

Our Ref: LTA/DBC/F20.033.005

Date: 1 July 2025

CIRCULAR TO PROFESSIONAL INSTITUTES

Effective date

1 August 2025

Who should know

Building owners, Developers, Architects, Engineers and Contractors/Builder

EXPANSION OF LODGEMENT SCHEME FOR DEVELOPMENT AND BUILDING PROPOSALS WITHIN THE RAILWAY PROTECTION ZONE

1. We are pleased to inform you that, as part of our pro-enterprise efforts, the **scope of the lodgement scheme** for development and building proposals within the railway protection zone will be **broadened**.
2. This enhancement to the existing lodgement scheme aims to extend the benefit of the lodgement scheme to **more developments** as we **relax the criteria** to qualify for the scheme. The expanded scheme will take effect from **1 August 2025**.
3. Qualified Persons (QPs) may submit these proposals through the existing CORENET platform, following the same procedures as the current lodgement submission for development and building proposals within the railway protection zone. To ensure smooth implementation, please note that:
 - QPs must ensure that all development and building proposals submitted within the railway protection zone meet eligibility criteria and comply with the technical requirements specified in the Code of Practice for Railway Protection.
 - QPs remain responsible for ensuring compliance with all relevant regulations.
 - Regular audits will be conducted to maintain quality submission standards.
 - Should audits reveal deviations from standards, QPs will be required to amend and re-lodge the proposals.
4. In ensuring that quality submissions are made, we have developed a Quick Guide on Lodgement for Development and Building Proposals within the Railway Protection Zone. Please find the Quick Guide attached to this circular.

5. We would appreciate if you can convey the contents of this circular to the members of your organisation. Should you have any further clarification, please email LTA at LTA-DBC_Registry@lta.gov.sg.

Thank you.

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LODGEMENT OF DEVELOPMENT AND BUILDING PROPOSALS WITHIN THE RAILWAY PROTECTION ZONE



Published by:



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LTA'S LODGEMENT SCHEME FOR DEVELOPMENTS WITHIN THE RAILWAY PROTECTION ZONE

LTA's lodgement scheme is a self-declaration scheme wherein proposed development and building proposals are checked and declared by a Qualified Person (QP) to be in full compliance with LTA's prevailing codes of practice, standards and guidelines.

This quick guide focuses on the lodgement submissions of Development and Building Proposals within the Railway Protection Zone.

BENEFITS OF LODGEMENT

- ✓ Quickened turnaround time to obtain Development Proposal/ Building Proposal clearance
- ✓ Project team can effectively focus on submission preparation for subsequent Engineering Works submission.
- ✓ Possible to shorten overall project duration due to consequent time savings

WHAT SHALL BE LODGED?

Developments which meet the criteria for lodgement may be lodged. The lodgement criteria is available in Appendix F of the *Code of Practice for Railway Protection*, and may be updated from time to time.

Non-LTA Projects	LTA Projects
<ol style="list-style-type: none"> 1. Building with no basement, no earth cutting/topping up more than 1m and with site boundary located > 20m away from the outermost edge of Rapid Transit System (RTS) structure 2. Standalone commuter facilities (i.e. covered linkway, taxi stand, bus stop or cycling/footpath) outside first reserve 3. A&A work without piling and excavation work to existing building and with site boundary located outside first reserve 	<ol style="list-style-type: none"> 1. Commuter facility including covered linkway, taxi stand, bus stop, or cycling/footpath 2. All A&A work within station premises

Important: Development/ Building Proposals within the Railway Corridor are not eligible for lodgement

“railway corridor” means the part of the land or area that is within 40 metres from the outermost edge of any part of a railway area

WHAT TO SUBMIT?

Key Items To Submit

Plans (plan/section/elevation view) of proposed development works with:

- Clear indication of **railway protection lines**
- Clear **indication of minimum distance** between the proposed development boundary and the outermost edge of Rapid Transit System (RTS) structures



Useful Tip:

The Railway Protection Plan (RPP) showing the railway protection lines can be obtained via [INLIS](#)

WHAT TO SUBMIT? (Cont'd)

Key Items To Submit

- **Relevant form**, with appropriate application type selected and corresponding details and declarations filled up
- [Note: this is applicable to Corenet 2 (CN2) applications. For applications via Corenet X, the relevant application types/declarations are to be input directly into the submission portal.]

CN2 XFDX e-form: **Select item 3 or 4**

Application Type (Please choose only one application)

1. Application for Approval of Development Proposal in Railway Protection Zone / Railway Corridor ☐
2. Application for Approval of Building Proposal in Railway Protection Zone / Railway Corridor ☐
3. Lodgment of Development Proposal in Railway Protection Zone ☒
4. Lodgment of Building Proposal in Railway Protection Zone ☐
5. Application for Amendment of Approved Proposal ☐
6. Application for Extension of NOA for Development Proposal / Building Proposal ☐

WHO TO SUBMIT?

The **appointed Qualified Person (QP)** under regulation 11(1)9a) or (b)(i) of the Rapid Transit Systems (Development and Building Works in Railway Corridor and Railway Protection Zone) Regulations 2021 to supervise the development can submit the application for lodgement.

MISTAKES ENCOUNTERED

- Submission of non-eligible development types as lodgment
- Submission of developments located outside the railway protection zone

CONCLUSION

This Quick Guide has illustrated key submission requirements for lodgement applications within the Railway Protection Zone.

Please note that this quick guide does not supersede the Rapid Transit Systems (Development and Building Works in Railway Protection Zone) Regulations and the Rapid Transit Systems (Railway Protection, Restricted Activities) Regulations. If there is any conflict, the prevailing regulations will take precedence.

We welcome any suggestion or feedback on the quick guide for improvement of future editions.

All publications are available on LTA's corporate website, under [Who We Are > Statistics & Publications > Journals & Newsletters](#).