

PRO-ENTERPRISE SURVEY AWARD

SINGAPORE LAND AUTHORITY (SLA)

Key Regulatory Improvements

SLA has enhanced Singapore's land registration framework through major regulatory reviews, simplification of forms and system improvements. A key enhancement was the upgrading of the Electronic Lodgment System, particularly the introduction of a daily lodgment distribution system, which strengthens continuity of lodgment processing and reduces turnaround times. Real-time document tracking also enables law firms to monitor processing status and collection schedules more efficiently.

The enhanced system offers faster response times, full mobile compatibility, single sign-on capabilities and seamless integration with partner systems. The adoption of Singpass digital signing for 48 online forms has also enabled secure online submission of lodgment instruments. Together, these initiatives have improved service delivery and lowered compliance costs for law firms and businesses.

SLA has also reviewed the Land Betterment Charge (LBC) framework for solar developments. Solar deployments are now subsumed under Utility use within the LBC Use Groups Table. This change will enable landowners and developers to independently estimate the LBC amount for solar deployments based on the proposed GFA quantum, without requiring a spot valuation, providing greater upfront clarity on the LBC payable.

SLA worked with the Urban Redevelopment Authority (URA), Building and Construction Authority (BCA), and Singapore Civil Defence Force (SCDF) to harmonise floor area definitions. This ensures better clarity among Registered Surveyors and Qualified Persons, and eliminates the need to reconcile differences, saving time and effort.

SLA has also streamlined the approval process for State land encroachments, in response to industry feedback. Registered Surveyors can now submit encroachment resolutions and cadastral survey plans at the same time, reducing the administrative burden.



PEP-SBF AWARDS 2025

SMART REGULATIONS THROUGH STRONGER PARTNERSHIP



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Stakeholder Collaboration & Co-creation

SLA fosters a pro-enterprise environment that encourages active engagement with diverse stakeholders, taking into consideration stakeholders' feedback and developing solutions to improve processes, reduce compliance costs, and provide greater efficiency for businesses and professionals.

Looking Ahead

Looking ahead, SLA will continue to strengthen systems, streamline regulations and enhance processes, through continuous feedback reviews with relevant stakeholders, to support the evolving needs of businesses with a robust and efficient land administration framework.

For more information, please visit www.sla.gov.sg.