

Land Administration & Management in Singapore

International Seminar on UN-GGIM
17 May 2022



Land: Critical and Strategic Resource

Land Planning



Land Administration



“One must reserve land for future development. The government is not looking five years or ten years ahead. Being a responsible government, we must look 30 years or 40 years ahead, and when the time comes, we must have land available for the requirements for that age.”

- E.W. Barker, Minister for Law (1964-1988)

Singapore Land Authority



Land Office



Singapore Land Registry



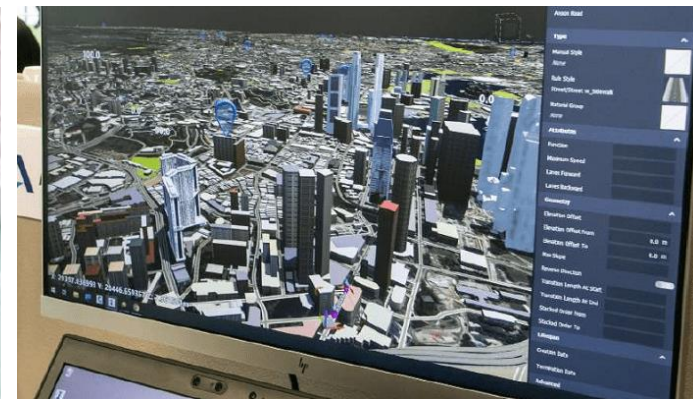
Survey Department



**Land Systems
Support Unit**

- Formed in 2001 to be the State's land management agent
- Greater emphasis on management of State's assets

Limited Land • Unlimited Space



Land and Properties

- Compulsory acquisition of private land for Government
- Steward for State land and buildings – optimised use and upkeep

Regulatory

- Register land and property transactions to safeguard property rights
- Develop accurate and authoritative maps through land survey

Geospatial

- Develop geospatial platforms and technologies
- Advance and promote geospatial capabilities in Singapore

Land and Properties



Compulsory Acquisition

- 1966 Land Acquisition Act allowed the state broad powers to secure private land for any public purpose, for public benefit and/or public utility
 - Only when absolutely necessary; decision to acquire land was final
 - Appeals Board to hear appeals on amount of compensation
 - Landowners can appeal to Court of Appeals on points of law



Industrial development & public housing

1960s



- Comprehensive redevelopment of urban areas
- Construction of Changi Airport

1970s



- Schools
- Drainage Projects
- Mass Rapid Transit System

1980s



- Road expansion
- Rail projects

1990s

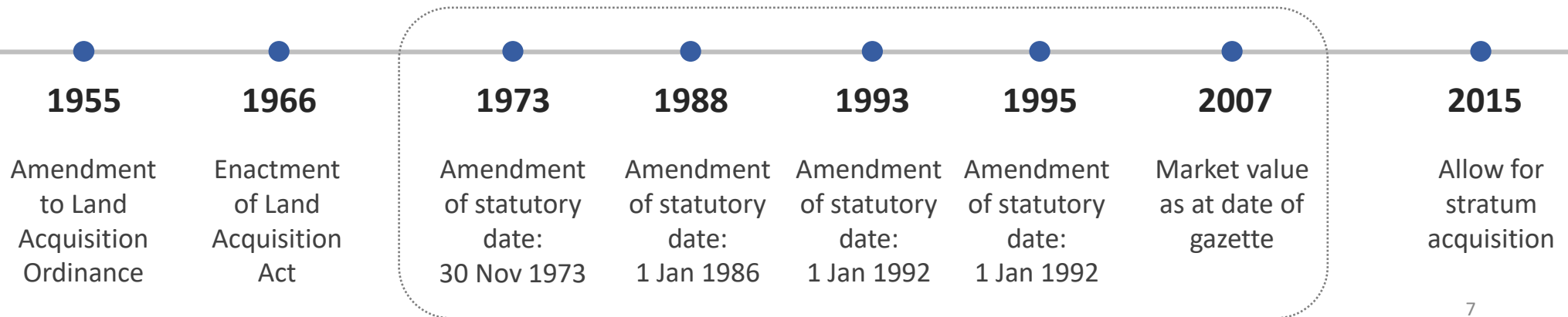


- North-East MRT Line
- Redevelopment of old housing estates

Post-2000

Evolution of Land Acquisition Framework

- Prior to 2007, compensation to owners was based on:
 - Value of land as at date of gazette or
 - A historical statutory date, whichever is lower
- Acquisition costs kept manageable for government, and facilitated various efforts such as an affordable public housing programme
- Amendment in 2007 to compensate based on market value as at date of gazette, including relocation expenses



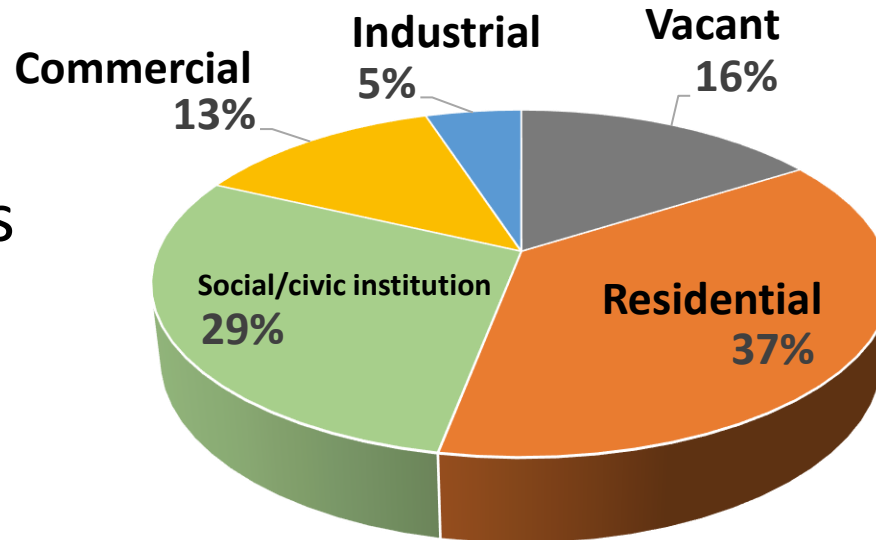
Lease Extension

- Leases are generally allowed to expire without extension, to allow for reallocation to meet fast-changing socio-economic needs
- Lease extension on case-by-case basis if:
 - Land use is intensified
 - Proposed use/tenure in line with planning intention
 - Supported by relevant technical agencies
 - Lease has crossed halfway mark (except for residential use)

Interim Use of State Land & Properties

- SLA puts State land/properties with no immediate plans to meaningful use
 - Differentiated strategies for each asset class to meet market trends/demands
 - Tap on private sector resources and expertise where possible, for long-term sustainability

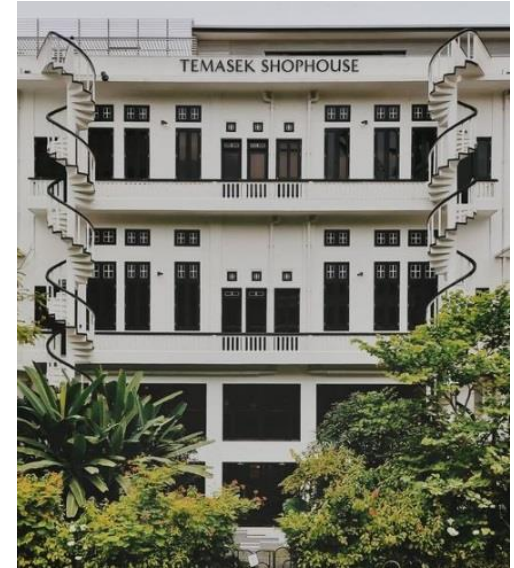
~2,700 properties
~1,600 ha



Adaptive Reuse of Properties

Dempsey

- Former military camp - Tanglin Barracks
- Converted to a prime lifestyle location
- Recent additions include The Museum of Ice Cream



Temasek Shophouse

- Aged/conserved shophouse along Orchard Road
- Currently a hub for social impact and community collaboration

Unlocking Hidden Value in Spaces

- Flyovers and viaducts are typically seen as dead space, but there is hidden value in the form of creative uses such as:
 - Futsal park
 - Artisan market
 - Archery range
 - Community spaces



Regulatory



Trusted Land Registration & Survey System

- Torrens system used in Singapore
 - State guarantees the title under this system
 - Registration is compulsory
 - Certainty of land ownership is essential for confidence and efficiency in land transactions
- Coupled with a reliable cadastral survey system
 - Ensures that property boundaries are defined legally and unambiguously
- Embracing technology to improve user experience and ease of use
 - Digitalisation of paper records since 2016
 - Gradual steps taken to move towards a fully digitalized platform

Digital Conveyancing Portal (DCP)

A fully integrated, efficient and transparent digital end-to-end conveyancing process which will transform current conveyancing process

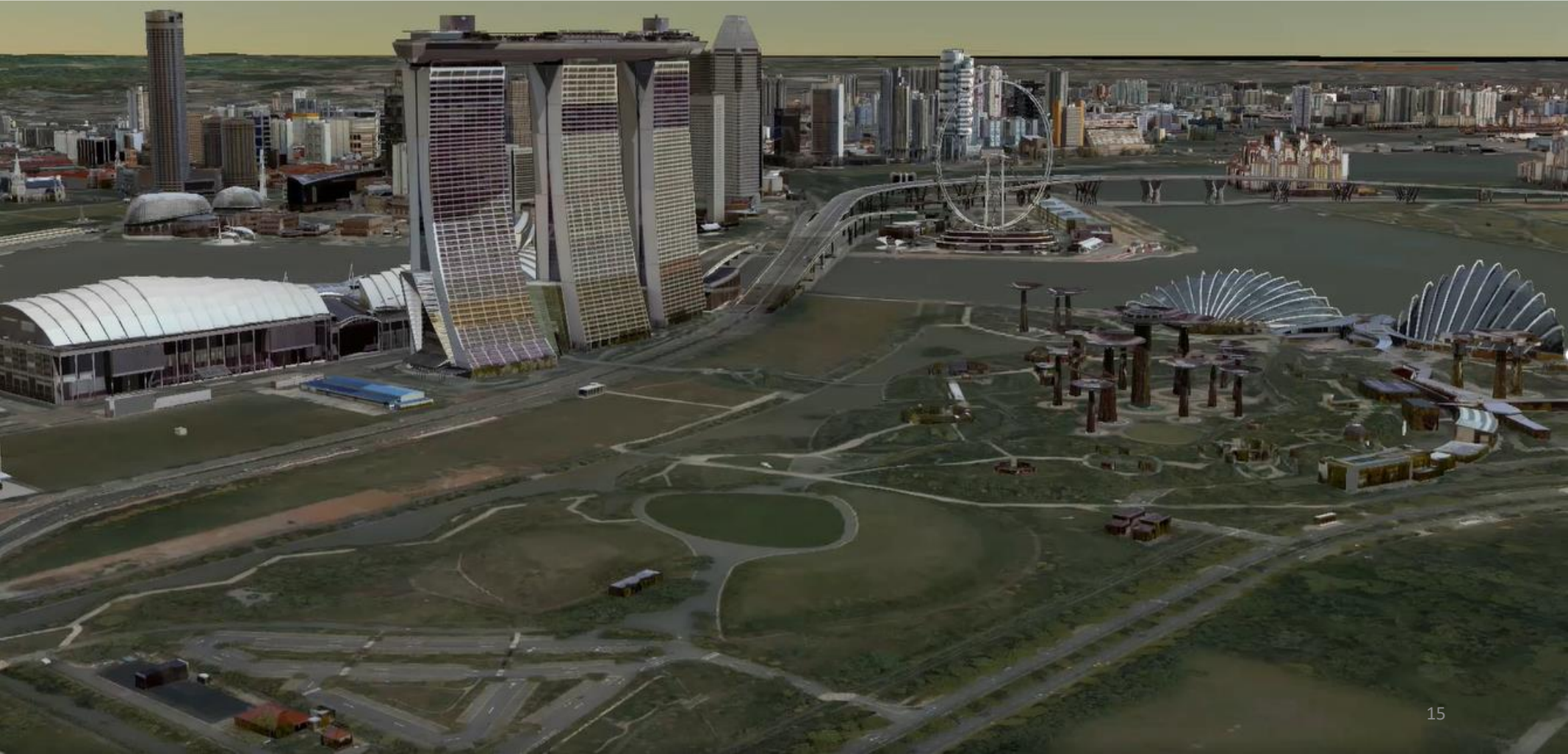
Current

- Fragmented: stakeholders working in silos
- Manual and paper-based processes
- Tedious and slow turnaround time

Future

- Integrated process
- Efficient digital data exchange and e-payments
- Data capture will support analysis and policy formulation

Geospatial



Geospatial – Understanding Space Better

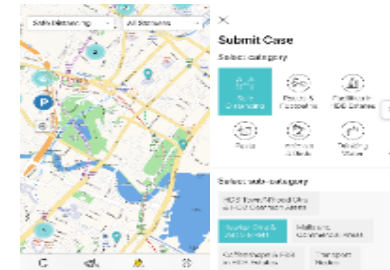
- Rich land data allows both the public and private sector to obtain a more accurate understanding of space in Singapore
 - Efficient and accurate infrastructure planning and service delivery
 - Various industry applications



Routing to Essential Amenities



Monitoring crowds in public spaces



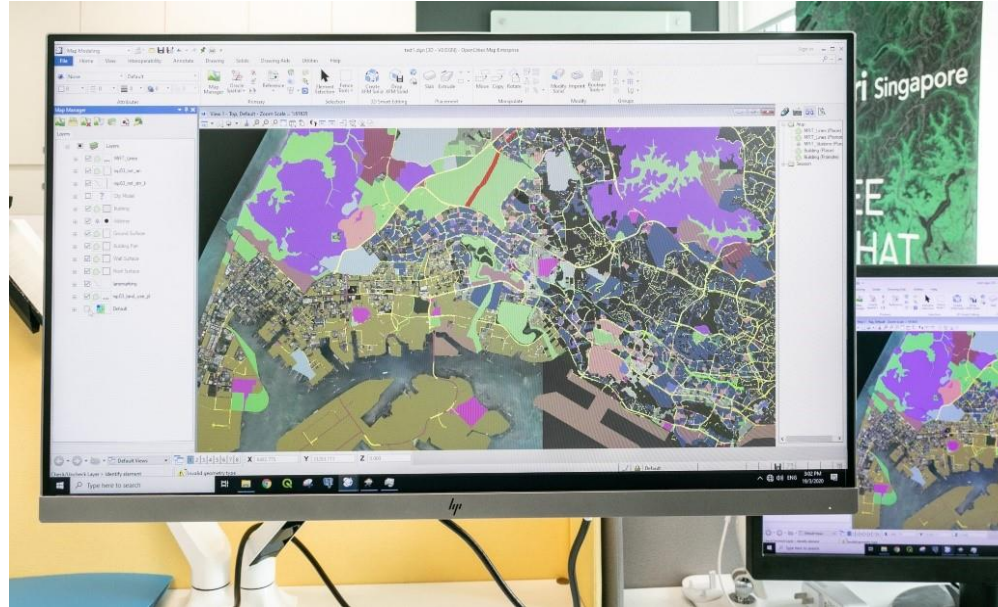
Geotagging safe distancing cases

Unlimited Opportunities

**Health &
Wellbeing**

**Disease
Control**

**Climate
Change**



Retail

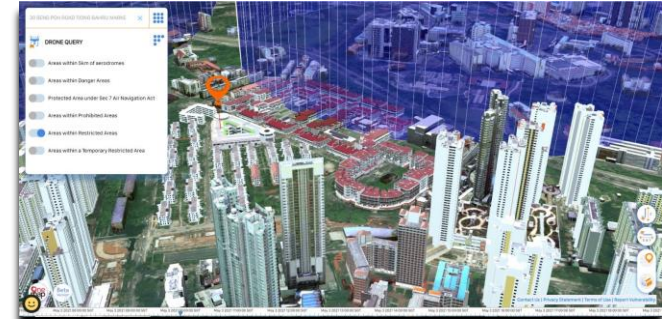
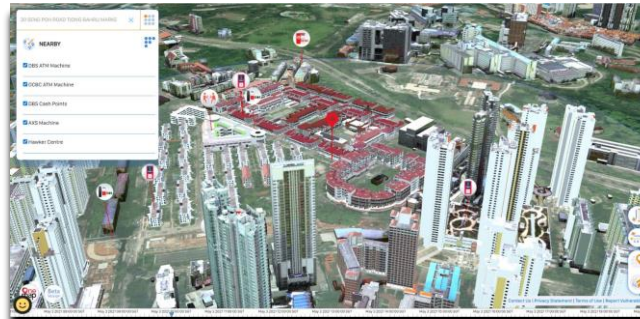
**Transport &
Logistics**

Real Estate

OneMap & OneMap 3D



- Unclassified 2D and 3D data
- Built on open-source technologies
- Available on web and mobile platform
- Extensible platform for industry applications e.g. real estate, drone management, logistics industry

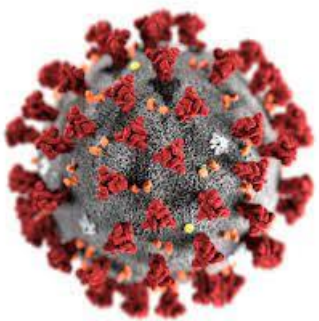


Looking Ahead



Staying Ahead of the Curve

- **Aftermath of COVID-19** – how will demand for land/space shift?
- **Sustainability** – how can SLA do more for future generations, as a landlord with an extensive network of tenants, and a potential enabler through land data?
- **How do we leverage on emergent technologies to do better?**



What opportunities does the Metaverse hold?

1 Virtual assets and associated value

- Anything and everything: real estate, cars, fashion, art, luxury goods
- Greater room for creativity due to lack of physical limitations

2 Events and spaces

- Fully virtual venues hosting events
- “Liminal spaces” crossing digital and physical worlds

3 Retail and advertising

- AR overlays or digital replicas for actual stores, or your home; or fully virtual environments

Thank You