



Integrated Urban Planning System

November 2024

Hong Soo Lee (Senior Urban Specialist)

- 1. Integrated Urban Planning System (Strong Governance System)**
- 2. How the data-based info is supporting for Integrated Urban Planning System**
- 3. Community Engagement and Public Feedback**
- 4. Application at Overseas Country**

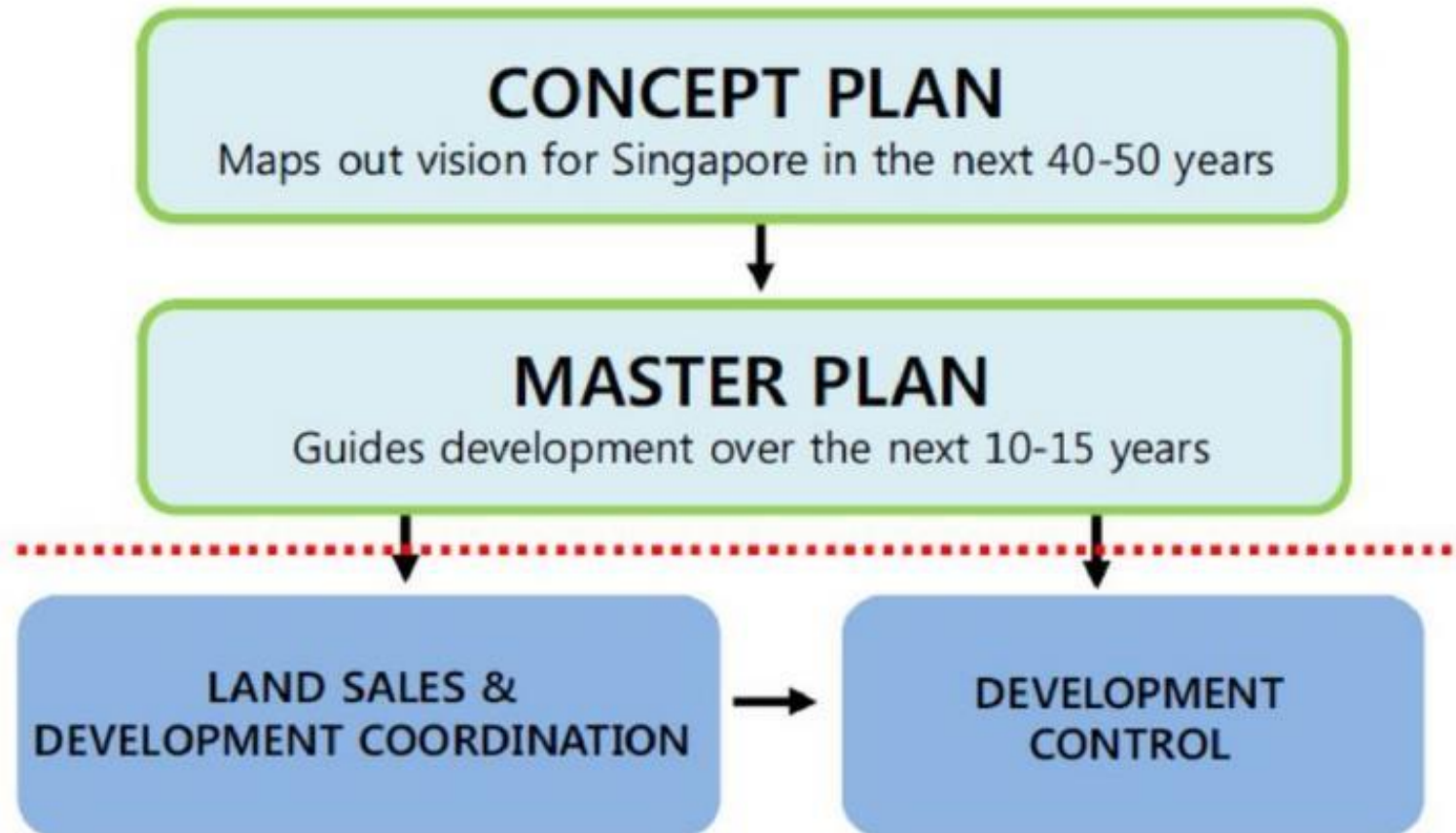
This long-term planning involves broad strategies, identifying land for various needs, and establishing Singapore's overall development pace. These then lead into planning for the necessary infrastructure and resources to support the proposed land use.

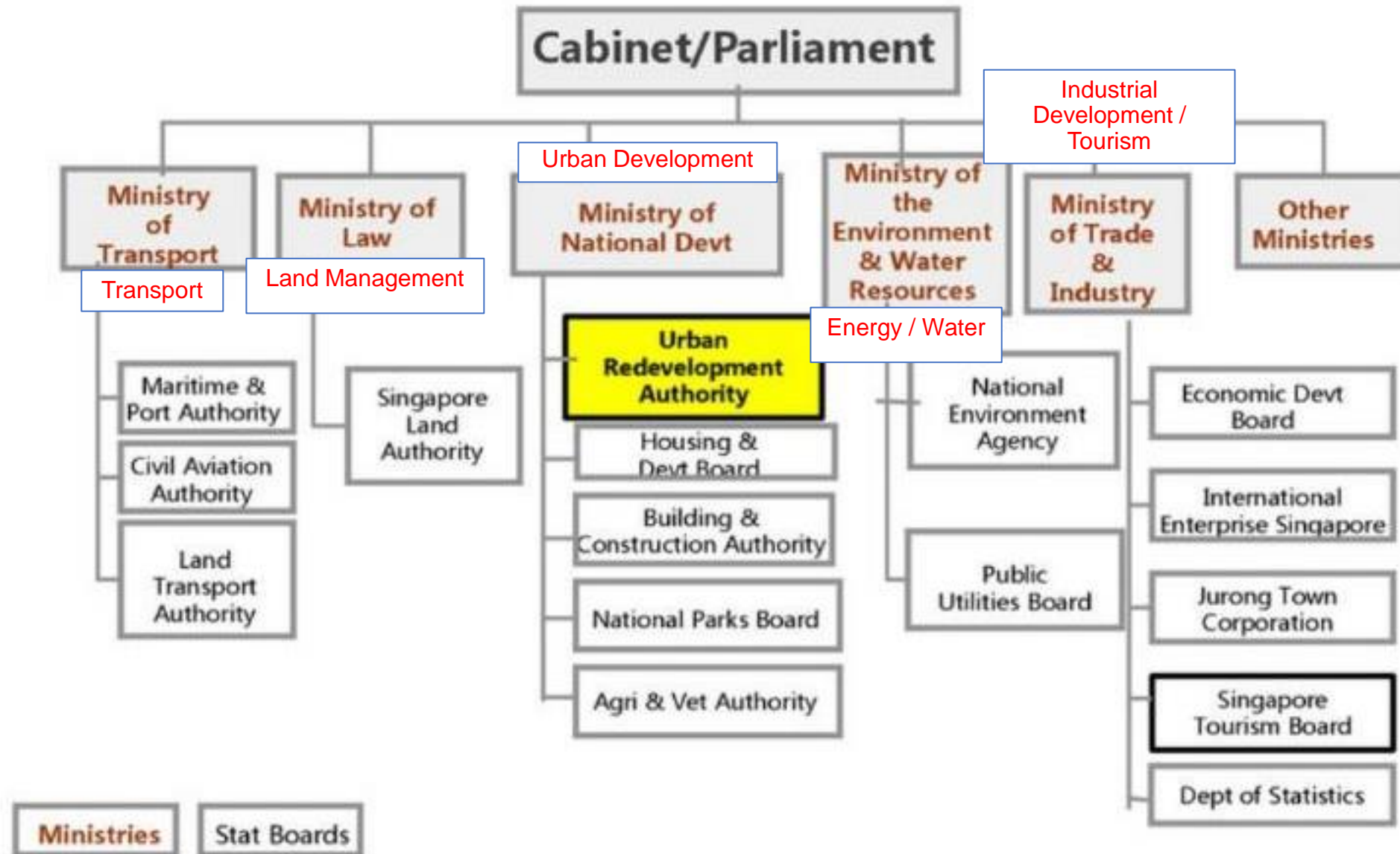
By balancing economic, social and environmental considerations, the goal is to create a sustainable Singapore that provides a quality living environment, offers plentiful growth opportunities and jobs for the people, and safeguards our clean and green landscape.



Mid- and Longer-term Planning

Planning and Development Framework



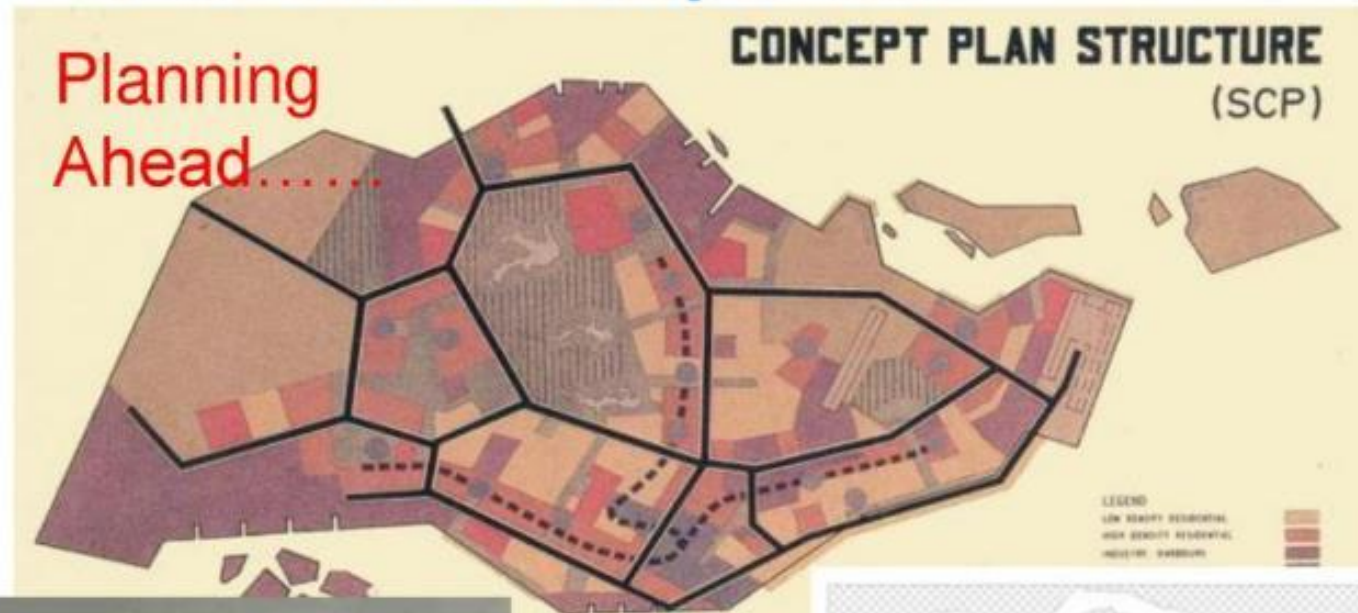


Mid- and Longer-term Planning

Land Use Concept Plan

Planning
Ahead.....

CONCEPT PLAN STRUCTURE
(SCP)



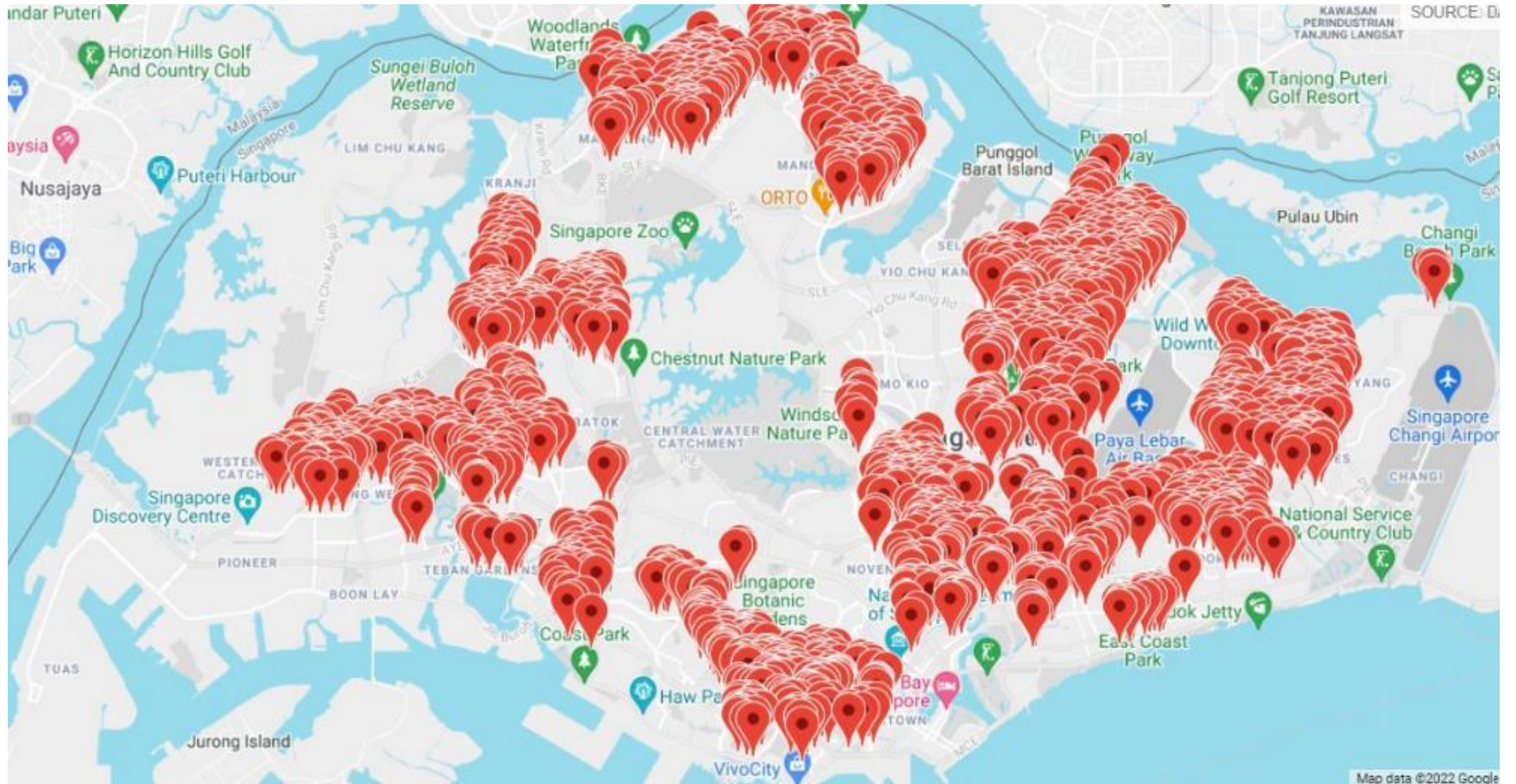
1987-90 MRT Network



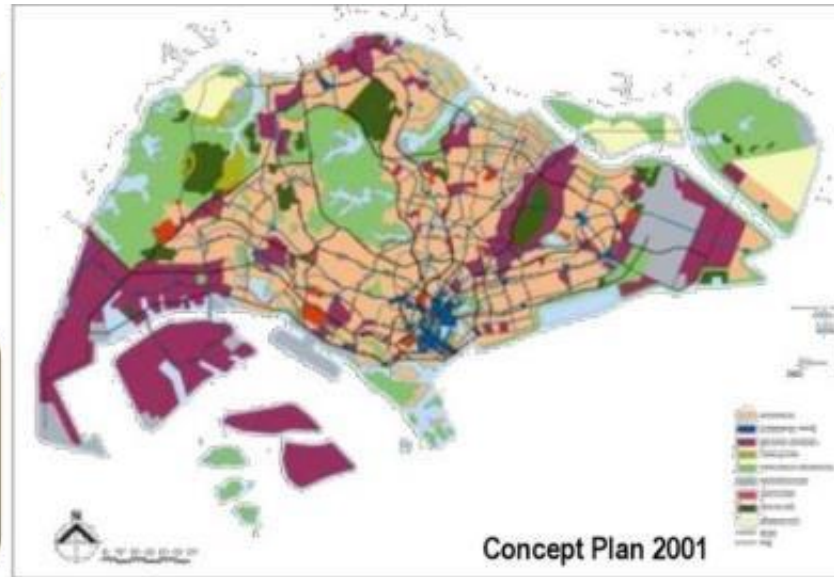
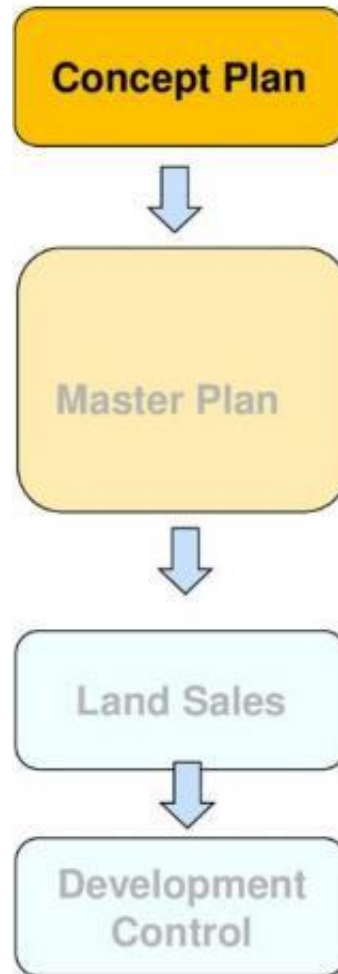
Expressways

Singapore Integrated Urban Planning System

Mid- and Longer-term Planning (e.g., HDB)

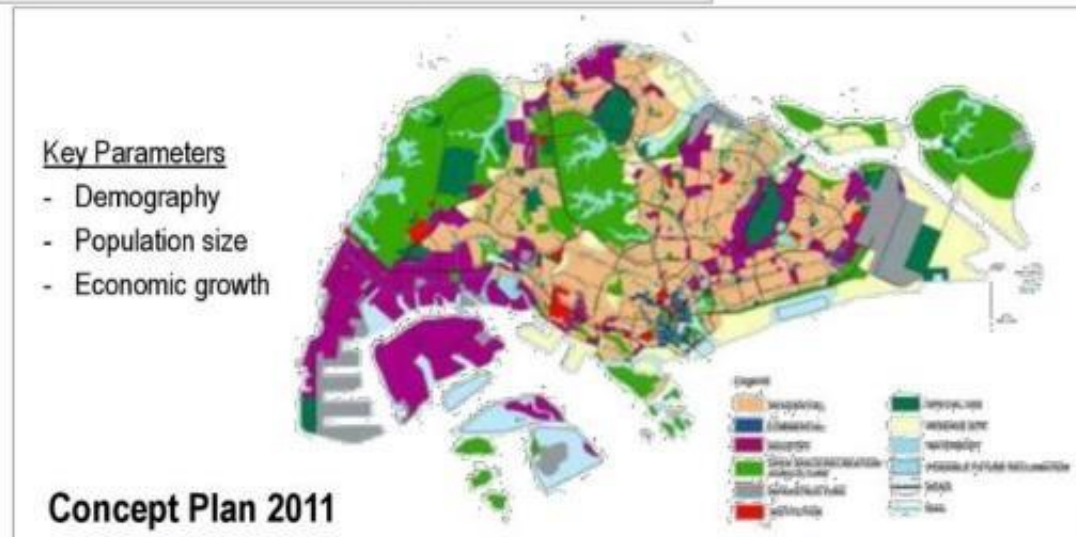


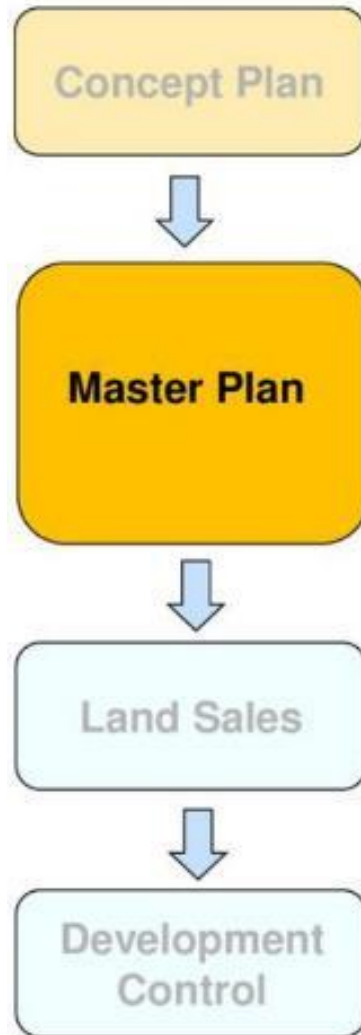
Mid- and Longer-term Planning



Concept Plan

- Long term planning horizon
- Charts the strategic growth direction
- Balance between different land use needs
- Reviewed every 10 years

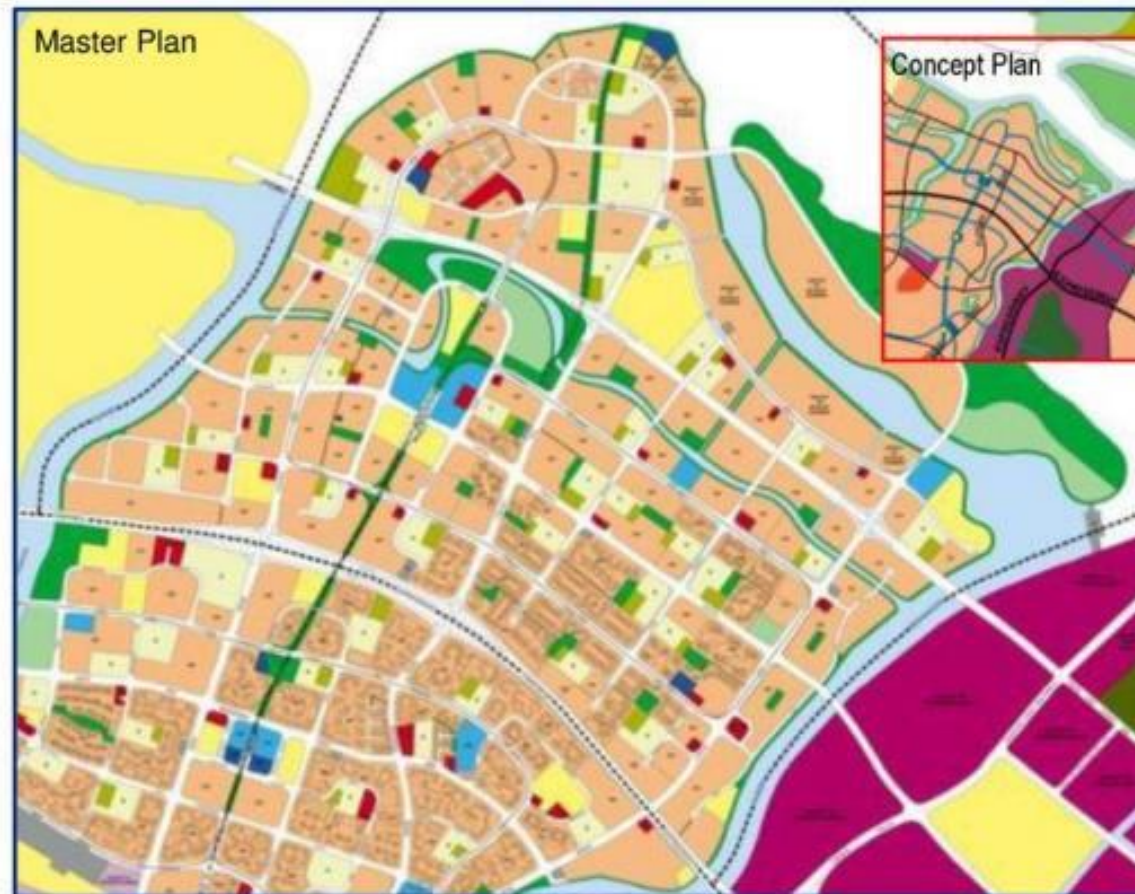




Mid- and Longer-term Planning

- Statutory land use plan
- Guides development on each plot of land
- Reviewed every 5 years

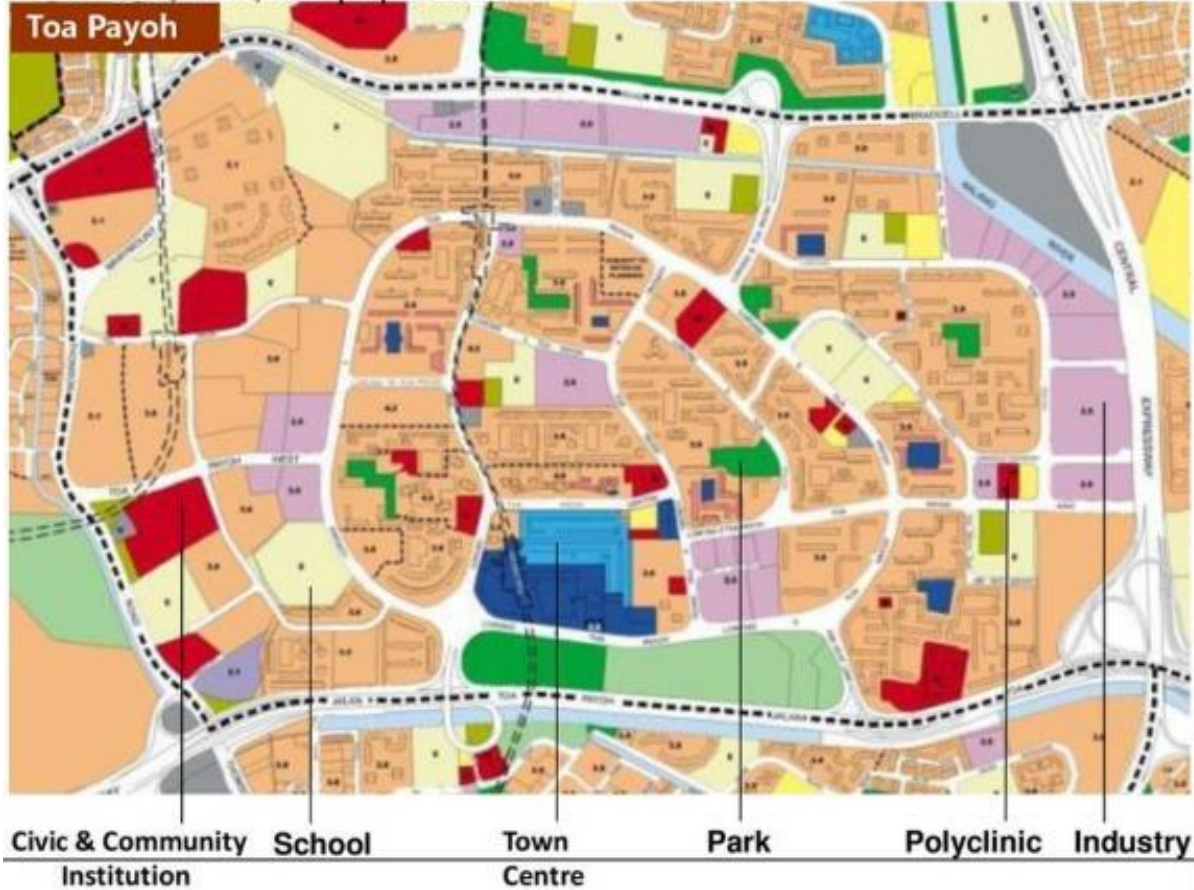
Master Plan



Mid- and Longer-term Planning

Integrated Township Planning

463ha; 102,100 population





To make Singapore a great city to live, work and play

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Property ▾

Guidelines ▾

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Land Sales ▾

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GST refunds for processing fees paid on Development Applications and Lodgments. Click for [more details](#).

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1



Explore Development Site



Find Master Plan Zoning



Download Planning Decisions

2



Special & Detailed Control Plans (SDCPs)

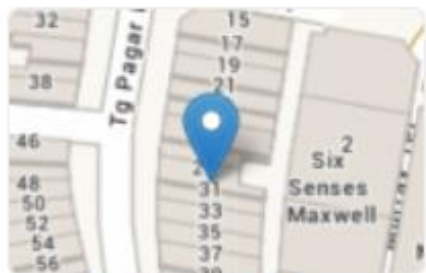


Buy Season Parking

3



View Government Land Sales Site



Check Allowable Use for Shophouses & Selected Properties



View Conservation Areas and Buildings

4



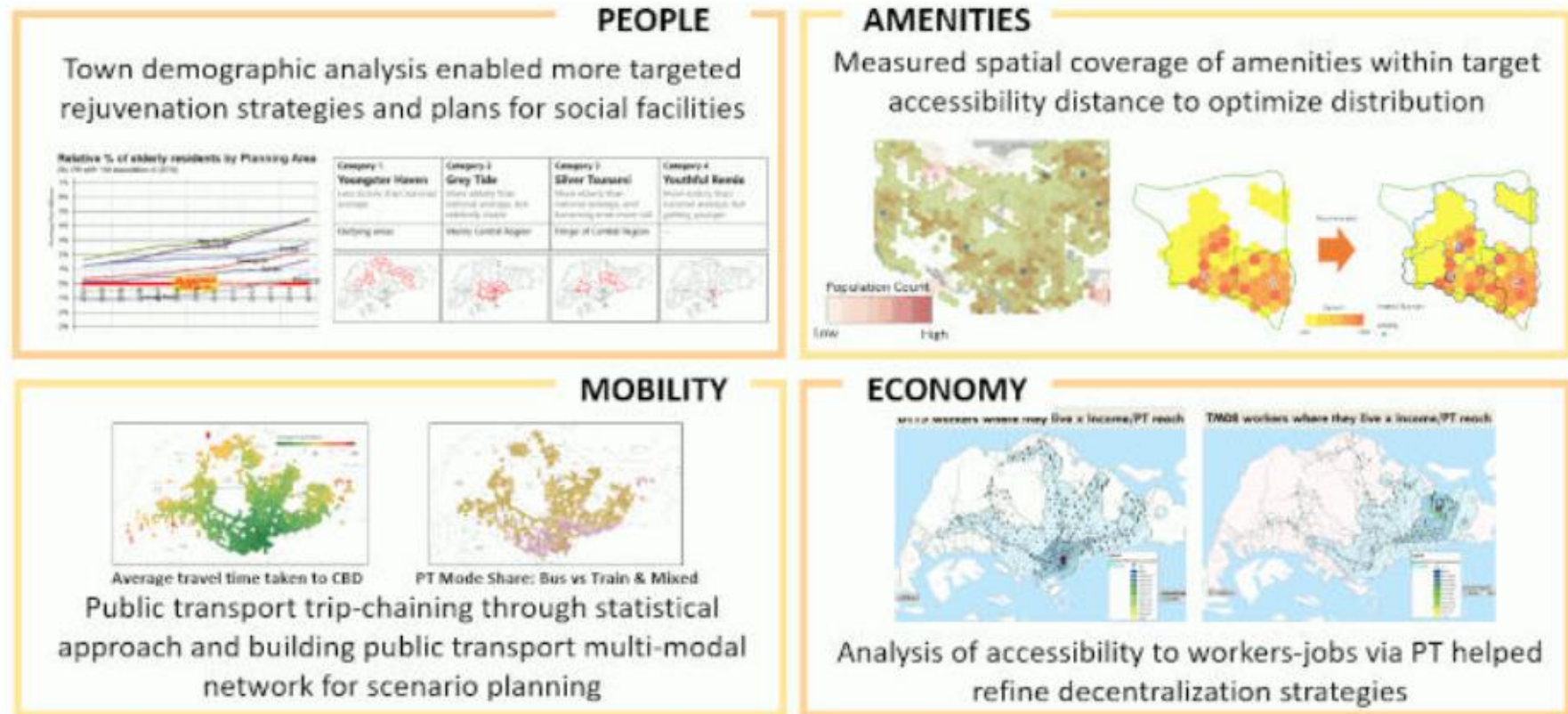
Check Land Betterment Charge Rates



View Private Residential Properties

Adopting Evidence-Based Urban Planning and Design

We work with agencies to assemble data and conduct analytics, enabling planners to make more informed planning decisions.



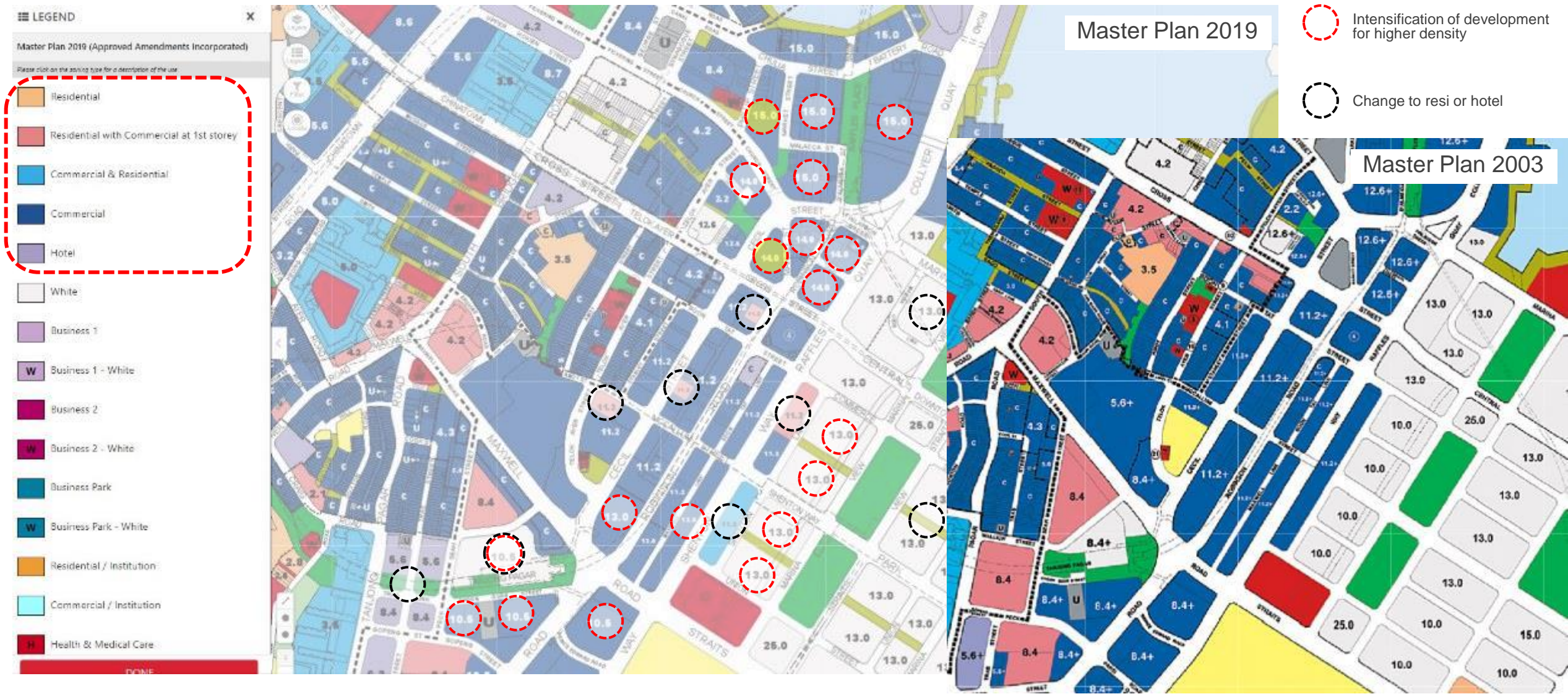
1. Land Use / Development Quantum at Master Plan



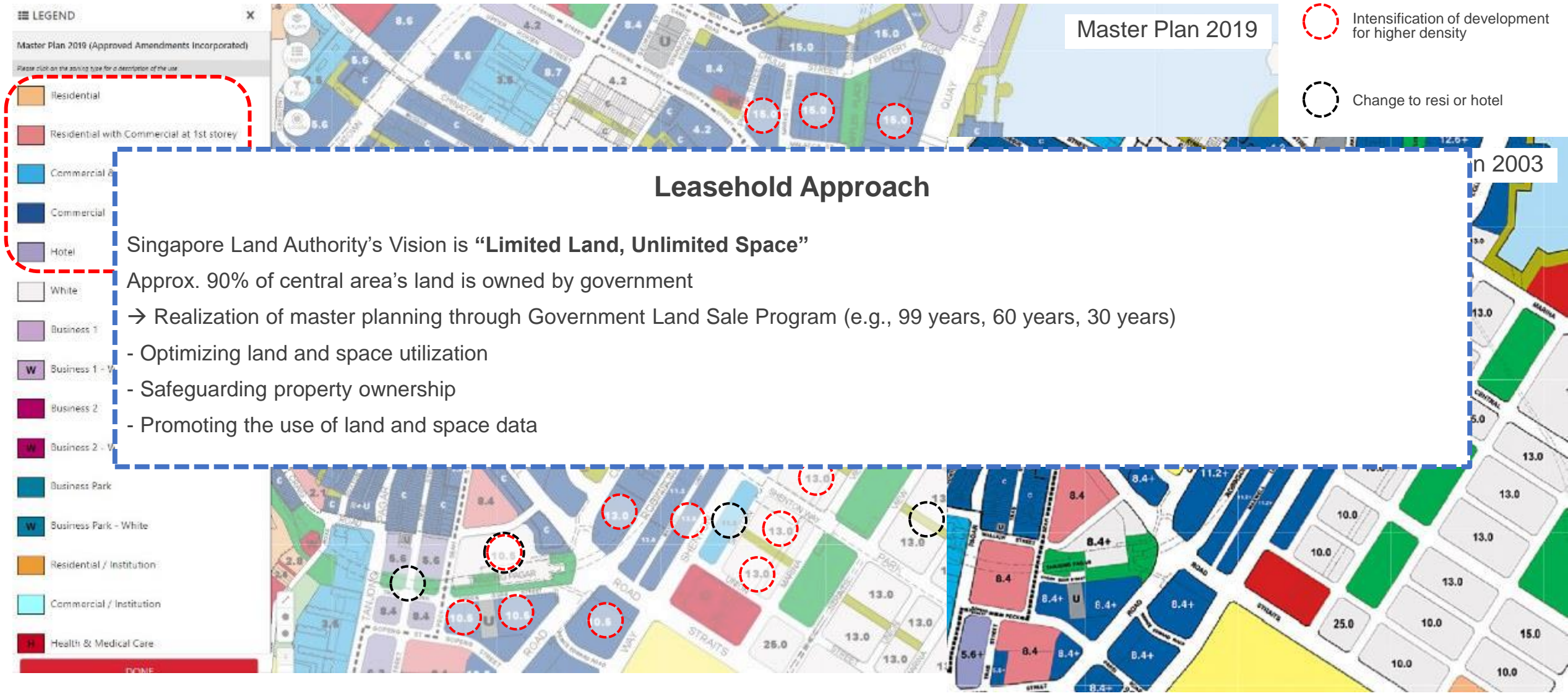
1. Land Use / Development Quantum at Master Plan



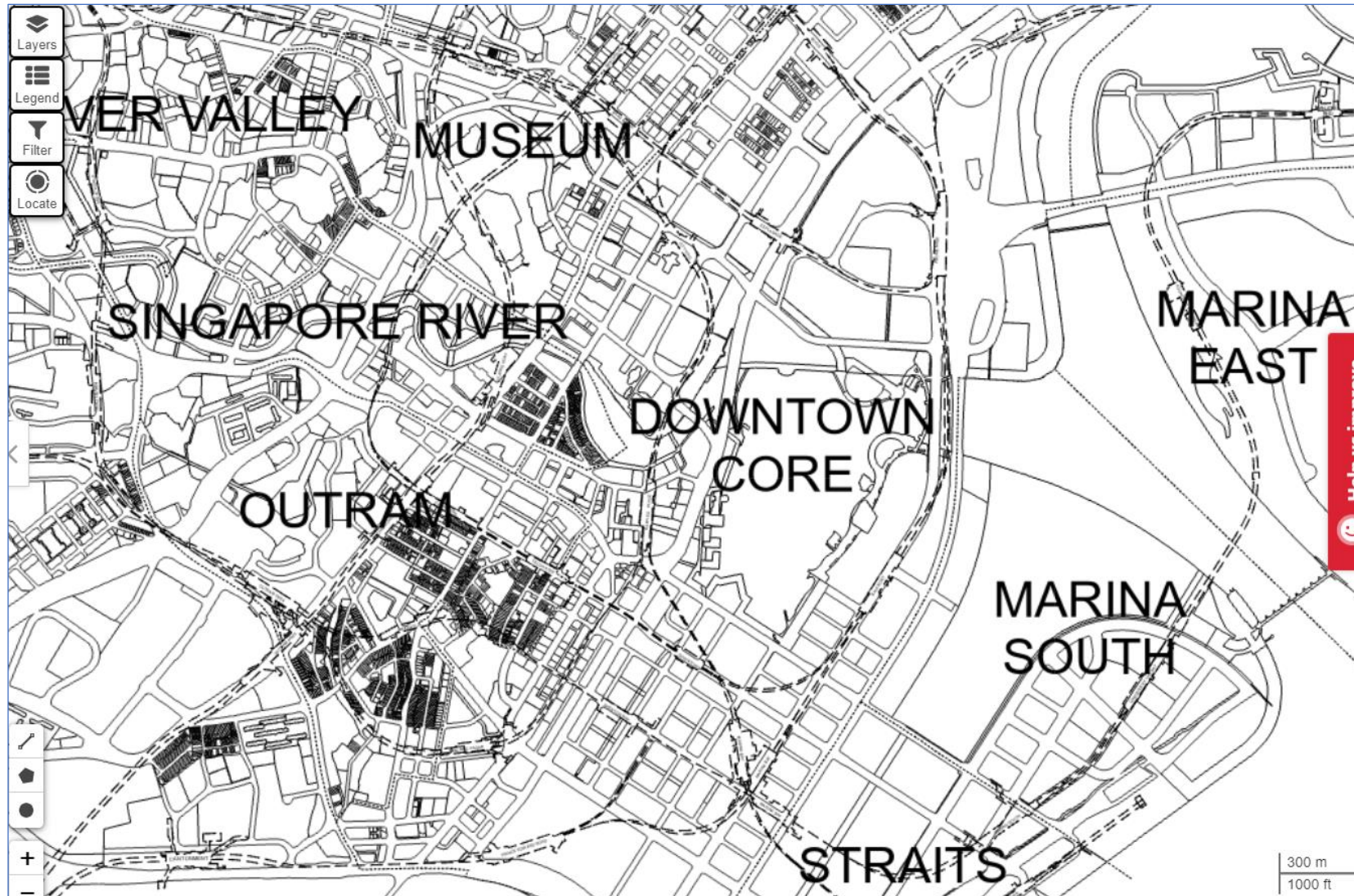
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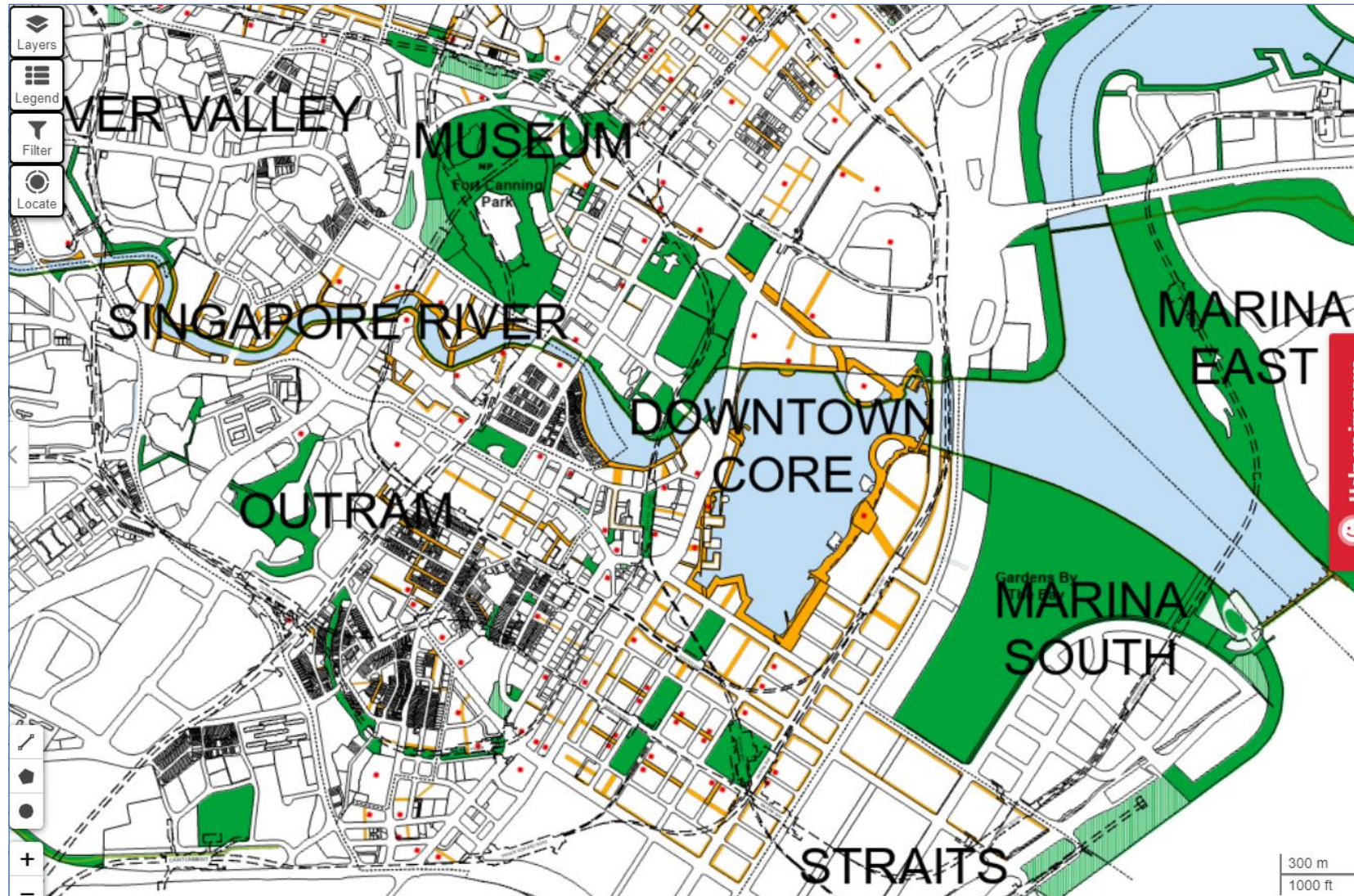
1. Land Use / Development Quantum at Master Plan



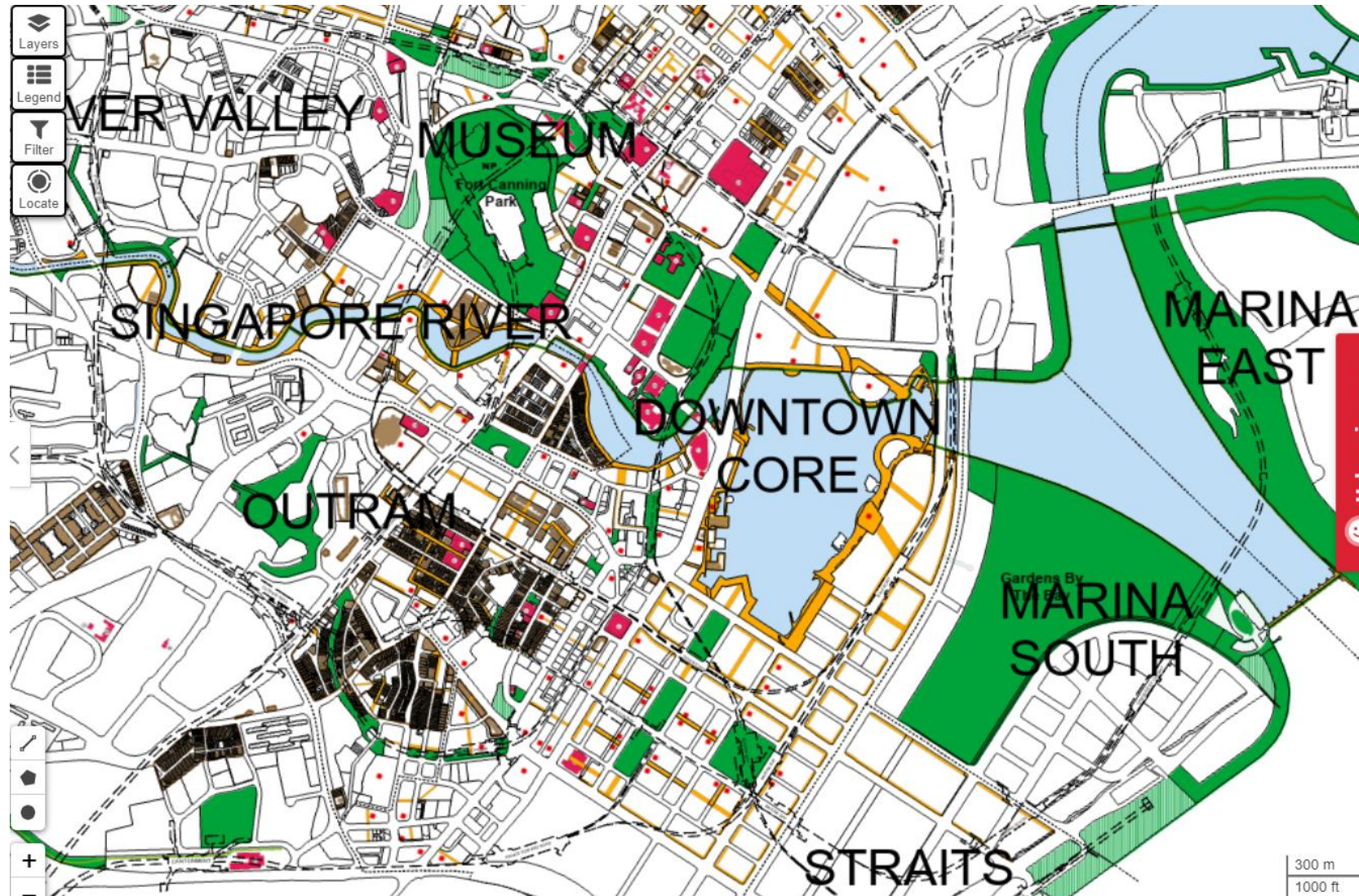
2. Special & Detailed Control Plans



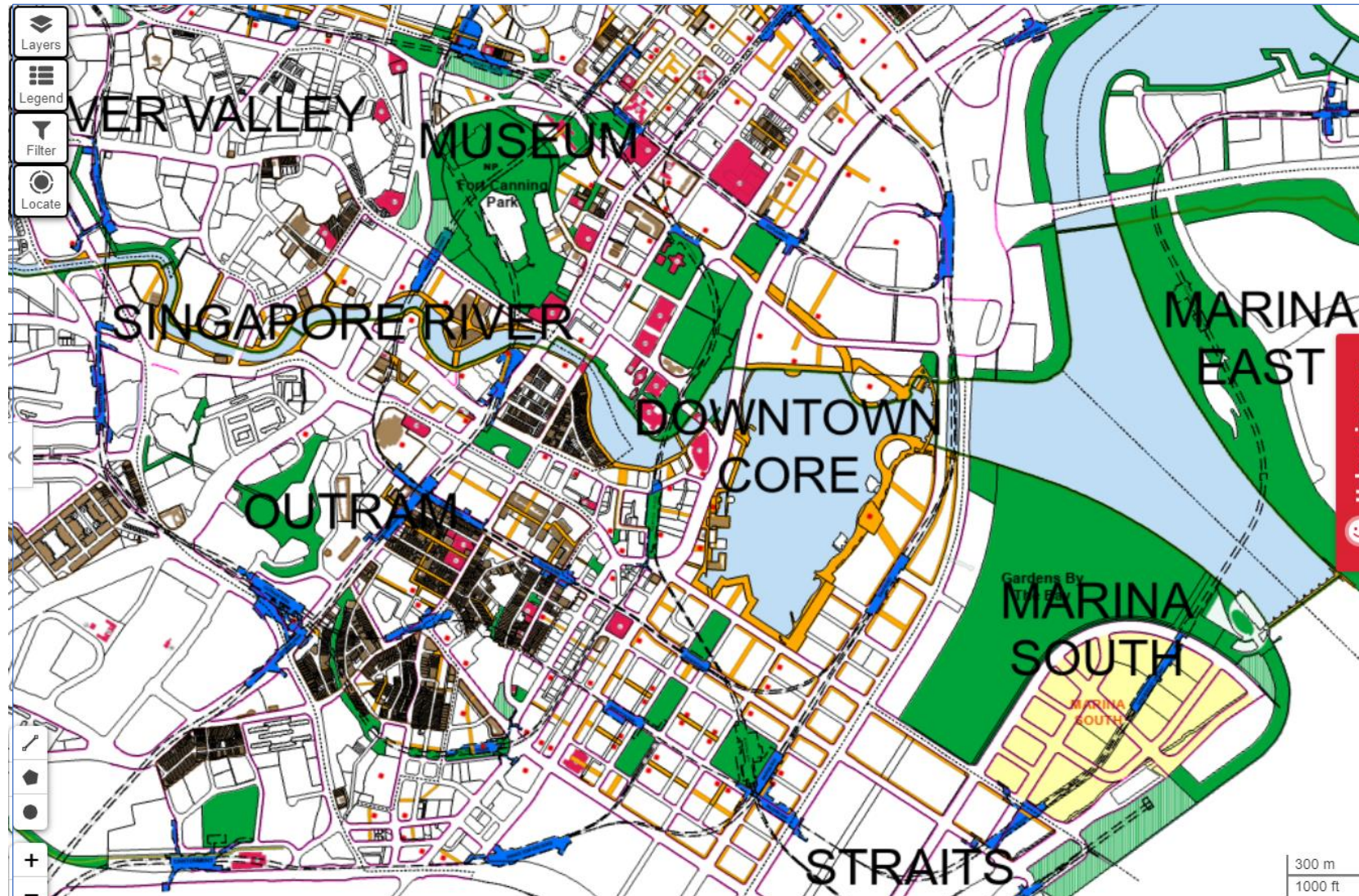
2. Special & Detailed Control Plans (Parks, Waterbodies and Public Spaces)



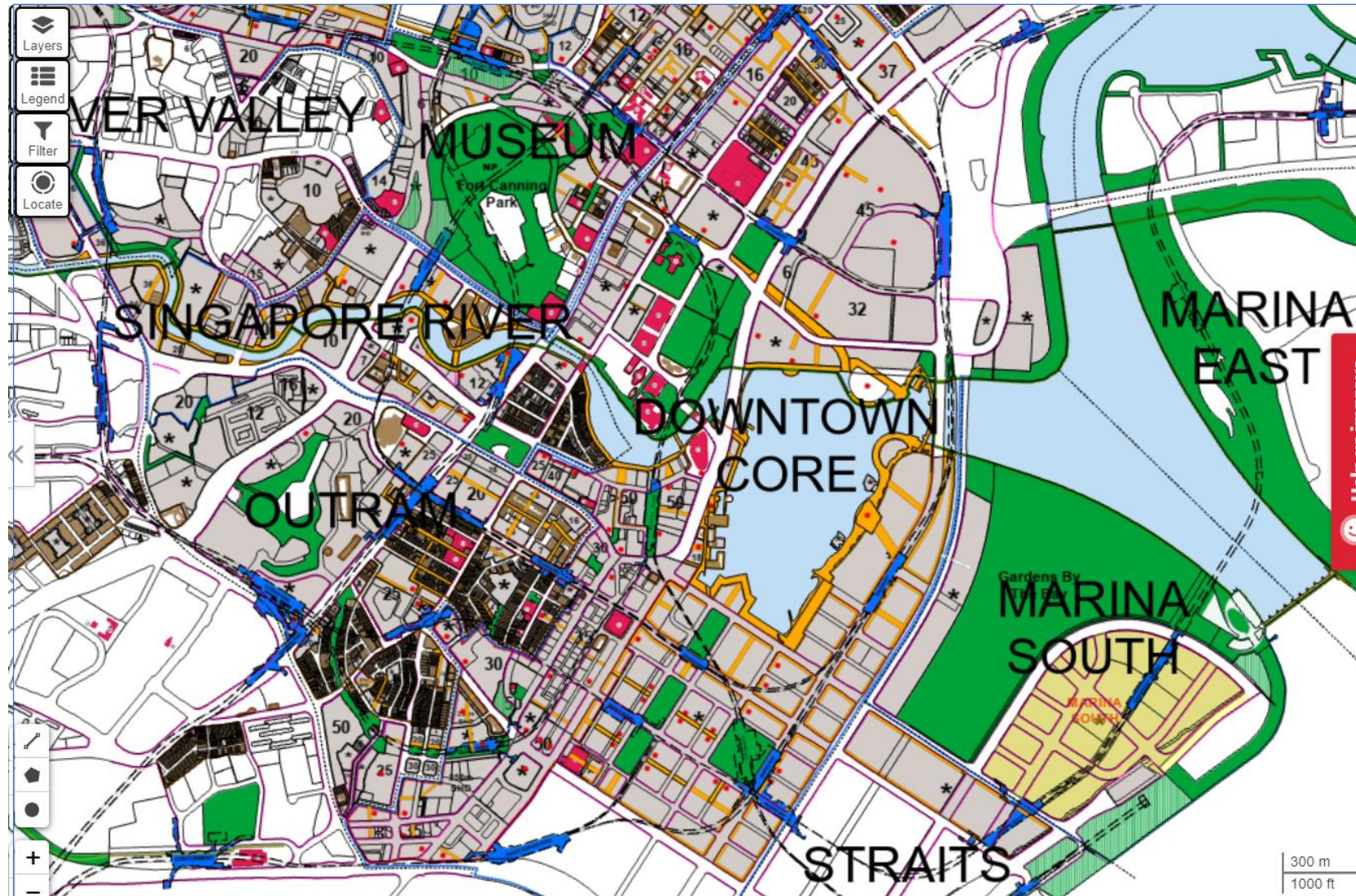
2. Special & Detailed Control Plans (Conservation Area and monument)



2. Special & Detailed Control Plans (Connectivity)



2. Special & Detailed Control Plans (Building Height)



3. Development Charges (Tax)

Mar / Sep (yearly)

Geographical Location

User Groups

Development Charge Rates for 2022

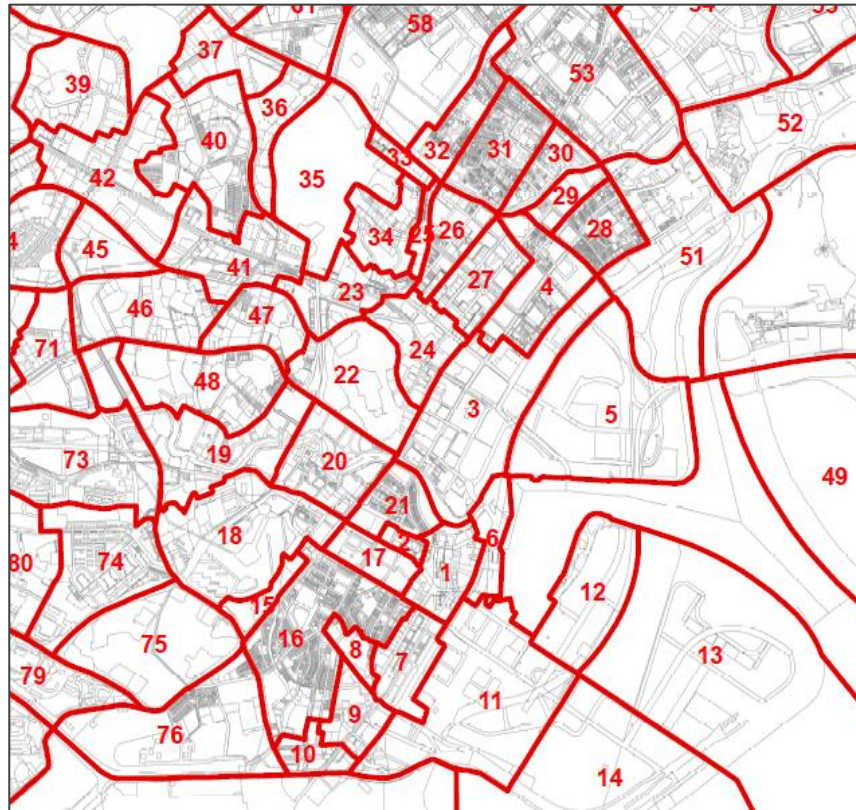
Development Charge Rates for 2021

Development Charge Rates for 2020

Development Charge Rates for 2019

Development Charge Rates for 2018

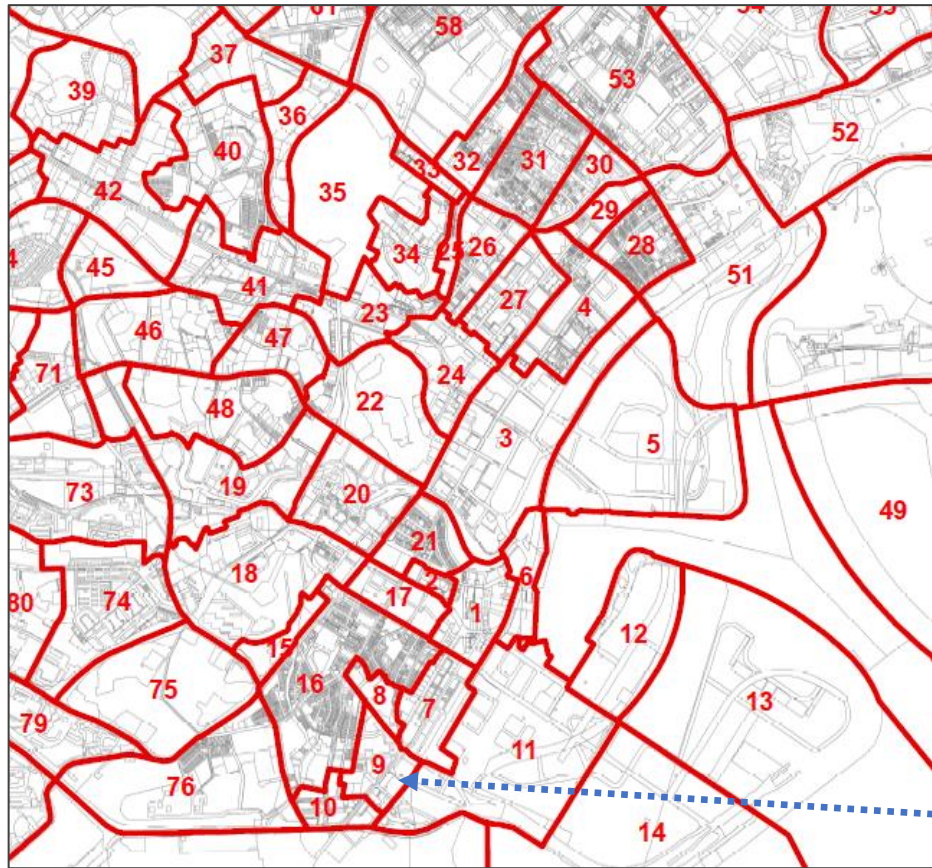
See more Development Charge Rates



Use Group	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, a 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, building
F	Open space, nature reserve
G	Agriculture
H	Drain, road, railway, cemetery, Mass Rapid Transit Route, Light Rail Transit Route

3. Development Charges (Tax)

Geographical Location



Development Charge (2011)

Geographical Sectors	Use Groups									
	A	B1	B2	C	D	E	F	G	H	
1	\$7,700	\$3,990	\$9,100	\$4,900	\$770	\$840	\$10	-	\$1	
2	\$7,700	\$3,990	\$8,050	\$4,900	\$770	\$840	\$10	-	\$1	
3	\$7,000	\$3,990	\$7,700	\$5,320	\$770	\$840	\$10	-	\$1	
4	\$5,950	\$3,990	\$5,600	\$4,690	\$770	\$840	\$10	-	\$1	
5	\$7,700	\$3,990	\$9,100	\$5,740	\$770	\$840	\$10	-	\$1	
6	\$7,700	\$3,990	\$9,100	\$5,740	\$770	\$840	\$10	-	\$1	
7	\$7,000	\$3,990	\$7,700	\$4,900	\$770	\$840	\$10	-	\$1	
8	\$6,090	\$3,990	\$7,700	\$4,550	\$770	\$840	\$10	-	\$1	
9	\$7,000	\$3,990	\$7,700	\$4,550	\$770	\$840	\$10	-	\$1	

Hotel = 60% of Resi

Development Charge (2022)

Geographical Sectors	Use Groups						
	A	B1	B2	C	D	E	F
1	\$13,300	\$4,270	\$12,250	\$13,300	\$854	\$910	\$10
2	\$13,300	\$4,270	\$12,250	\$13,300	\$854	\$910	\$10
3	\$13,300	\$4,270	\$12,250	\$15,050	\$854	\$910	\$10
4	\$13,300	\$4,270	\$12,250	\$14,210	\$854	\$910	\$10
5	\$13,300	\$4,270	\$12,250	\$15,050	\$854	\$910	\$10
6	\$13,300	\$4,270	\$12,250	\$15,050	\$854	\$910	\$10
7	\$11,690	\$4,270	\$12,250	\$13,300	\$854	\$910	\$10
8	\$11,200	\$4,270	\$12,250	\$12,670	\$854	\$910	\$10
9	\$11,900	\$4,270	\$12,250	\$12,670	\$854	\$910	\$10

Hotel > Resi

3. Development Charges (Tax)

Development Charge for Leasehold

$$\text{Development Charge} = \text{Development Ceiling} - \text{Development Baseline} - \text{Development Charge Exemption}$$

Development Ceiling	The value of the proposed development which received planning permission from URA.
Development Baseline	The value of the approved development based on the approved use and intensity of the site. It also considers whether a development charge was previously paid, exempted, cancelled or not required.
Development Charge Exemption	As listed in the Planning Act. The most common exemption refers to the difference between the Safeguarded Historical Baseline of the site and the Development Baseline.

3. Development Charges (Tax)

Development Charge for Leasehold

10,000 sqm site for resi with FAR 5.0 = buildable quantum = 50,000 sqm (100sqm x 500 units) x S\$7,700 = S\$385M for the lease for 99 years

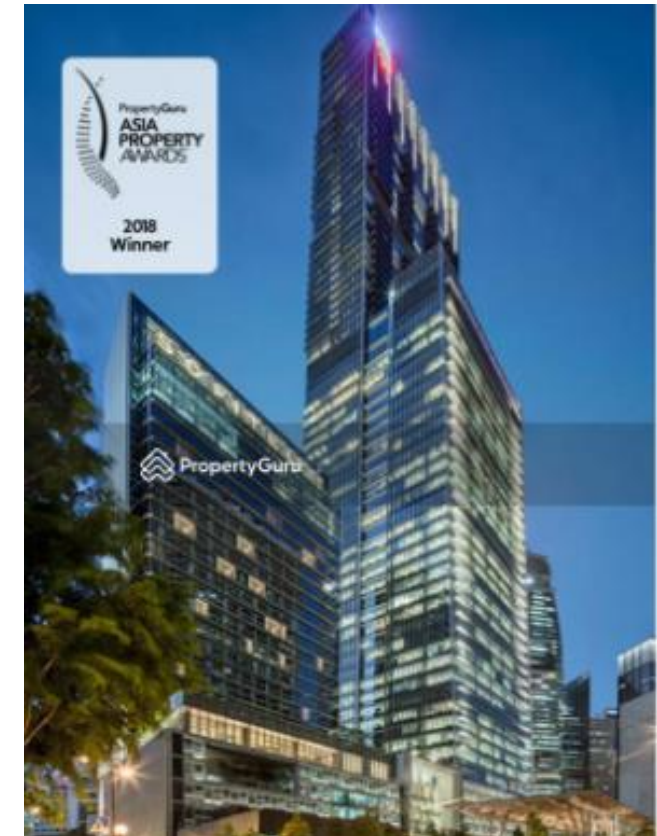
+ capex/opex

Realization the margin/profit through sale of resi unit

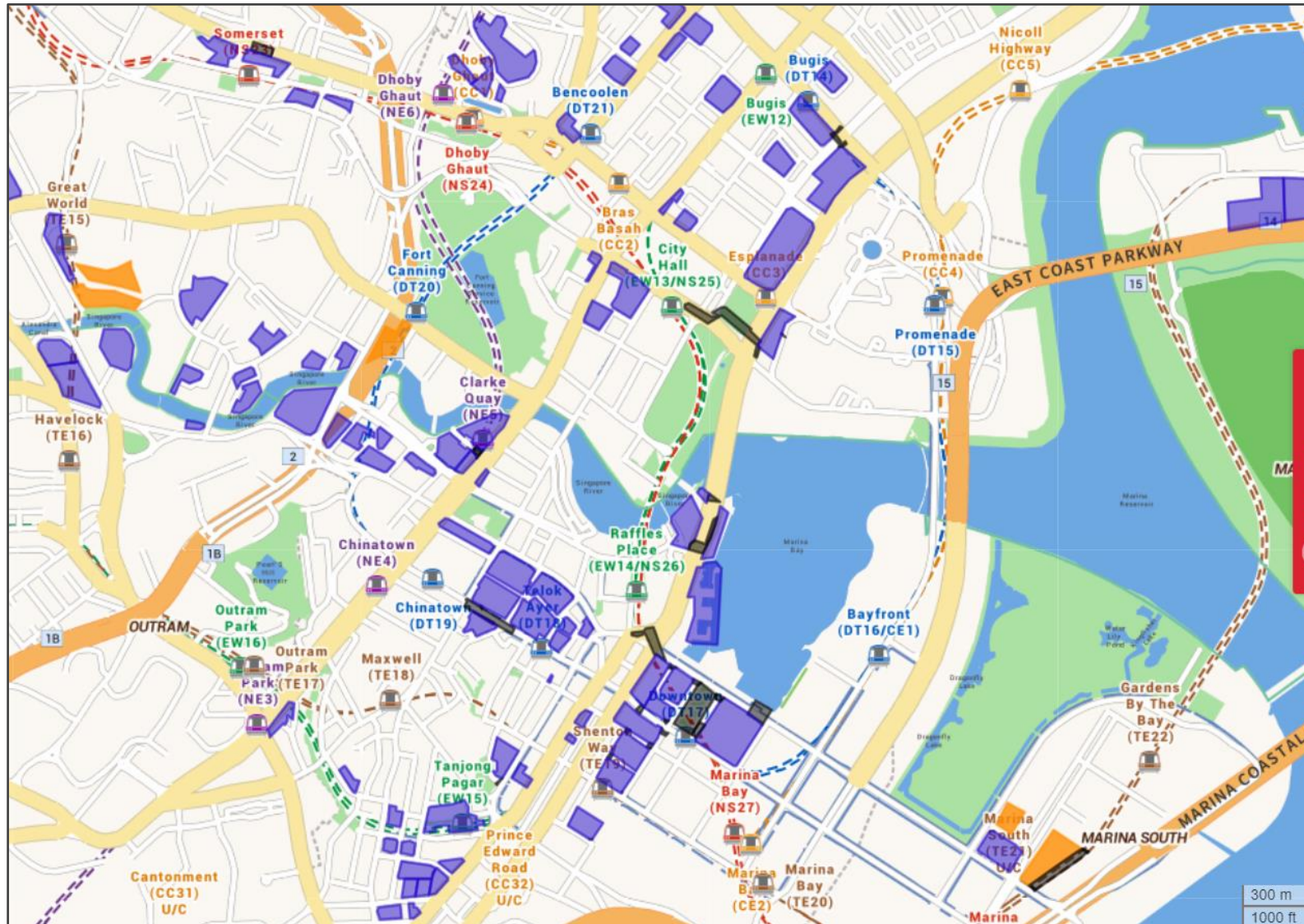
Here are some price ranges for units at Wallich Residence in Tanjong Pagar Centre:

- **2-bedroom:** From \$3.4 million
- **2-bedroom + study:** From \$5.5 million
- **3-bedroom:** From \$3.3 million
- **4-bedroom:** From \$6.0 million
- **4-bedroom + study:** From \$8.3 million
- **Penthouse (4-bedroom):** From \$19.2 million [🔗](#)

500 x S\$3.3M = approx. S\$1.6B



4. Government Land Sale (Tax)



4. Government Land Sale (Tax)

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GST refunds for processing fees paid on Development Applications and Lodgments. Click for [more details](#).

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Home > Land Sales > Current URA GLS Sites

Current URA GLS Sites

These are the current Government Land Sales (GLS) sites with URA as the agent.

- Schedule of Confirmed List Sites
- Schedule Of Reserve List Sites

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BUSINESS

Home > Business > Land Sales > **Government Land Sales**

These are the current land sales sites with HDB as the agent.

Confirmed list

Location

[alan Lovang B](#)

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Find Space Find Land Access Data Get Help Enhance Your Business About JTC

Industrial Government Land Sales

The Singapore government releases land regularly through a land sales programme for private sector development to meet the demand arising from economic growth. As the land sales agent for the Industrial Government Land Sales (IGLS) programme, JTC releases land for development via public tenders. The sites are launched via the confirmed list or the reserve list.

-Estimated site area. Area is subject to final survey before tender release and will be updated.

Please note that with effect from 1 January 2024, the Industrial Government Land Sales (IGLS) Tenderer's Packet will cost \$170 (or \$185.30 with GST). This is to align with other Government Land Sales (GLS) Tenderer's Packets.

[MTI press release on IGLS for Second Half of 2024](#) [How to apply for IGLS sites](#)

[Historical data on IGLS sites sold by JTC](#) [Frequently asked questions](#)

4. Government Land Sale (Tax)

Marina Gardens Lane
Government Land Sales

MARINA SOUTH PLANNING AREA

Government Land Sales

Location Plan & Technical Details | Tender Results

SITE AREA (M²)
12,245.1

LAND USE
Residential with Commercial at 1st Sty

GROSS FLOOR AREA (M²)
68,573

DATE OF AWARD
11 July 2023

SUCCESSFUL TENDERER
Kingsford Huray Development Pte. Ltd., Obsidian Development Pte. Ltd. and Polarix Cultural & Science Park Investment Private Limited

SUCCESSFUL TENDER PRICE
\$1,034,480,000

Map features: Layers, Legend, Filter, Locate, Scale (100m, 300ft), Leaflet | Powered by Esri | Report Vulnerability | © URA, © Onemap, © HDB, © JTC

Public Engagement Journey

When we work together, we can make Singapore a space for our dreams. A key focus of the Long-Term Plan Review (LTPR) is partnering the public in imagining possibilities for a future Singapore that will better meet your needs and aspirations as well as those of future generations.

Since we launched our public engagement in July 2021, we have engaged more than 15,000 people from all walks of life through a variety of platforms. Many have shared their hopes and aspirations, as well as ideas for the future in over 50 sessions ranging from online surveys to talks and in-depth discussions.

Phase 1

From July to September 2021, we reached out to Singaporeans of different ages and backgrounds to understand their hopes, aspirations and concerns for Singapore's future, as well as on factors that will make for a more liveable city over the next 50 years and beyond.

Phase 2

We translated the feedback that we received in Phase 1 into four outcomes for Singapore's future urban environment – a Singapore that is Inclusive; Adaptable and Resilient; Sustainable; and Distinctive and Endearing.

These four pillars guided the Phase 2 discussions on possible land use strategies that will achieve these outcomes. We engaged different segments of the population – from residents, businesses, professionals, academia to interest groups – to generate further ideas in six facilitated discussions. We also collaborated with agencies such as the People's Association and the National Youth Council (NYC) to hold more engagement sessions with their stakeholders.

Phase 3

We subsequently developed a set of planning principles and strategies based on trends and challenges Singapore faces in the future as well as ideas and feedback that we received over the course of the earlier two phases of public engagement. In developing them, we also considered the need to balance various trade-offs, such as the diverse feedback received from Singaporeans and stakeholders, potential implications of each strategy, as well as the wide spectrum of competing needs for our limited land.

Two virtual dialogues were organised to further discuss this set of planning principles and strategies as well as the considerations behind them with Singaporeans and stakeholders.

Phase 4

The ideas and feedback that you have shared in the past year have helped shape planning concepts and strategies that will guide Singapore's long-term development. As part of Phase 4 of the public engagement exercise, these strategies were exhibited for public feedback at The URA Centre from 6 June 2022 to 4 August 2022 as well as brought to several locations islandwide.

We will continue to engage Singaporeans and stakeholders to refine the strategies and progressively translate them into detailed plans over the next few decades to build a better Singapore together.

Draft Master Plan 2025 Public Engagement

Planning Singapore Together

Enabling Sustainable Growth: Shaping the Future of Work

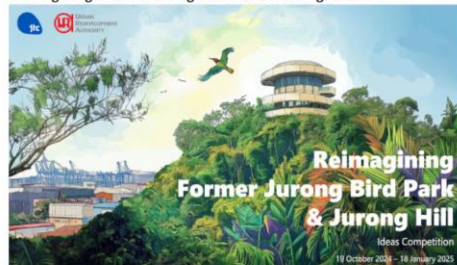


[Exhibition] 24 Oct 2024 to 3 Jan 2025

To sustain Singapore's vibrant economy and provide high-quality jobs and workplaces for Singaporeans, we will continue to build and enhance our business nodes to support our businesses and provide attractive work-live-play-learn environments for all.

[Find out more about our business nodes and share your feedback here](#)

Reimagining Former Jurong Bird Park & Jurong Hill



[Ideas Competition] 19 Oct 2024 to 18 Jan 2025

With the relocation of the former Jurong Bird Park and the expected opening of a new Jurong Region Line station in 2029, we have the opportunity to reimagine and transform the site into a vibrant space for work and play. Jointly organised by JTC and URA, the 'Reimagining Former Jurong Bird Park & Jurong Hill' ideas competition invites the public and professionals to contribute ideas for this unique site.

[More details can be found here](#)

Identity Corridors



[Engagements] Ongoing

Our five Identity Corridors are well-loved, distinctive stretches rich with heritage and identity. Sign up for engagement sessions to co-create more walkable streets and engaging public spaces along these corridors.

[Find out more and sign up](#)

Rail Corridor - Queensway Node



[Design Competition] Ongoing

The space under the Queensway viaduct is set to be another new community node along the Rail Corridor. URA has launched a single-stage design competition to seek proposals from industry professionals to transform the space into an inviting multi-functional space that the public can use for recreational and community activities.

[Find out more about the Queensway Node Design Competition here](#)

Shaping a Heat Resilient City



[Exhibition Closed] 17 Nov 2023 to 1 Mar 2024

With climate change, temperatures worldwide are set to rise and this poses a challenge to the health and liveability of the city. Explore how agencies, researchers, built environment professionals and the private sector in Singapore are playing an active role to plan for a cooler city.

[Find out more](#)

'Long Island'



[Engagements] Ongoing

With rising sea levels posing a threat to the East Coast area, 'Long Island' is an integrated solution that will meet multiple national needs, including coastal protection, flood resilience, water resilience, and creating more land to meet future development needs, as well as providing new recreational opportunities for the East Coast.

[Find out more and sign up](#)

Recreation Master Plan



[Roving Exhibitions] Completed

To provide a multitude of recreational opportunities in Singapore, we want to hear from you on the planning of everyday recreation spaces and ways to offer fun, inclusive and attractive leisure offerings for all.

[Find out more and share your feedback here](#)

Rail Corridor - Former Tanjong Pagar Railway Station



[Ideas Competition] Winners announced!

The National Monument is the southern gateway into the Rail Corridor and envisioned to be a multi-functional community building for all. We launched the 'From Dreams to Rail-ity' ideas competition to invite ideas on future plans for the site in April 2024 and have announced the winning entries. If you have any other feedback or memories that you would like to share on TPRS, do share them with us too.

[Explore the winning entries](#)

Bukit Timah Turf City Exhibition



[Exhibition Closed] 23 May 2024 to 23 Oct 2024

Bukit Timah Turf City is being planned as a highly liveable, inclusive and endearing estate featuring a good mix of public and private housing sensitively integrated with heritage, nature, public spaces and amenities.

[Find out more](#)

My City, My Home Exhibition



[Exhibition Closed] 3 Nov 2023 to 2 Feb 2024


As part of our efforts to Shape a Happy Healthy City, we are planning for new residential neighbourhoods in more central locations to provide more liveable and inclusive homes to meet our collective aspirations. Join us in shaping our city!

[Find out more](#)

THE BUSINESS TIMES

Liew Mun Leong, Lee Seow Hiang appointed to board of Bhutan's new economic hub

Liew was the founding CEO and president of CapitaLand Group, and Lee was CEO of Changi Airport Group

 **Ranamita Chakraborty**
Published Fri, Oct 18, 2024 · 03:05 PM
Chakr

Liew Mun Leong

The project also includes an administrative and legal framework inspired by Singapore's robust systems and financial structures modeled after the Abu Dhabi Global Market, ensuring a conducive environment for economic growth and governance.

Located at the heart of a region encompassing four billion people—the world's half-population—Gelephu Mindfulness City is set to transform Bhutan into a strategic gateway between South Asia and the global stage. As the city takes shape, it promises to exemplify a sustainable, happy, and spiritually enriched urban landscape, inviting the world to witness Bhutan's unique approach to modern living.

SINGAPORE corporate leaders Liew Mun Leong and Lee Seow Hiang have been appointed to the board of Bhutan's Gelephu Mindfulness City (GMC) by Bhutan's King Jigme Khesar Namgyel Wangchuck.

GMC, heralded as the world's first mindfulness city, is Bhutan's new economic hub "designed to reframe core principles of economic and social development". The GMC will operate as a special administrative region and be vested with executive, legislative and independent judicial power.

Liew, appointed as chief executive officer, will oversee GMC, drawing on his experience in international investment and development projects, said a statement in early October.

A panoramic view of the Singapore skyline at night, featuring numerous illuminated skyscrapers and a waterfront area with a body of water in the foreground. The lights from the buildings create a vibrant, blue and white glow against the dark night sky.

THANK YOU!

November 2024

Hong Soo Lee (hslee@adb.org)



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Comparing a Benchmark to a High-Performing Variant

Priority Outcome	Baseline	Delve	Improvement
Unit Yield	2,417 units	2,612 units	+8%
Average Unit Size	789 sq ft / unit	802 sq ft / unit	+2%
Leasable Residential Area	1.91M sq ft	2.09M sq ft	+10%
Daylight Access	62%	63%	+2%
Sun Hours	5.9 hours	6.1 hours	+3%
Open Space	7.26 acres	8.07 acres	+11%

Urban Regeneration Information System for Korea (by Law of Urban Regeneration)



1 Urban Dashboard System for all Government, Stakeholders, People (city analysis, job / tender posting, citizen feedback / archive / marketing / knowledge sharing / capacity building program)



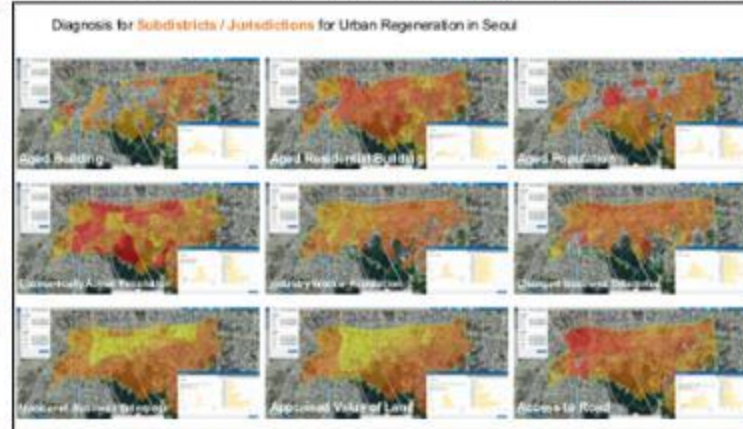
2 Diagnosis for Cities required Urban Regeneration (UR) in S. Korea (by population movement, changed no. of jobs, age of buildings, consumption pattern of people, pattern of resi, comm, indust areas)



3 Diagnosis by Subdistricts for UR in Seoul
1(Area to be improved) >>> 10 (Good Condition)



4 Diagnosis by Jurisdictions for UR in Seoul
1(Area to be improved) >>> 10 (Good Condition)



5 Diagnosis by Subdistrict / Jurisdiction for UR (aged bldg, aged population, economic population, industrial worker, changed business enterprise, value of land, access to road)



6 Prioritized two areas for UR by the Urban Dashboard System (by integrated and weighted simulation for the limited budget / Avoid redundant multi-government infra works by the Dashboard)