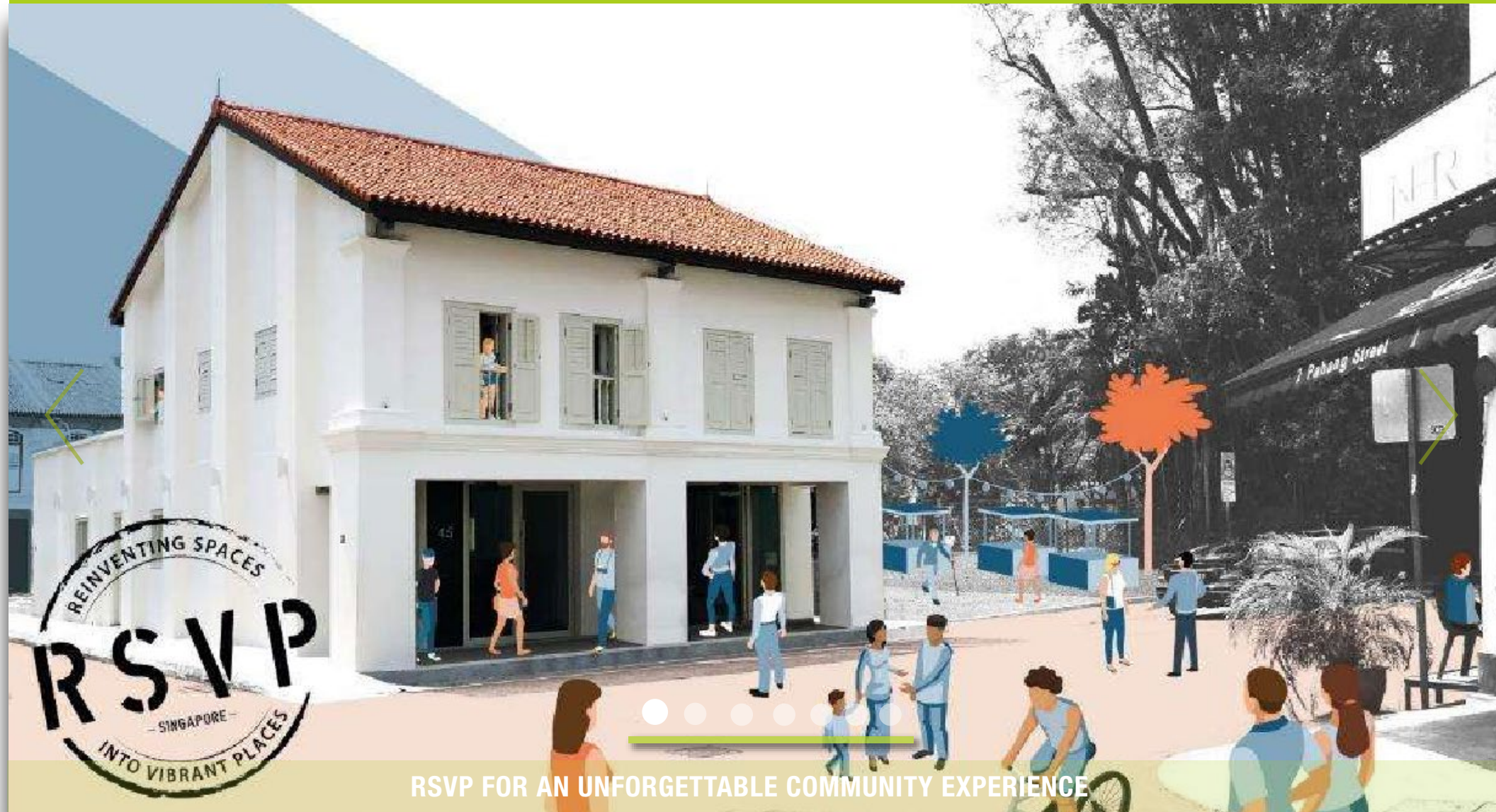


LAND

SLA
SINGAPORE
LAND AUTHORITY

July 2019

SPOTLIGHT



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RSVP aims to make areas more vibrant by enhancing them to encourage community activities and bonding

RSVP FOR AN UNFORGETTABLE COMMUNITY EXPERIENCE

The Singapore Land Authority (SLA), together with the Urban Redevelopment Authority (URA), are jointly calling for innovative proposals to transform State properties and land into places that will inject vibrancy and enhance the character of precincts under a new programme called “Reinventing Spaces into Vibrant Places” (RSVP).

RSVP allows for business owners, architects and designers an opportunity to test creative business concepts as to how they can enhance the visitor experience and add value to the area. This will help State-owned spaces in key selected precincts to be turned into more than just attractive places but also able to benefit the local community, encouraging interactions and bonding.



The recently restored 45 Sultan Gate is now open for proposals under the RSVP programme

The first State properties that were launched for tender under RSVP were two conserved shophouses at 45 Sultan Gate, recently restored by SLA. Open green spaces have also been enhanced with benches and swings for the community as an informal gathering space.

Sultan Gate is envisaged to be a focal point of activity and community node in the heart of the Kampong Glam Historic District, which itself is a vibrant melting pot of heritage and culture. The area, which was designated as a conservation area in 1989, comprises of prominent landmarks of historical and architectural significance such as Sultan Mosque and the Malay Heritage Centre (former Istana Kampong Glam), together with more than 600 two to three-storey conserved shophouses. The establishment of a new point of interest in the area will encourage more people to visit and, in turn, help increase the flow of human traffic at Baghdad Street and Kandahar Street.



Iconic places such as the Bukit Timah Fire Station, 30 Maxwell Road and the Hinduo Road area will be opened next for proposal under the RSVP programme

After 45 Sultan Gate, other areas that will be opened for proposal under the RSVP programme include Old Kallang Airport and Bukit Timah Fire Station along the Rail Corridor. Says Eai-Sy Yap, Director of Business Planning and Development, SLA, “These locations are really iconic and have a long and rich history. We see opportunities for these sites to be creatively adapted for different uses that can complement and meet the needs of the community.”

Interested tenderers may access the following website for more information on the tender: <http://www.sla.gov.sg/spio>

For more information and updates on the RSVP programme, please visit: <http://www.ura.gov.sg/Corporate/Event/RSVP>

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Luscious greens and rattan garden furniture decorate the show house's outdoor porch, transforming it into a fashionable lifestyle enclave

SLA PARTNERSHIP CREATES MODERN INTERIOR IN CHIP BEE GARDENS REVAMP

In order to cater to a wider demographic of potential residents, the Singapore Land Authority (SLA) has collaborated with FortyTwo Pte Ltd - a local home furnishing eCommerce retailer - to refurbish the show house at Chip Bee Gardens.

Brimming with charismatic cafes and quaint boutiques, Chip Bee Gardens' serene neighbourhood is one of the most sought-after areas in Singapore. Its strategic location of being close to Holland Village MRT station, schools and the delights of Holland Village are what draws many prospective residents to the area.



Different shades of grey, the primary colour for the living room, stand out against the show house's white backdrop

Prospective tenants are given the choice to rent a newly renovated terrace house that is either fully-furnished or semi-furnished. Both types of properties include curtains, a biometric lock, brand new kitchen cabinets with hood, hob and built-in oven, as well as full-height wardrobes in all three bedrooms on the second level of the house.

Besides renovation works, SLA continuously spreads recognition of Chip Bee Gardens' homegrown artists to create an inclusive community where local craft-smiths can exhibit their art in the neighbourhood. Lovely postcards featuring the nooks and crannies of the neighbourhood are displayed at the show house.

Each set has 20 different original drawings depicting the whimsical charm of Chip Bee Gardens. For more information, check out Postcards from Chip Bee by Su-Ann Oh at <https://www.facebook.com/suannahartist/>.

All newly renovated units are available for immediate occupancy. For rental enquiries, call 9641 8463 /625 5250 or drop by the show house at 46 Taman Warna.

Images by FortyTwo Pte Ltd

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Adelyn Kong (left), PE/Residential Leasing and Joanna Tang (right), Head/Residential Leasing presenting a memento to the tenant of 9 Goodwood Hill

ON HAND TO DELIVER

As the custodian of about 11,000 hectares of State land and about 5,000 State properties, the Singapore Land Authority (SLA) recognises the importance of developing our internal capabilities to improve practices involving resource administration and management.



Joanna Tang (left) and Adelyn Kong (right) with the tenants of 4 Goodwood Hill

Since March 2018, SLA's Residential Leasing Department has embarked on self-managing a total of 69 prime Black and White ("B&W") residential properties, which were previously managed by appointed Managing Agents. These properties were spread across central Singapore, including Malcolm Road, Goodwood Hill, Stevens Road, Orchard and Bukit Timah area, as well as the Tanglin estates.

During this period, the team at SLA interacted directly with tenants, prospective tenants and term contractors to gather insight into enhancing the leasing experience and maintenance standards of our properties.



Joanna Tang (right) with the tenant of 5 Seton Close

A customer satisfaction survey, conducted with tenants between May and June 2019 was testament that our efforts in self-managing the B&W have also helped to improve the overall experience of our tenants. 91% of the survey's respondents indicated their satisfaction with our service levels over the past year.

Said one tenant from Seton Close, "We have been very impressed by all our interactions with SLA and the service is superb. We have even mentioned to our friends of the excellent service that we have received."



Tenants of 17 Malcolm Road together with the SLA Black & White Coffee Table Book

Another tenant from Goodwood Hill echoed the sentiments, "As a tenant living in a property with historical significance, I feel responsible to maintain it in good order, not only for my own satisfaction as a tenant, but also for the sake of heritage. As such, I am glad that I am able to have good communication with SLA, who have made that a good effort, not just in keeping the estate in good condition but also in improving the relationship with the tenants."

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The newly converted Temasek Shophouse is a communal co-working space that encourages philanthropy and sustainability

HOW THE NEW TEMASEK SHOPHOUSE IS KEEPING OUR GARDEN CITY GREEN

In its efforts to give back to the community, Temasek Trustees Pte Ltd has launched a new initiative promoting social good in Singapore, supported by the Singapore Land Authority (SLA). The units between 26 and 36 Orchard Road (next to the MacDonald House in Dhoby Ghaut) have been converted to a “Cradle of Social Impact” and will set the stage for Temasek’s growing Philanthropic Platform. Kicking off the movement is an immersive gallery coupled with a dazzling array of unique showcases organised by various non-profit organisations.

The communal co-working space, now known as Temasek Shophouse, aims to encourage closer collaboration between social start-ups and non-profit organisations, who will receive subsidised rental rates.

Sustainability is a key feature of the structure’s design, from the entrance where a Green Wall houses 27 different varieties of plants, to the interior housing a partner firm researching new ways to recycle waste.



An outdoor garden on the first floor houses 27 species of plants that provide a safe haven for urban wildlife

The “[Not-So] Convenience Store” is the first exhibition to be featured at Temasek Shophouse and has quickly garnered praise from around the globe due to its quirky approach.

Lined up neatly along pristine shelves are your average, everyday products - with a twist. Bamboo toothbrushes, compost buckets, solar chargers; every item a re-usable and sustainable alternative to their all-too-familiar disposable counterparts. Global conversations sparked by initiatives such as these are vital towards generating awareness. In 2017, Singapore alone generated 7.78 million tonnes of waste, and the worldwide figures climb higher each year.



Saving the environment with reusable, non-plastic products is the main focus at the “[Not-So] Convenience Store”, not the customer

Temasek’s proposal also introduced several ways by which Downtown Orchard may be rejuvenated. Through detailed designing and the investment of substantial capital expenditure, the conserved buildings were transformed and revitalised to their original heritage glory.

The wave of change is expected to extend to surrounding retail and F&B businesses through a systematic marketing plan. Temasek Trust has now gifted almost 20 philanthropic donations to an array of organisations dedicated to fostering the growth of our country while innovating sustainable ways of living.

Even on the individual scale, as demonstrated by the “[Not-So] Convenience Store”, the small choices that one makes every day contributes to either protecting the planet or harming it.

Images by **Temasek**

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Sensors installed in the area can capture readings and data from temperature to water pressure so as to help the C&W team predict potential breakdowns

BEING SMART IN MATURE ESTATES

To provide better facilities for tenants, the Singapore Land Authority (SLA) Leasing Division has been working with its managing agent, C&W Services (S) Pte Ltd (C&W) to testbed the use of IoT at 2 Bukit Merah Central.

IoT, or the “Internet of Things”, is a system where interrelated computing devices, mechanical and digital machines or objects have the ability to transfer data over a network without requiring human-to-human or human-to-computer interaction.

55 different sensors have been installed to capture readings and data from various critical systems such as air conditioning, plumbing, fire protection, electrical and lighting, and provide the C&W team with real-time monitoring of the performance statuses. This has enabled the team to react promptly to contingencies and improve response times by at least 50%.



Smart self-monitoring analysis and reporting technology has enabled the team to react promptly to contingencies and improve response times by at least 50%

The IoT system also sends automated alerts and collects data for analytics to help the C&W team predict potential breakdowns. This is particularly important as it allows for early detection and rectification of defects before the defects escalate into major incidents, thus allowing for cost savings as the need for major repairs is reduced. Repairing and resolving maintenance issues in advance will also save time, since minor defects can be fixed significantly faster compared to major defects.



IoT is a system where interrelated computing devices, mechanical and digital machines have the ability to transfer data over a network without requiring human-to-human or human-to-computer interaction

With such smart self-monitoring analysis and reporting technology, the maintenance team can improve staff productivity and redirect staff efforts to other areas of property management.

Recognising the success of the system, SLA will explore means to adapt the technology at other suitable commercial buildings such as Tanjong Katong Complex or even Tanglin Village.

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The GeoWorks booth showcased geospatial technologies such as the illumIn8, a data visualisation and exploration tool by GeoSpock

GEOWORKS' GEOTECH SHOWCASE AT INNOVFEST UNBOUND 2019

InnovFest Unbound - the anchor event of Smart Nation Innovations, a week-long series of events that showcase Asia's most innovative developments, aims to bridge the gap between entrepreneurs and corporate businesses, as well as government and trade agencies to fuel a sustainable digital future. The highly anticipated event, which took place on 27 and 28 June 2019, was organised by Unbound and the National University of Singapore Enterprise, in partnership with the Infocomm Media Development Authority.

GeoWorks - an industry centre set up by the Singapore Land Authority (SLA) - hosted a geospatial innovation exhibition at the event. Over 10 GeoPartners and GeoTechs showcased their technologies at the exhibition, which was held at Marina Bay Sands.

Also supported by Smart Nation Singapore and SG:Digital, the two-day event drew the attention of both local and international attendees. Mr Ajith Sahasranamam, Chief Executive Officer of Ongil - a data synthesis company that helps organisations to better understand and act on geospatial data - expressed that knowledge about geospatial technology and data is still fairly ambiguous to data scientists.

Nonetheless, he felt that organisations are increasingly aware of the potential of geospatial data. "They were, in fact, interested to incorporate them into their companies. Hopefully, this will then lead to greater enthusiasm about geospatial data in our society," he added.



Ent-Vision's Urban Logistic Consolidation Hub is a collaborative network that connects various logistic service providers with each other in order to consolidate logistical tasks and optimise transport resources

GeoTechs and GeoPartners also used the exhibition as a platform to share geospatial knowledge amongst themselves and further discuss possibilities for future partnerships between companies. PTV Group - a German software company that integrates all facets of traffic, transport and logistics to create sustainable mobility - is one of the GeoPartners looking to deepen ties with other companies in GeoWorks to work towards smart city solutions.

Says PTV Group's solution specialist Ms Tan Hao Min, "This is a great platform to not only discuss individual geospatial knowledge but also to talk about the (smart city) solutions that each of our companies can provide."



PTV Group showcasing the travel behaviour of pedestrians and vehicles on the street with the help of a bicycle, virtual environment, traffic micro-simulation and a game engine

Several local and international GeoTechs took part in a panel session on the first day of the event to discuss their journey from inception to development of geospatial technology. During the discussion, Mr Gerald Sim, Co-founder of Mogul.sg - a property portal for home seekers in Singapore - credited GeoWorks for enhancing technological development with their geospatial data. He said, "By having easier access to accurate (geospatial) data, it allows other industries and technologies to develop so much quicker than it used to."



Synspec displayed their soon-to-be launched Synthetic Aperture Radar (SAR) satellites - that enable efficient and accountable construction monitoring, urban development assessment and subsidence monitoring - at the GeoWorks showcase

On the main stage, Singapore Land Authority's Chief Executive, Mr Tan Boon Khai spoke on the "Mobility for a Better World or Lost in Transportation" and "Is Your City Smart Enough?" panel sessions. During these sessions, he addressed the importance of forward thinking and the need to solve fundamental problems in urban geography using data and digital tools such as geospatial technologies, and how good usage of geospatial data can help to enable smarter cities, communities and a higher quality of life.

For more information on GeoWorks and all its GeoTechs and GeoPartners, please visit www.geoworks.sg.

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DCE, D/CE's office, SDD/LTR and staff with H.E Mr. Bounpone Sisoulath, Chairman of Economic, Technology, and Environment Committee of the Laos National Assembly

INTERNATIONAL EXCHANGE

The Singapore Land Authority (SLA) played host to delegations from Laos and Suzhou in May 2019 as we shared valuable insights on best practices for land management. The delegates from Laos visited SLA on 16 May 2019 and amongst them was His Excellency Mr Bounpone Sisoulath, Chairman of Economic, Technology, and Environment Committee of the Laos National Assembly. SLA Deputy Chief Executive Mr Simon Ong hosted the delegates who were eager to learn about land management, the land titles system and interim land use.



D/GSDD, DD/LM and staff with Mr Xu Guoping, Director of the Suzhou Industrial Park Planning & Construction Committee

On 21 May 2019, the delegates from the Suzhou Industrial Park paid a visit to SLA to learn more about our geospatial expertise and how it facilitates city planning as part of a 10-day study trip organised by Civil Service College Singapore. The delegation was headed by Mr Xu Guoping, Director of the Suzhou Industrial Park Planning & Construction Committee, under the Ministry of Trade and Industry Software Transfer Programme and together, they had a dynamic discussion with D/GSDD Mr Ng Siau Yong from the Geospatial & Data Division.

Among the topics that were discussed at length were how land remediation can support the revitalisation of industrial parks and OneMap - the authoritative national map of Singapore with the most detailed and updated map information that was developed by SLA - as well as OneMap's benefits to both the private and public sectors.

SLA received a special guest from Malta - Malta's Minister of Transport, Infrastructure and Capital Projects, Dr Ian Borg and his team.

Dr Borg was warmly welcomed by SLA Deputy Chief Executive (DCE) Mr Simon Ong and Assistant Chief Executive (ACE) Mr Bryan Chew.

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