10 Things to Know About Draft Master Plan 2019

Find out more about the future new developments in and around Singapore through URA’s Draft Master Plan 2019, and how you can play a part.

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Best Practices on Strata Living in Singapore

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Much Fun for Everyone

Oasis Terraces: A Vibrant New Oasis for the Family and Community
For a respite from the hustle and bustle, explore the Raintree Cove at East Coast Park, Nature Playgarden at HortPark, and the Coast-to-Coast Trail and Round Island Route.

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Meet the first of HDB’s new-generation Neighbourhood Centre – Oasis Terraces, which offers something for everyone in the family.

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10 Things to Know About Draft Master Plan 2019

The Master Plan is a statutory land use plan that guides the physical development of Singapore over the next 10-15 years. It maps out the permissible land use and density for each parcel of land, and is reviewed every five years to remain relevant and responsive to a fast-changing environment.

Here are 10 things to know about the Draft Master Plan 2019, and how you can play a part:

1. **New Housing Concepts and Choices**

   New housing precincts will provide residents with a variety of choices, from car-lite, green, and community-centric developments such as Tengah Forest Town to urban villages such as Bayshore. Amenities will be co-located in one-stop hubs at the upcoming Bukit Canberra and Punggol Town Hub, making it easier and more convenient for residents to shop, dine, and engage in family-bonding activities under one roof.
2. Integrated Green and Play Spaces

Future housing towns such as Tengah Forest Town will integrate greenery and biodiversity into residential districts. In the future, there will be an additional 1,000 hectares of parkland and park connectors islandwide, linked by recreational corridors such as the Coast to Coast Trail, the Rail Corridor, and the Kallang River, so that residents can enjoy more sports and recreation facilities.

3. Greater Rustic Coast

Stretching from Lim Chu Kang to the tip of Changi, the Greater Rustic Coast is a 50km continuous belt of rustic greenery, rich heritage, and recreational space that will be stitched together by the future Round Island Route. Places of interest along the northern coastline will celebrate the area’s military and industrial heritage, while also connecting to recreation nodes and allowing residents to explore our native biodiversity at Sungei Buloh and the Mandai Mangroves.
4. Connected and Convenient

Residents will enjoy greater convenience and connectivity in public transport with the opening of the Thomson-East Coast Line, the Jurong Regional Line and the Cross Island Line. With the expanded rail network, eight out of 10 households in Singapore will live within a 10-minute walk from the nearest train station. Cycling paths and footpaths will be guided by the new Connectivity Special and Detailed Control Plan, while a new 21.5km North-South Corridor will feature continuous bus lanes and cycling routes from Woodlands to the city.

5. More Jobs Closer to Home

Major gateways in the east, north and west will support economic growth while bringing jobs and amenities closer to home. Capitalising on the expansion of Changi Airport, the eastern gateway will feature an innovative lifestyle business cluster at Changi City. In the north, the Woodlands Regional Centre will continue to grow as the largest business node in the north alongside the new Agri-Food Innovation Park at Sungei Kadut. The western gateway comprises Jurong Lake District, Jurong Innovation District and Tuas Terminal.

6. Paya Lebar Airbase

The relocation of Paya Lebar Airbase from 2030 will free up an area of land the size of about five Toa Payoh towns for redevelopment. With its unique aviation heritage, Paya Lebar Airbase is set to become a distinctive new business district with mixed-use neighbourhoods. Share your ideas for Paya Lebar and try your hand at planning the area [here](#).
7. Going Underground

Underground space is a strategic resource that allows Singapore to optimise land use. Locating utilities, transport, storage, and industrial facilities underground frees up surface land for people-centric developments. The 2019 Draft Master Plan reveals Singapore’s first Underground Space Plan for Marina Bay, Jurong Innovation District, and Punggol Digital District. The Plan showcases planned underground uses at the district level in 3D map layers.

8. Greater Southern Waterfront

The Greater Southern Waterfront, spanning Singapore’s coastline from Pasir Panjang to Marina East, will be freed up for development after the City Terminals and Pasir Panjang Terminal are relocated to Tuas. The Pasir Panjang Power District will be transformed into a lifestyle and heritage destination, while being connected to the rest of the Greater Southern Waterfront via the new Pasir Panjang Linear Park.

9. Breathing New Life into Familiar Places

The Central Area in Singapore is home to familiar places such as the Central Business District, Marina Bay, the retail and entertainment clusters at Orchard and the Singapore River as well as the Civic District and Bras Basah / Bugis. The arts, cultural and heritage precinct will be expanded and enhanced through vibrant place-making while Orchard’s iconic shopping belt will be transformed into a lush green urban corridor.
Beyond the Central Area, areas of local identity such as Dakota Crescent will be developed sensitively alongside the six retained Singapore Improvement Trust blocks and the courtyard space there. The former Station Master’s Quarters opposite Bukit Timah Railway Station will also be conserved to preserve our heritage and shared memories of the Rail Corridor.
10. Exhibition and Community Tour

The Draft Master Plan 2019 is on exhibition at The URA Centre Level 1 Atrium until 24 May 2019. Sign up for a free guided tour of the exhibition led by URA’s volunteers to learn more about Singapore’s future plans!

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Best Practices on Strata Living in Singapore

Living in strata-titled properties like apartments and condominiums gives residents access to common facilities such as swimming pools, tennis courts, and barbecue pits. But who is responsible for the maintenance of these facilities?

Answers can be found in the Building Maintenance and Strata Management Act (BMSMA), which regulates the management and maintenance of strata-titled properties.

To give clarity to management corporations (MCs), strata owners, and other stakeholders on their roles and responsibilities under the BMSMA, the Building and Construction Authority (BCA) is now developing a series of Strata Management Guides (“Guides”) in collaboration with various stakeholders.
The Guides aim to share best practices on handling common matters in MCs as well as practical information for MCs in managing their estates, based on BCA’s regular engagement with stakeholders. Nonetheless, readers should refer to the appropriate legislation or seek independent legal advice on their rights and duties applicable to them.

Here are some of the best practices for MCs to better manage their properties:

#1 Prepare a comprehensive budget for anticipated major expenditures

MCs are encouraged to prepare a comprehensive budget and set aside sinking funds to cater for anticipated major expenditures such as large-scale paint jobs, re-roofing or major Additions & Alterations works on common property, on top of the cyclical maintenance and improvement works. MCs should review this budget regularly to include proposed improvement works or expenditures that they are made aware of over time.

#2 Develop guidelines or by-laws to handle disputes between neighbours

Besides the prescribed by-laws, all MCs should have guidelines or by-laws to handle possible disputes between residents, for example, on the use of common property. If residents encounter any disputes with their neighbours, they can:

- approach their neighbour and let him/her know of their concerns;
- write in to their MC or managing agent to request for help;
- write to their MC to table the matter at any upcoming general meeting for residents to discuss and decide how it should be best managed.

#3 Capture important decisions when recording minutes of general meetings

The secretary of the MC should ensure that meeting minutes capture the number of votes casted for and against each motion, as well as the chairman’s declaration of the voting result. A brief explanation of the rationales for the decisions as well as any actions agreed to be taken pursuant to the motions is encouraged. The minutes of general meetings shall be displayed on the notice board of the MC within 45 days after the general meeting.

20 key topics will be addressed in the Guides. The first five guides, which contain information on strata management and common topics relating to general meetings, are now available here.

Charting New Frontiers

More than 500 real estate agency practitioners attended the Council for Estate Agencies (CEA)’s Estate Agency Industry Conference on 26 March 2019. They discussed and explored how the sector, with support from the Government, can remain productive and resilient in a changing environment.
In line with the theme of the conference “Charting new frontiers: Keeping the estate agency industry relevant”, the presentations and discussions focused on how property agencies and agents can continue to thrive in the future through the adoption of technology and business innovations, and by developing the necessary skillsets.

Mr Lee Kwong Weng, Executive Director of CEA, opened the conference by affirming that the industry has been responding to challenges in its operating environment. He encouraged more property agencies to take the lead in embracing digital transformation and to drive digital readiness efforts. He said, “The industry has to tap on technology to boost productivity and better meet consumers’ higher expectations.”

To help facilitate the industry’s transformation process, Mr Lee assured the industry that CEA will continue to take a balanced approach to reduce regulatory burdens without compromising consumers’ interests.

Guest-of-Honour Mr Zaqy Mohamad, Minister of State for National Development and Manpower, announced the key findings of the 2018 Public Perception Survey on the real estate agency industry, which showed that 85 per cent of consumers in 2018 were satisfied with the services provided by their property agents, as compared to 79 per cent in 2015 and 81 per cent in 2012.
Mr Zaqy also provided an update on the initiatives, under the Real Estate Industry Transformation Map (ITM), that are being progressively implemented. These initiatives are aimed at enabling property agencies and agents to enhance productivity, innovate, raise professionalism, and build stronger client relationships to remain relevant.

Additionally, he shared about the work done by the Digitalised Property Transactions Workgroup, which is rolling out initiatives to facilitate the entire real estate sector’s move towards offering digitalised, seamless, efficient, and secure transactions from end to end.

He painted a vision, wherein payments for property transactions in the future can be made from the comfort of one’s home, and electronic documents are signed and sent seamlessly to banks and lawyers.

Mr Thomas Tan, President of the Singapore Estate Agents Association (SEAA), delivered a presentation on behalf of the real estate industry associations on how the industry, with support from CEA and other Government agencies, can create innovative and practical solutions to transform the estate agency industry for the future.

During the event, CEA also announced a new Continuing Professional Development (CPD) framework for the estate agency industry that will take effect from 1 October 2019. CEA, together with the industry, has conducted a review of the framework and expanded the range of areas where property agents can develop themselves to remain relevant in the changing environment.

NCS Pte Ltd presented how property transactions could potentially be in the future when processes are fully digitalised, providing benefits to both industry practitioners and consumers.
The conference ended with a Question and Answer session where a panel comprising representatives from CEA and the four industry associations — the Institute of Estate Agents, KEO Connect, SEAA, and the Singapore Institute of Surveyors and Valuers — took questions from participants. Topics discussed ranged from ground issues to how the estate agency industry can successfully navigate the digital environment, and strengthen partnerships within and beyond the industry.

Local Infrastructure Projects Scheme: Enhancing Our Living Environment Together

The Local Infrastructure Projects (LIP) scheme was launched in April 2018 to fund the construction of small-scale local infrastructure on State Land to serve residents’ needs in a timely manner. The scheme considers requests that cannot be funded by existing infrastructure funding programmes, and is jointly administered by the Municipal Services Office (MSO) and 6 partner agencies — HDB, LTA, NParks, PA, PUB, and SLA.

The LIP scheme has a fixed menu of small-scale local infrastructure types based on the objectives of enhancing safety and security (footpath lighting and railings), improving connectivity (new/widened footpaths, covered linkways, drain crossings), and enhancing accessibility (ramps and staircases).

Requests need to be supported by the Citizens’ Consultative Committees (CCCs) before they can be considered under the scheme. With a good understanding of residents’ needs, CCCs are in a good position to decide the type of infrastructure beneficial to residents.

To date, seven projects have been approved. Two examples are shown below:

1. Footpath with lighting under the Sengkang West vehicular bridge

Agencies jointly evaluated a request supported by the Sengkang West CCC for a footpath with lighting under the Sengkang West vehicular bridge. For the safety of residents, PUB tapped on the LIP scheme as the implementing agency to build the infrastructure. Their efficiency in meeting the needs of residents won them compliments from the residents.
2. Lighting on existing footpath opposite Mattar MRT Station leading to Circuit Road Food Centre

Agencies jointly evaluated the MacPherson CCC’s request for lighting on an existing footpath opposite Mattar MRT Station leading to Circuit Road Food Centre, as residents felt unsafe walking on the footpath at night. To ensure the safety of users of the footpath, LTA (as the implementing agency) tapped on the LIP scheme to build the infrastructure.
MSO and its partner agencies will continue to partner the community in projects which serve residents’ needs. Together, we can make our living environment a better one!

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**Much Fun for Everyone**

Looking for new forms of rest and recreation? Here are three new developments for you to enjoy! In March 2019, the National Parks Board (NParks) unveiled a refreshed area in East Coast Park that provides respite from the hustle and bustle, a playgarden in HortPark for children to revel in nature through play, and new ways to rediscover Singapore on foot and bicycle.

**Respite at Raintree Cove**

Raintree Cove at East Coast Park has re-opened and it offers expansive vistas of the sea and plenty of areas for visitors to rest and lounge – perfect for those seeking a more tranquil experience in the park. Mr Goh Chok Tong, Emeritus Senior Minister and Adviser to Marine Parade GRC, opened Raintree Cove with a tree planting ceremony.

*(From left) Mrs Bharat Mekani, Mr Tan Jack Thian, ESM Goh, Mr Gavin Gareth Chan, Mr Edmund Tang and NParks CEO Mr Kenneth Er plant a Yellow Rain Tree (Samanea saman) together*
to commemorate the opening of the Raintree Cove.

Raintree Cove includes many new features, such as two open lawns and nine garden swings painted by students from seven schools and two youth organisations. The Garden Swings community project was made possible by a donation from Mr and Mrs Bharat Mekani through the Garden City Fund, NParks’ registered charity and an Institution of a Public Character.

Visitors of all ages can try out three other types of swings – two hammock swings, two saucer swings and three traditional swings.

Salvaged wood from African Mahogany trees (Khaya senegalensis) are made into seats, also serving as biophilic play features for visitors to challenge themselves to balancing acts.

A revamped pavilion with a green roof overlooks the sea, where relaxing group activities can be conducted. There is also a cosy area near the C3 carpark with five terrazzo seats for groups of two to three to lounge, read, and relax.

Revel in the Nature Playgarden

Mr Desmond Lee, Minister for Social and Family Development and Second Minister for National Development, opened the Nature Playgarden at HortPark as part of the NParks Biophilic Playgarden Plan. Specially conceived with preschoolers in mind, the Plan includes design guidelines for developing biophilic playgardens to encourage children to spend more time outdoors so that they can enhance their overall well-being, increase their self-confidence and creative expression, and reconnect with nature.
Minister Lee waters a Hill Tristania Tree (Tristaniopsis merguensis) during a tree planting session at the Nature Playgarden opening, with preschoolers from NTUC-My First Skool at 505 Yung An Road and PCF Sparkletots Preschools at Joo Chiat Blk 15 and Radin Mas Blk 18.

The 0.35ha Nature Playgarden at HortPark contains nine different play features which incorporate biophilic design principles, such as sensory elements that allow children to connect directly with nature. Natural materials such as wood, bamboo, sand and gravel are used in all the play features. Click [here](#) for more information about the Nature Playgarden.
branches, or big dried fronds, and play with the ground material. And rock or spin hollow musical seesaws and wheels filled with seeds and seed pods to produce sounds.

climb, balance, or jump, and develop their motor skills and physical fitness.

NParks plans to introduce more of such biophilic playgardens in other parks and gardens over the next two years. Plans are also in place to enhance existing playgrounds to incorporate biophilic playgarden elements.

Rediscover Singapore through the Coast-to-Coast Trail and the Round Island Route

The 36km Coast-to-Coast (C2C) Trail and Rower’s Bay along the Round Island Route (RIR) creates new opportunities for people to rediscover Singapore. Mr Lawrence Wong, Minister for National Development and Second Minister for Finance, graced the launch of the C2C Trail and Rower’s Bay on 30 March.

The C2C Trail spans the island of Singapore and takes visitors through a variety of parks, nature areas, and places of interest. It is complemented by the C2C mobile application, which makes use of interactive augmented reality (AR) elements to provide users with a curated walking experience as well as an online trail guide. The C2C app’s features include interactive AR characters that provide interesting information about native flora and fauna as well as the surrounding points of interest. You can download the NParks Coast-to-Coast mobile app from the Google Play Store (for Android users) or App Store (for iOS users), and access the online trail guide here.
Rower’s Bay is a new node along the RIR, a continuous 150km green corridor that will go around Singapore connecting existing natural, cultural, historical, and recreational sites, thereby linking different communities together. It is part of the 60-km first phase of the RIR. The RIR will be progressively completed by 2035.
Map of recreational connections, including the RIR

Serving as a rest and gathering point for park users along the RIR, it features a new boardwalk to bring visitors closer to the water, a lookout pavilion, swales, and a wetland.

Rower’s Bay is also part of a future Park Connector Network (PCN) loop around Lower Seletar Reservoir. A new 1.5 km park connector next to Rower’s Bay will be completed by end-2019, and the rest of the loop will be progressively planned and completed in the future.

With all these new things to try out, it’s definitely time for you to plan a relaxing day in nature with your friends and family!

Oasis Terraces: A Vibrant New Oasis for the Family and Community

Punggol residents now have a hip new hangout with the completion of Oasis Terraces, the first of six new-generation HDB Neighbourhood Centres (NCs). Offering something for everyone in the family, it features an array of shops, family-friendly dining options that cater to all budgets, a supermarket with extended opening hours, a 24-hour fitness centre, and educational and enrichment centres to serve Punggol’s young population. A polyclinic, one of Singapore’s largest, is also housed within the development, offering residents access to a wide range of affordable healthcare services.
Fronting the scenic Punggol Waterway, Oasis Terraces is integrated seamlessly with the surrounding developments.

Oasis Terraces is also home to HDB’s first ever Entrepreneur Cluster, where online-to-offline businesses and new businesses offering niche products can try out their ideas and learn to run a retail store at a lower fit-out cost and rent. Besides encouraging innovation and entrepreneurship in the heartlands, it also provides residents with more retail options.

For residents who prefer shopping online, they can now enjoy an even better experience at the Experiential Collection Lobby, which includes parcel lockers, charging points to test newly-purchased electronic goods, and even tablets to shop online at e-marketplaces.

Located along Punggol’s famous waterway and set amidst lushly landscaped, multi-coloured terraces, Oasis Terraces is a great place to hang out with friends and fellow residents. The sheltered community plaza is often abuzz with events and festive celebrations, while various “play and explore” elements such as a water park and playgrounds offer opportunities for family fun and leisure. Residents of all ages can relax in the ample rest spaces or keep fit at the well-equipped fitness corner overlooking the scenic waterway. At the rooftop community garden, gardening enthusiasts can also grow fruits, herbs, flowers, and other plants as part of the National Parks Board’s Community in Bloom programme.
The sheltered Community Plaza in the heart of the NC is a venue for weekly events and activities. A range of facilities is provided for residents to lead a healthy and fun lifestyle.

And in the next three years, five more NCs will be completed in Hougang, Sengkang, Punggol, and Sembawang – joining Punggol as a new-generation NC. These NCs will play an integral part in creating a comprehensive and quality living environment for residents and supporting the growth of vibrant communities.

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