Singapore’s Land Administration in the Electronic Age

Presented by: Mr Richard Ho
Manager, Survey Services
Singapore Land Authority (SLA)
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It is formed from the merger of 4 former land departments, namely the Land Office, Singapore Land Registry, Land Survey Department and Land Systems Support Unit.
SLA’s Vision and Mission

**Vision** – To be a world-class land authority

**Mission** – To optimise land resources for the economic and social development of Singapore
Role of SLA

- Manager of State land and State properties
- Regulator of survey and land registration practices
- Creator and provider of land information
SLA manages more than 4,000 State buildings

SLA lets out State buildings for various uses

- As of Apr 2009, 3.5 million square metres of space are let out by SLA.

SLA is responsible for the management, sale, rental and purchase of State land
Regulatory Function

- Regulate survey practices – Survey Services
- Facilitates property ownership and transactions – Registration Services
Provision of Land Information

- Repository and creator of land information – Land Information Centre (LIC) & Land Data Division (LDD) e.g. map.gov.sg

- Information is shared by all Government agencies – Land Data Hub

- Information is packaged to meet the different needs of the public – Integrated Land Information System (INLIS) – www.inlis.gov.sg
SLA’s e-Milestones

To fulfill our role, SLA has invested heavily in IT. This is also in line with the Singapore e-Government Vision:

“To be a leading e-Government to better serve the nation in the digital economy”

Major milestones are set in the areas of survey and title registration.
SLA’s e-Milestones

- E-submission
E-submission

Electronic submission of survey plans to SLA was launched in 2005

Results in improved efficiency

- Incorporate the use of multiple digital signatures on plans and documents
- Eliminate repeated data entry on submission forms
- Central repository of approved plans
- Online tracking of submission status
SLA’s e-Milestones

- E-submission
- Torrens System
The old common law system under the Registration of Deeds Act

- Cumbersome
- Incomplete record of past transactions

Torrens System under the Land Titles Act

- Land Titles Register is maintained
- Documents relating to land transactions must be registered in order for it to take proper legal effect
- Obviates need to search for past history of transactions.
SLA’s e-Milestones

- E-submission
- Torrens System
- Singapore Titles Automated Registration System (STARS)
STARS

- Enables on-line searches of title information for private properties.
- Fully completed in 2000.
- Electronic Land-Register:
  - No contention for paper title documents
  - No risk of misplaced titles
  - Accurate and timely web-based searches
  - Titles automatically generated
  - Timely statistical, operational and financial reports
SLA’s e-Milestones

- E-submission
- Torrens System
- Singapore Titles Automated Registration System (STARS)
- HDB Registration System (HRS)
HRS

- Completed in 2005
- More than 800,000 paper leases converted to electronic records
SLA’s e-Milestones

- E-submission
- Torrens System
- Singapore Titles Automated Registration System (STARS)
- HDB Registration System (HRS)
- Singapore Titles Automated Registration System (STARS-ELS)
- eLodgment system
STARS ELS

Web-based system launch in 2005
Enables online preparation and lodgement of documents

Key Features:
- Allows off-line form preparation
- Allows electronic lodgement of caveats against private properties
- Allows electronic submission of the remaining land documents for private properties
- Allows electronic submission of all documents for public properties
STARS, HRS and STARS-ELS

With STARS, HRS and STARS-ELS, property transaction from lodgement to processing of title registration and archival of title records are all done electronically.

- Data stored in database
- Data retrieved from database
Lessons Learnt

- Accuracy of past records
- Greater consultation
- Phased implementation
- Cost to the private sector
The Road Ahead

- Electronic execution for land transactions using digital signatures
- System upgrades – STARS to STARS21 & LBS to LIMS
- Intelligent Map (I-Map)
- Singapore Geospatial Collaborative Environment (SG-SPACE)
  - Singapore’s National Spatial Data Infrastructure initiative.
  - Standardized infrastructure that allows a diverse community to access and share geospatial data.
Map Asia 2009

THEME: Connecting Geospatial Communities - Creating New Dimensions

http://www.mapasia.org/
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