Land Administration & Management in Singapore

International Seminar on UN-GGIM
17 May 2022
“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.”

Singapore Land Authority

- 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

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<td>- Schools</td>
<td>- North-East MRT Line</td>
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<td>- Drainage Projects</td>
<td>- Redevelopment of old housing estates</td>
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<td>- Mass Rapid Transit System</td>
<td>- Road expansion - Rail projects</td>
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<td>- Comprehensive redevelopment of urban areas</td>
<td>- Construction of Changi Airport</td>
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<td>Industrial development &amp; public housing</td>
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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

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1955: Amendment to Land Acquisition Ordinance
1966: Enactment of Land Acquisition Act
1973: Amendment of statutory date: 30 Nov 1973
1988: Amendment of statutory date: 1 Jan 1986
1993: Amendment of statutory date: 1 Jan 1992
1995: Amendment of statutory date: 1 Jan 1992
2007: Market value as at date of gazette
2015: Allow for stratum acquisition
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**

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<th>Current</th>
<th>Future</th>
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<td>• Fragmented: stakeholders working in silos</td>
<td>• Integrated process</td>
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<td>• Manual and paper-based processes</td>
<td>• Efficient digital data exchange and e-payments</td>
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<td>• Tedious and slow turnaround time</td>
<td>• Data capture will support analysis and policy formulation</td>
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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
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