

Our Ref : DAD-LMS-7/204/V1

Date : 27 February 2026



A Statutory Board of
the Ministry of Law

CIRCULAR TO PROFESSIONAL INSTITUTES

LAND BETTERMENT CHARGE ESTIMATOR

Who Should Know:

Building owners, developers, architects and engineers

Effective Date:

With effect from 27 February 2026

1. SLA has developed a Land Betterment Charge (“LBC”) Estimator to enable users to independently estimate the LBC payable for development proposals. This provides an indicative estimate of the LBC that may be payable.
2. At this time, the LBC Estimator can only provide estimates for development proposals:
 - a. involving an increase in Gross Floor Area and/or a change of use;
 - b. involving existing and proposed uses which are set out in the LBC Use Groups Table (see Table 1 below); and
 - c. which do not require the LBC payable to be assessed by the Valuation Method (i.e. a spot valuation carried out by a valuer).

Table 1: LBC Use Groups Table

Use Groups	Purposes for which development is permitted or to be authorised
A	Shop, office, association office, cinema, place of entertainment, clinic, medical suite, restaurant, petrol station, auto-service centre, commercial garage, market, sports and recreation building
B1	Residential (landed dwelling house ¹)
B2	Residential (non-landed residential building)
C	Hospital, hotel room and hotel-related uses
D	Industrial, warehousing, science park, business park, transport depot, airport, dock, port uses, utility installation, telecommunication infrastructure, Mass Rapid Transit Station, Light Rail Transit Station
E	Place of worship, community building, community sports and fitness building, educational and institutional uses, Government building
F	Open space, nature reserve
G	Agriculture
H	Drain, road, railway, cemetery, Mass Rapid Transit Route, Light Rail Transit Route

¹ Can be land-titled or strata-titled dwelling house

3. The LBC Estimator can be accessed at www.sla.gov.sg or via this [link](#).
4. This initiative is part of the Government's wider efforts, led by the Inter-Ministerial Committee on Pro-Enterprise Rules Review, to review regulations and reduce compliance burden for businesses.
5. For further queries, please contact us at sla_enquiry@sla.gov.sg or via FormSG at this [link](#).
6. Thank you.

SINGAPORE LAND AUTHORITY