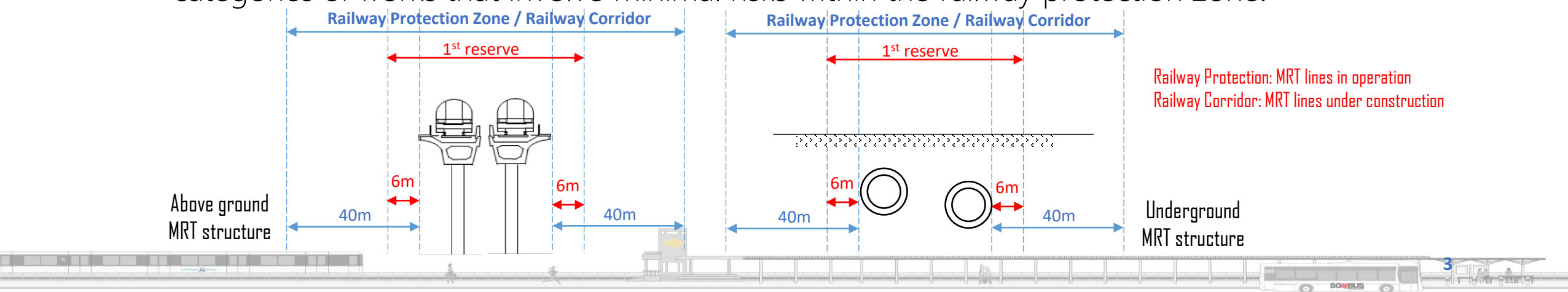
Rapid Transit Systems
(Development and Building
works in Railway Corridor and
Railway Protection Zone)
Regulations (DBW)



What we regulate

Development, building and engineering works fall within the railway protection zone and railway corridor

- To refine and update the processes, procedures and requirements in the regulations
- To implement a lodgment scheme to speed up the plan approval process for selected categories of works that involve minimal risks within the railway protection zone.



Key Amendment in DBW (1/5)



Current Regs DBW 2002

Reg 3 – Unauthorised development or building works

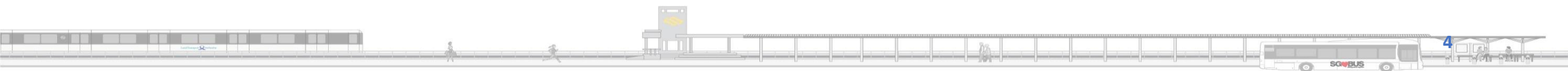
Revised Regs DBW 2021

Reg 3 – Obligation relating to development and building works



Note:

- To reflect the requirements for supervision of development and building works by the Qualified Person appointed by the developer.
- There is no change to the current submission requirement or procedures.



Key Amendment in DBW (2/5)



Current Regs DBW 2002

Reg 4 – Application for approval of plans

Revised Regs DBW 2021

Reg 4 – Application for approval of development proposal for development

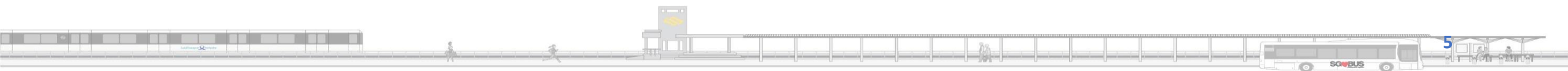
Reg 5 – Application for approval of building proposal for building works

Reg 19 – Application to authority



Note:

- To reflect the interagency workflow that LTA has with URA and BCA.
- To reflect the submission sequence for development proposal and building proposal.
- To allow LTA to implement the lodgment scheme by granting a notice of approval without checking the application



Inter-agency Workflow

Current Reg 4
Application for approval of plans



Revised Reg 4
Application for approval of development proposal



Note:

- QP needs to ensure that the application for approval of development proposal is submitted only after the application for planning permission for the development is made to the competent authority under section 13(1) of the Planning Act
- Application for Development Proposal must be made and signed by the QP appointed by the developer and accompanied by a copy of valid PP/WP.



Inter-agency Workflow

Current Reg 4
Application for approval of plans

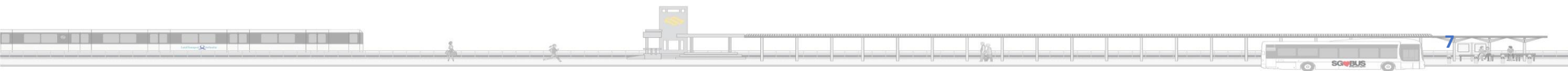


Revised Reg 5
Application for approval of building proposal

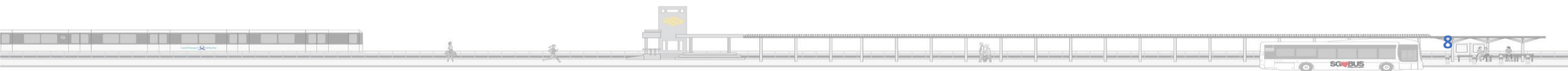
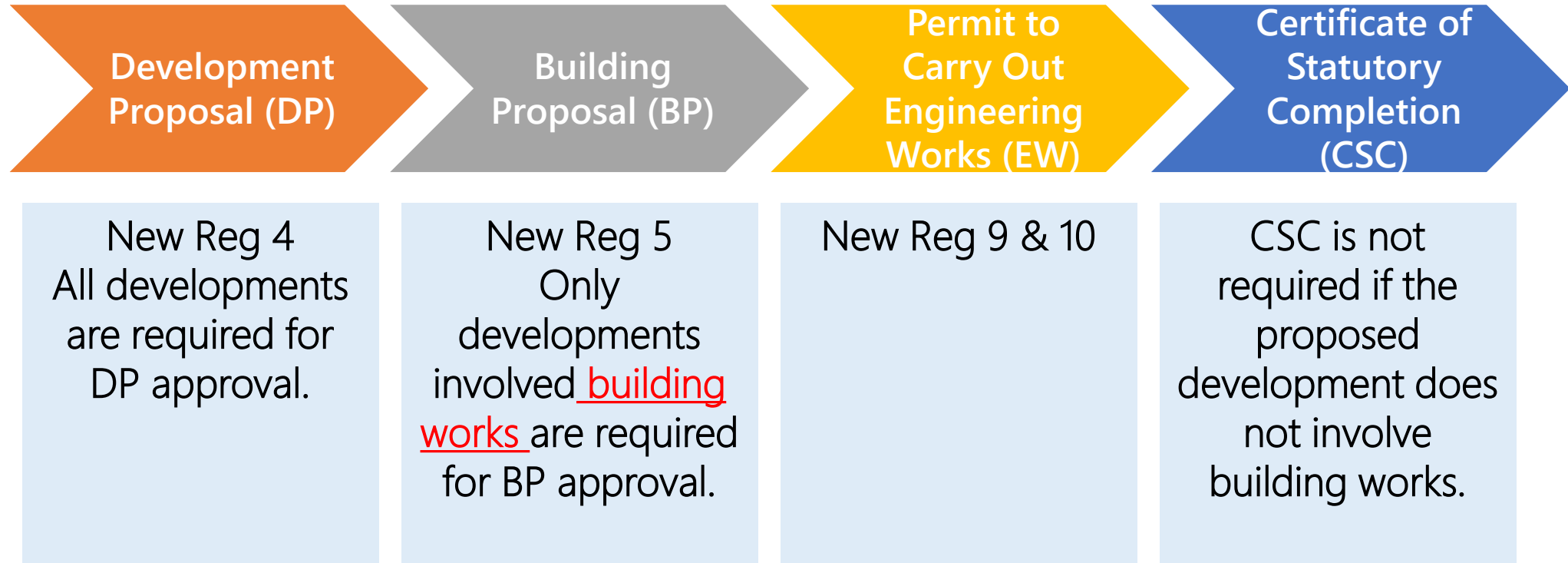


Note:

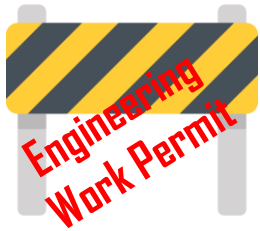
- QP can submit the application for approval of building proposal to LTA **at the same time** the plans for the building works are submitted to the Commissioner of Building Control under the Building Control Act.
- QP is reminded to submit the application before the end of the period of **12 months** after the date on which the Authority approves the development proposal for the development.
- Application must be made and signed by the QP appointed by the developer.



Overall submission process regulated under revised DBW



Key Amendment in DBW (3/5)



Current Regs DBW 2002

Reg 6 – Application for permit

Revised Regs DBW 2021

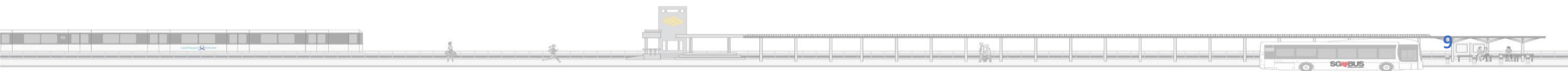
Reg 9 – Obligation relating to engineering works

Reg 10 – Application for permit to carry out engineering works

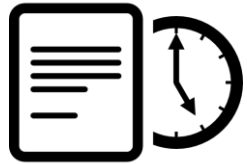


Note:

- LTA allows the supporting documents to be prepared and signed by other qualified persons. However, the application for permit to carry out engineering work must be made and signed by the QP appointed by the developer.
- List of required documents can be found in the Code of Practice for Railway Protection Zone (CPRP).



Key Amendment in DBW (4/5)



Current Regs DBW 2002

Reg 7 – Validity of approval

Revised Regs DBW 2021

Reg 8 – Time for commencement for development or building works

Development Proposal (DP)

Building Proposal (BP)

BCA Permit

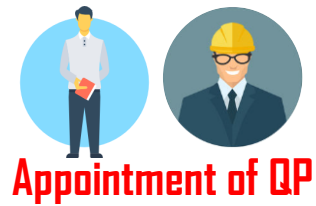


LTA Notice of Approval

- Valid for 24 months
- Extension of validity is allowed
- Application of extension must be made no later than one month before the end of the 24 month period.
- The 24-month validity will automatically lapsed if there is an approval for Building Proposal and if works have been commenced on site.

- Application must be made within 12 months from the date of DP approval is granted.
- Else, a fresh application for DP approval is required before BP application can be submitted.

Key Amendment in DBW (5/5)



Current Regs DBW 2002

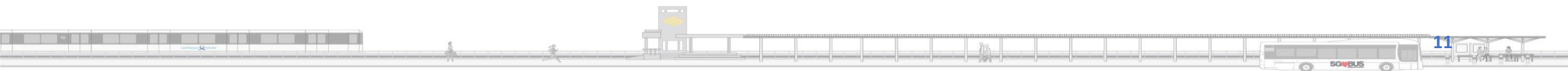
Reg 9 – Appointment of qualified person

Revised Regs DBW 2021

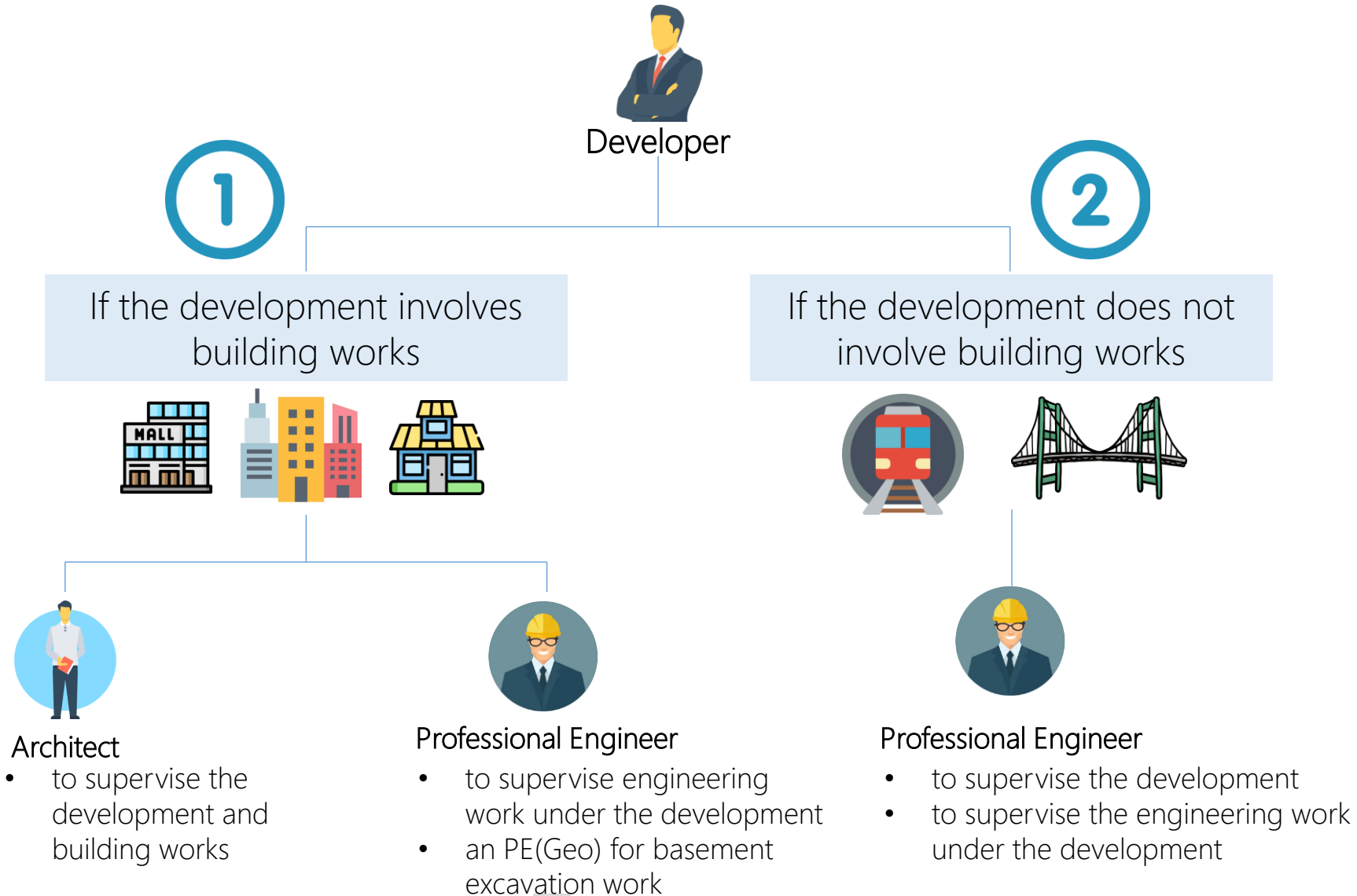
Reg 11 – Supervision of development and engineering works

Reg 12 – Resignation or termination of appointment of qualified person, etc

The Schedule

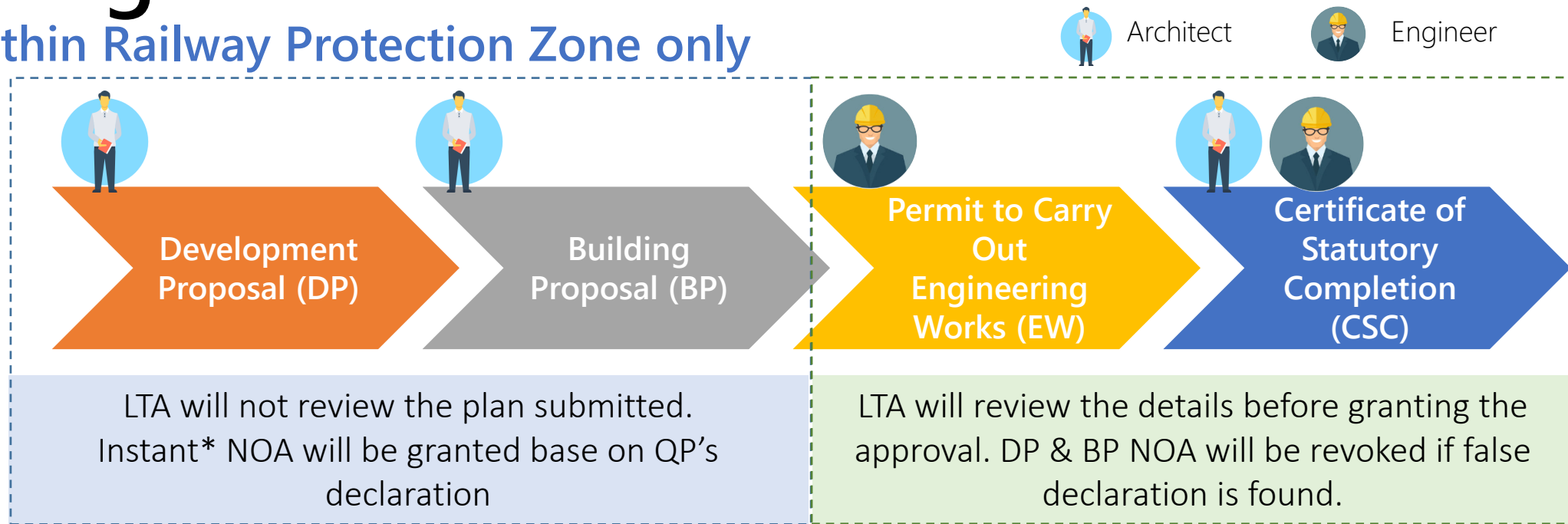


Appointment of qualified persons to carry out supervisory oversight of Development, Building works and engineering works

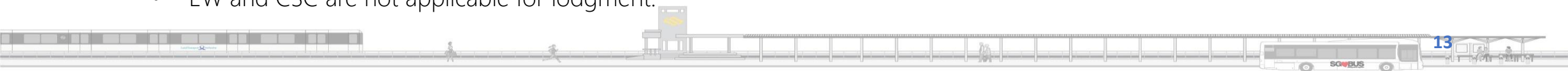


Lodgment Scheme

within Railway Protection Zone only

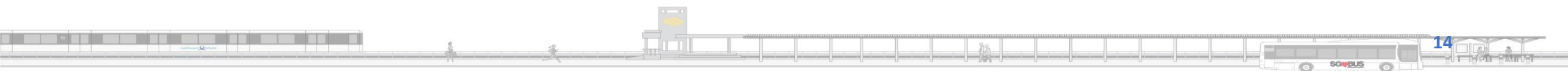


- **Instant*** grant of Development & Building Proposal Notice Of Approval (NOA) rely on QP's self-declaration for compliance – faster turn around time to allow developments to start work.
- LTA will issue the NOA within 3 working days during the transition from Corenet 1 to Corenet 2. Instant NOA will be issued after LTA is on board to Corenet 2.
- Development and Building Proposal NOA will be revoked if false-declaration is found at engineering work stage. QP will be required to make a **fresh** lodgment application and application for permit to carry out engineering work will be rejected
- EW and CSC are not applicable for lodgment.



Lodgment Criteria

Non – LTA developments	LTA projects
<p>Developments with NO BASEMENT and with site boundary located <u>> 20m away</u> from the outermost edge of Rapid Transit System (RTS) structure:</p> <ul style="list-style-type: none">• Landed residential• Standalone fire station• Standalone petrol station• Standalone sub-station• Standalone commuter facilities (i.e. covered linkway, taxi stand or bus stop)• A&A work without any structural modification (i.e. piling, excavation, demolition) to existing building.	<ol style="list-style-type: none">1. Covered linkway (without any encroachment into station boundary or interface with RTS structures)2. Cycling/foot path3. Minor A&A work within station premises:<ul style="list-style-type: none">• toilet upgrading• handicap ramp• bicycle rack installation / removal• weather protection• pick-up/drop-off/taxi bay• landscaping/tiling works



How to make a Lodgement submission for Development and Building Proposal

Using xfd form

Land Transport Authority

SUBMISSIONS UNDER THE RAPID TRANSIT SYSTEMS (DEVELOPMENT AND BUILDING WORKS IN RAILWAY CORRIDOR AND RAILWAY PROTECTION ZONE) REGULATIONS 2000 AND RAPID TRANSIT SYSTEMS (RAILWAY PROTECTION, RESTRICTED ACTIVITIES) REGULATIONS

Date : 21/07/2021

To : Land Transport Authority
Development & Building Control
251 North Bridge Road
Singapore 179102

Instructions

1. This form is to be completed and digitally signed by the Qualified Person.
2. It may take about 3 mins to complete the form.
3. This form MUST be attached for all ES and CR submissions.
4. This form MUST NOT be re-named.

Rapid Transit Systems Act (Cap 263A)

Rapid Transit Systems (Development and Building Works in Railway Corridor and Railway Protection Zone) Regulations 2021

DECLARATION BY QUALIFIED PERSON FOR APPLICATION OF DEVELOPMENT/BUILDING PROPOSAL IN RAILWAY PROTECTION ZONE [LODGE/MENT SCHEME]

Sender Message
Faith and Road Structures Protection
Development and Building Control
Land Transport Authority
251 North Bridge Road
Singapore 179102

Instructions

- a. This form must be duly completed and submitted to the Authority together with the application for approval of Development Building Proposal.
- b. This form may take you 5-10 minutes to complete.
- c. * delete where appropriate
- d. - is mandatory

SECTION I DETAILS OF WORKS

Project Reference No.:

Project Title:

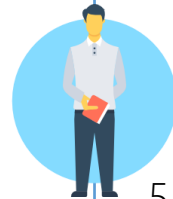
SECTION II DECLARATION BY QUALIFIED PERSON

I, ☐ 1. I am appointed as the Qualified Person responsible for the supervision of development and building works in the Rapid Transit Systems (Development and Building Works in Railway Corridor and Railway

**FORM LTA DBC
RAIL LODGEMENT
(downloadable from
LTA website)**

QP to prepare the following:

1. E-from: LTA-DBC_RAILS.XFD
2. Cover letter
3. A copy of valid URAs PP/WP
4. Plans for proposed development with clear indication of railway protection lines and railway structures
5. Plans, Elevations and Sections clearly indicating the distance between the site boundary and the outermost edge of Rapid Transit System (RTS) structures (must be >20m)
6. Endorsed **FORM LTA DBC RAIL LODGEMENT (QP declaration form)** in PDF



QP to submit the lodgement application via Espro



QP to receive DP/BP NOA within 3 working days from date which LTA receives the application in its system

LTA's Submission Processing Module (SPM) to register the application received from Corenet. LTA's Processing Officer issues DP or BP NOA.



How to make a Lodgement submission for Development and Building Proposal

Using xfdx form

Instructions

1. This form is to be completed and digitally signed by the Qualified Person.
2. It may take you 5 to 10 minutes to complete this form.

Please note that QP declaration form is not required if using xfdx form as the declaration clauses have been incorporated in the e-form

QP to prepare the following:

1. E-from: LTA-DBC_RAILS.XFDX
2. Cover letter
3. A copy of valid URA's PP/WP
4. Plans for proposed development with clear indication of railway protection lines and railway structures
5. Plans, Elevations and Sections clearly indicating the distance between the site boundary and the outermost edge of Rapid Transit System (RTS) structures (must be >20m)
6. ~~Endorsed FORM LTA-DBC RAIL_LODGMNT (QP declaration form) in PDF~~



QP to submit the lodgement application via Espro



QP to receive DP/BP NOA instantly

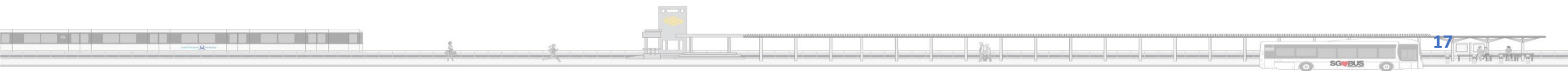
LTA's Submission Processing Module (SPM) to register the application received from Corenet. SPM system creates auto-reply (NOA) and send to Corenet.



Reminder

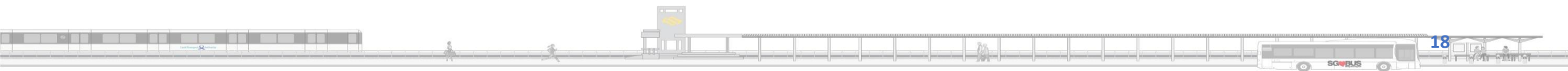
If non-compliance or false declaration is found during engineering work stage, LTA will

1. Inform QP that the DP or BP NOA (under lodgement scheme) will be revoked;
2. Inform QP to make a fresh lodgment for DP & BP;
3. Reject the engineering work submission (without review or any comments). Engineering work application will only be allowed to be submitted after DP/BP is granted.



Effect Date

- End of September – please refer to LTA circular issued on 1 Sept 2021.



Thank you



www.lta.gov.sg



WeKeepYourWorldMoving



LTAsg



LTAsg



LTAsingapore



LTA Singapore

