

State Lands Rules

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Legislative History

STATE LANDS ACT
(CHAPTER 314, SECTION 3)

STATE LANDS RULES

R 1

G.N. No. S 290/1993

REVISED EDITION 1994

(15th July 1993)

[15th July 1993]

Citation

1. These Rules may be cited as the State Lands Rules.

Definitions

2. In these Rules, unless the context otherwise requires —

“grant” includes a grant in fee simple;

“lease” does not include a tenancy for a term of less than 10 years.

[S 113/2021 wef 18/02/2021]

Application to acquire or occupy State land

3. Every application to acquire or occupy State land shall be made to the Collector of Land Revenue in such form or manner as may be prescribed.

State land to be alienated with approval of President

- 4.—(1) Except as provided in paragraph (2), no State land shall be alienated without the approval of the President.

(2) The Commissioner of Lands may approve the alienation of land which is included in a State reserve, a reserve for any road or back lane or any other reserve which is no longer required by the Government as such reserve.

(3) Where there are two or more applications in respect of the same land, alienation of such land shall be made pursuant to a sale by public auction or after public invitation of tenders unless the Minister in his discretion otherwise decides.

Appointment of agents for disposal of State land

4A.—(1) The Minister may appoint in writing any statutory body to act as agent of the Government in the disposal of specified State land, and to manage such specified State land and grant any State title in connection with such disposal.

(2) A statutory body which has been appointed under paragraph (1) shall, in addition to the functions, duties and powers conferred on it by the written law under which it is established, have —

- (a) the function and duty to act as agent of the Government in the disposal and management of the specified State land and the grant of State title in relation to such specified State land in accordance with the Act and any other written law; and
- (b) such powers as may be incidental or necessary thereto.

(3) The Minister shall appoint a statutory body under paragraph (1) only after obtaining the concurrence of the Minister charged with the responsibility for the statutory body.

(4) In this rule, “specified State land” means any parcel of State land or any class of State land specified in the appointment of the statutory body to act as agent of the Government under paragraph (1).

[S 558/2002 wef 25/10/2002]

GRANT OF LEASES

Execution of grant or lease of State land

5. Every grant or lease of State land shall be executed under the public seal of Singapore, and such grant or lease shall be void and of no effect unless the said seal shall have been affixed to the instrument.

Special covenants and conditions

6.—(1) In all cases in which State land is to be granted or leased on special covenants and conditions, the special covenants and conditions shall be endorsed on or inserted in the title and shall be signed and sealed by the grantee or lessee.

(2) Special covenants and conditions in relation to buildings on or to the use of alienated State land may be embodied in separate agreements.

Persons to whom State lands shall not be granted or leased

7. No State land shall be granted or leased to —

- (a) any person who is an undischarged bankrupt;

- (b) any body corporate against which a winding-up order has been made and has not been stayed; or
- (c) any person or body corporate against whom or which the Government has any claim by way of rents, fees, property tax or otherwise on account of land which has been cleared or occupied at any time by him or by his direction.

Declaration of trust

8.—(1) Where State land is to be granted or leased on trust, the grantee or lessee thereof shall execute and register a declaration of trust at the time of the issue of the title.

(2) Where a title is to be issued in the names of two or more persons, the nature of their tenancy or interest shall be stated therein.

(3) Where a title is to be issued to a person as executor or administrator of a deceased person, he shall be so described in the title.

Deposit by applicant

9. Except where the Collector of Land Revenue otherwise decides, no applicant shall be allowed to enter into occupation of the land applied for by him until he has deposited with the Collector of Land Revenue a sum sufficient to cover such sum as premium (if any), rent, fees or other dues as the Collector of Land Revenue shall decide.

Title

10. The title ordinarily to be issued shall be a lease for a term not less than 10 years and not exceeding 99 years, except that where land is not capable of independent development and is required for development with the applicant's adjacent land, the title to be issued may be the same as that of the applicant's land.

[S 113/2021 wef 18/02/2021]

Publication of notice for public auctions or public tenders

11.—(1) When the sale of State land by public auction or public tender has been authorised, the Collector of Land Revenue must publish a notice of sale in accordance with paragraph (1A) on the Internet website of the agent of the Government through which the sale is to be carried out, as follows:

- (a) Housing and Development Board — <https://www.hdb.gov.sg/>;
- (b) Jurong Town Corporation — <https://jtc.gov.sg/>;
- (c) Singapore Land Authority — <https://www.sla.gov.sg/>;