



ENFORCEMENT WITH A HEART

Take a sneak peak into the exciting work of Muhammad Ismail as he shares his experience of being an enforcement officer. From forested areas to secluded bridges, no day is ever the same for Mohammad!

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TRANSFORMING SPACES

KAY SIANG HERITAGE PROPERTIES REFURBISHED

A retrofit and built upgrade was given to our black-and-white heritage homes along Kay Siang Road, with an elegant blend of modern details and classic design.

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TRANSFORMING SPACES

MUSIC AND ART EXTRAVAGANZA AT PASIR PANJANG POWER STATION

Close to 3,000 visitors were treated to a rare glimpse inside this heritage building when SLA collaborated with The Local People to present an electrifying art market, filled with an eclectic mix of exhibitions and live music performances at the Pasir Panjang Power Station Open House.

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CREATING COMMUNITIES

KUSU PILGRIMAGE SEASON

Every year, tens of thousands of devotees from different ethnic communities and nationalities make the annual pilgrimage to the idyllic Kusu Island, south of mainland Singapore, during the ninth lunar month, in the hope for peace, wealth, happiness and good luck.

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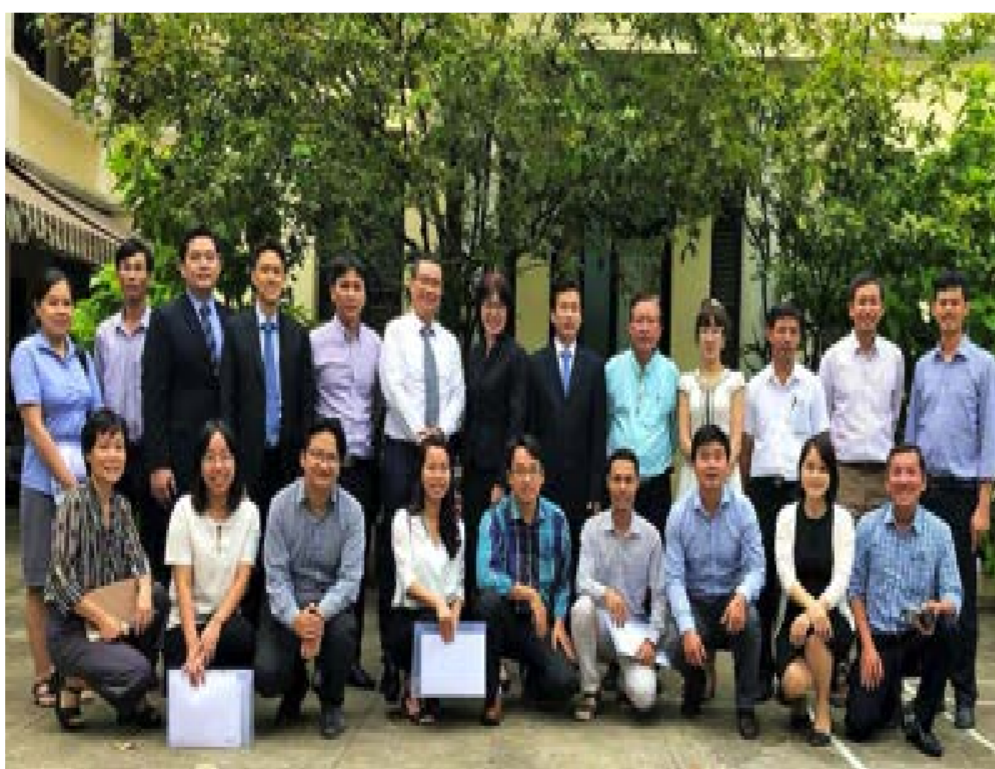


CREATING COMMUNITIES

DISCOVERING SINGAPORE'S BEST KEPT SECRETS

The rich histories of three distinctive State properties – Former Gillman Officers' Mess, Watten Estate Road and the Old Changi Hospital, were shared with participants on the 2nd edition of *Discovering Singapore's Best Kept Secrets*. The guided tour was a partnership between SLA and heritage blogger Jerome Lim.

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GROWING GEOSPATIAL DEVELOPMENT

From the Geospatial Information and Technology Workshop in Ho Chi Minh City to the 8th United Nations Committee of Experts on Global Geospatial Information Management in New York, SLA is deepening our engagement regionally and internationally to grow geospatial technology and development.

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SLA continues to host international visitors as we build rapport and exchange ideas on land management and administration, land title registration and geospatial development.

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► *Muhammad's friendly and understanding personality has made him well-loved by fellow colleagues and the public he serves*

ENFORCEMENT WITH A HEART

Meet Muhammad Ismail, our enforcement officer with a heart. Muhammad is always at the frontlines, explaining to a member of the public how encroachment or the illegal occupation of State land can affect the entire community, such as creating hotspots for mosquitoes to breed!

As an enforcement officer with the Singapore Land Authority (SLA), the expertise of Muhammad and his team is called upon to look into potential breaches of State land regulations and provide advice and guidance to those affected.

The job can be back-breaking. Working long hours outdoors, be it at humid forested areas or under secluded bridges are just part of a typical day for Muhammad. To help him do his job better, Muhammad is supported by SLA's Future Ready tech tools, utilising SLA's applications such as Sigma, Oblivision and OneMap which allows him to have a better understanding of the terrain that he is inspecting. Despite the challenges, Muhammad prefers to think of each inspection as an adventure and views every day as a different challenge as cases always differ. He says, "We always learn new things from our case engagements and share these learning points within the team so that we can all do even better next time."

Dealing with members of the public, Muhammad acknowledges that often times, breaches happen because people are unsure of the laws. For him, being understanding and empathetic are key requirements to being a good officer. Muhammad adds, "There may be a reason why the person may be occupying the area in the first place and I try to put myself in their shoes. This can help us uncover situations which may require our assistance."

Although the hours may be long and the work physically demanding, Muhammad is proud of his role as an enforcement officer. When asked what was the secret behind his success as an enforcement officer, he said without hesitation: "Passion and sincerity!"



► *For Muhammad, being understanding and empathetic is crucial for the role*

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► The heritage homes at Kay Siang Road are immediately recognisable for their distinctive black-and-white appearance

KAY SIANG HERITAGE PROPERTIES REFURBISHED

Hidden along Kay Siang Road lies a cluster of black and white heritage properties reminiscent of a bygone era.

Recognising its potential due to its prime location in Tanglin, just at the fringe of the Orchard Road shopping district and minutes from many embassies, the Singapore Land Authority (SLA) identified the heritage properties for asset enhancement and refurbishment works.



► SLA Chairman Lim Sim Seng (centre), CE Tan Boon Khai (left) and Leasing Director Nelson Liew (right) tour the newly upgraded State property

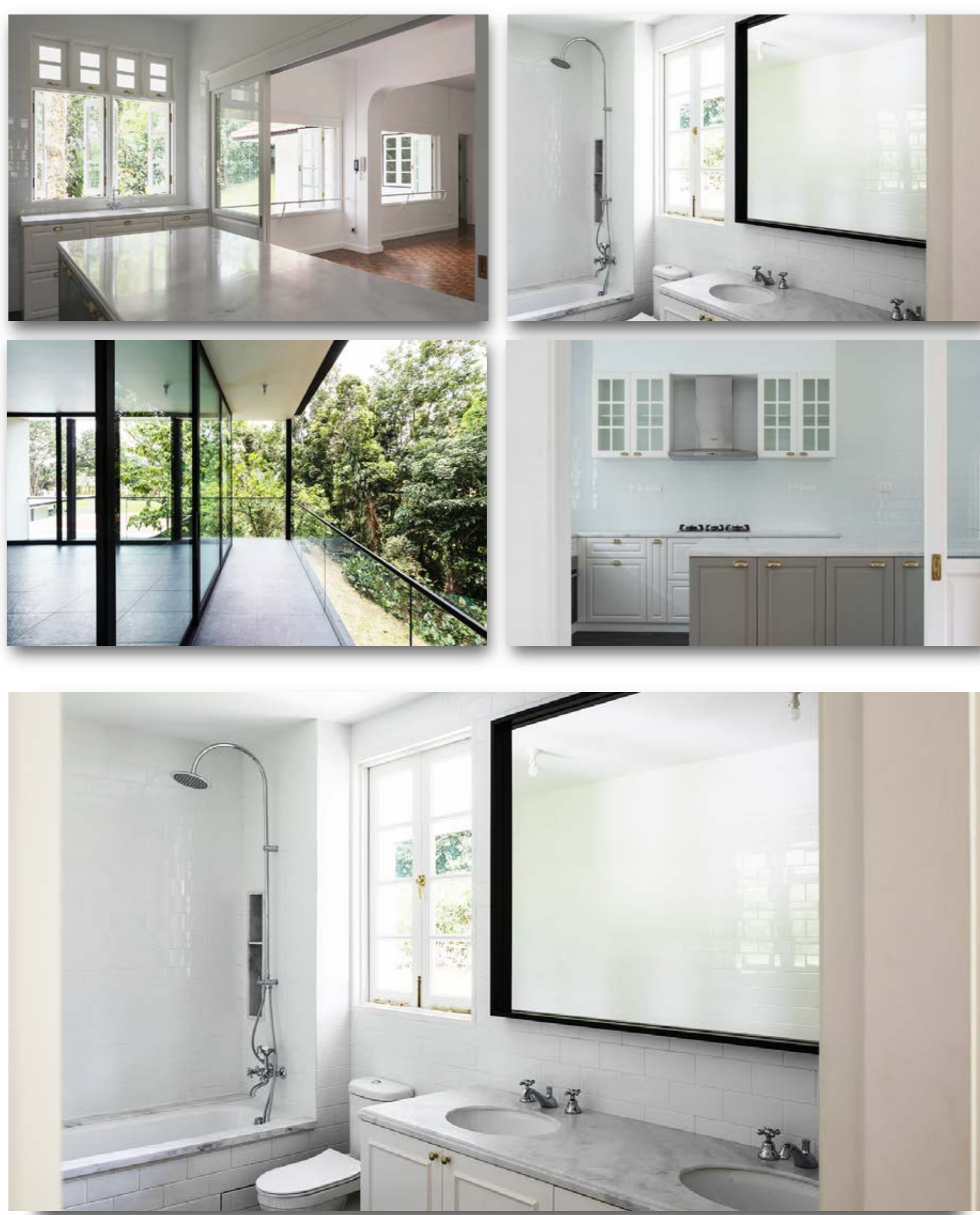
With the heritage properties more than half a century old, the upgrading works had to be comprehensive. The retrofit and build project included:

- Re-tarmac of existing roads
- Reconfiguration of existing rooms
- Installation of centralised meter compartments
- Replacement of new timber doors and windows
- Installation of electronic gate and intercom systems
- Upgrade of utilities (hot water, Singtel optic fibre cables, Citygas connection, air conditioning)
- Improvement of existing swimming pools and construction of new swimming pools for selected units
- Creation of additional GFA for selected units (with Total Lettable Area increased by approximately 500 sq m)



► Some units had new swimming pools installed

Eai-Sy Yap, DD/Business Planning & Development, who led the project team consisting of Caris Teng, Sim Sze-wei, Mindy Gay, Randolph Thung, Valerie Loke and Desmond Loh, shared, "Due to the age of the units, there were many unexpected issues which came up. Despite the challenges, it was an extremely good learning opportunity for the team, who gained technical appreciation of the procurement process, thoughtful building design and function, building technology intricacies as well as the types of value-add ons to prospects."



► The works provide an elegant blend of modern and colonial vibe to the heritage homes



► Eai-Sy Yap (left), DD/Business Planning and Development and Sim Sze-wei (right), Head/Business Planning and Development in the semi-open kitchen

Usually, tenants would incur their own move-in costs such as installation of amenities and non built-in appliances. For the Kay Siang properties, SLA took a differentiated approach to provide customisation and white goods for prospective tenants seeking a modern experiential living experience in Singapore. All that effort has paid off - four out of six enhanced properties were rented out less than a month after the project was completed, with absolute rents increasing by an average of \$5,500. Additionally, the project had a higher than targeted Internal Rate of Return (IRR) of 12.2%.

Encouraged by the success of the project, one can definitely expect more of such similar revamps in the pipeline as SLA endeavours to make State properties relevant and to optimise their use.

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► The iconic red-brick building of Pasir Panjang Power Station

MUSIC AND ART EXTRAVAGANZA AT PASIR PANJANG POWER STATION

With Singapore's rapid urbanisation, heritage buildings tend to fade into the background and be forgotten.

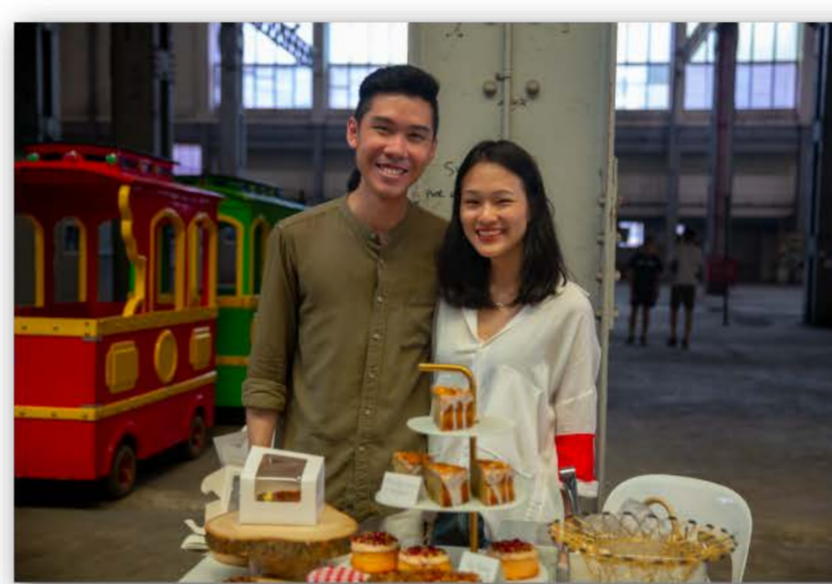
The Singapore Land Authority (SLA) collaborated with local art market organiser The Local People to ignite interest in heritage buildings. On 22 August 2018, from 12 noon to 12 midnight, a public art market was held at the fabled Pasir Panjang "A" Power Station.

Singapore's second station, built almost three decades after St. James Power Station, powered Singapore's industrialisation until it was decommissioned in the 1980s.

For one day only, the public was able to get a rare glimpse of the iconic red-brick building normally closed to public. Themed AC/DC in celebration of the iconic property's original raison d'être on electrical flux, Ms Pin Goh, founder and creative director of The Local People explained, "AC/DC stands for alternative current versus direct current, it is also symbolic of the influx of both alternative and mainstream local art and music scene."



► The public caught a rare glimpse of the colonia-era building, normally closed to the public



► Visitors of the art market also uncovered many unique handicrafts and collectibles from local entrepreneurs and designers

The eclectic event featured a total of ten caged art exhibitions, showcasing multiple art forms from traditional acrylic paint to comic strips to contemporary art. A group of bikers showcased a wide range of beautiful vintage and custom motorbikes. The proud bike owners would also occasionally rev up their rides to thunderous echoes within the building. To entertain the young and young-at-heart, Uncle Ringo's Trackless Choo Choo Train was there to take the visitors around on a ride.



► Young visitors were treated to a ride around the Power Station with Uncle Ringo's Trackless Choo Choo Train

The second half of the event saw local musical talents take centre stage – as rock act *Shirlyn + The UnXpected*, alternate rock group *Lunarin* and acapella group *The Apex Project*, showcased their unique skills in this juxtaposition of styles.

Lead singer of *Shirlyn + The UnXpected*, Ms Shirlyn Tan was thrilled at having performed at such a special location, and said, "the acoustics of the venue gave the performances a natural reverberation that really made all the performers sound great!"

The night was then brought to a close with local musician Ginette Chittick laying a few groovy tracks for visitors to dance the night away.

Mr Yap Neng Giin, 36, who was a visitor to the event, shared that the day's happenings were a different experience. He said, "I think it is a unique use of the land space and it definitely gave me something to do on a public holiday. It will definitely be fantastic if there will be more of such events at heritage locations."



► Visitors were in for a treat as local talents rocked out in the Power Station

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► *Kusu Island sees the most visitors during the annual Kusu Pilgrimage in the ninth lunar month*

KUSU PILGRIMAGE SEASON

Every year, during the ninth lunar month, Kusu Island, which is also known as Tortoise Island or Peak Island (Pulau Tembakul) in Malay, sees thousands of devotees flocking to the island for the annual Kusu Pilgrimage Season in the hope for peace, wealth, happiness, and good luck.

Managed by the Singapore Land Authority (SLA), Kusu Island is a picturesque location just 5.6km from Singapore that sees its highest visitorship during the pilgrimage season.

"The Kusu Pilgrimage Season offers a unique tapestry of culture and religion as devotees from different ethnic communities and nationalities come to visit the Da Bo Gong Temple and Malay *keramat*," shared Ms Lilian Chua, deputy director for estate management at the SLA.



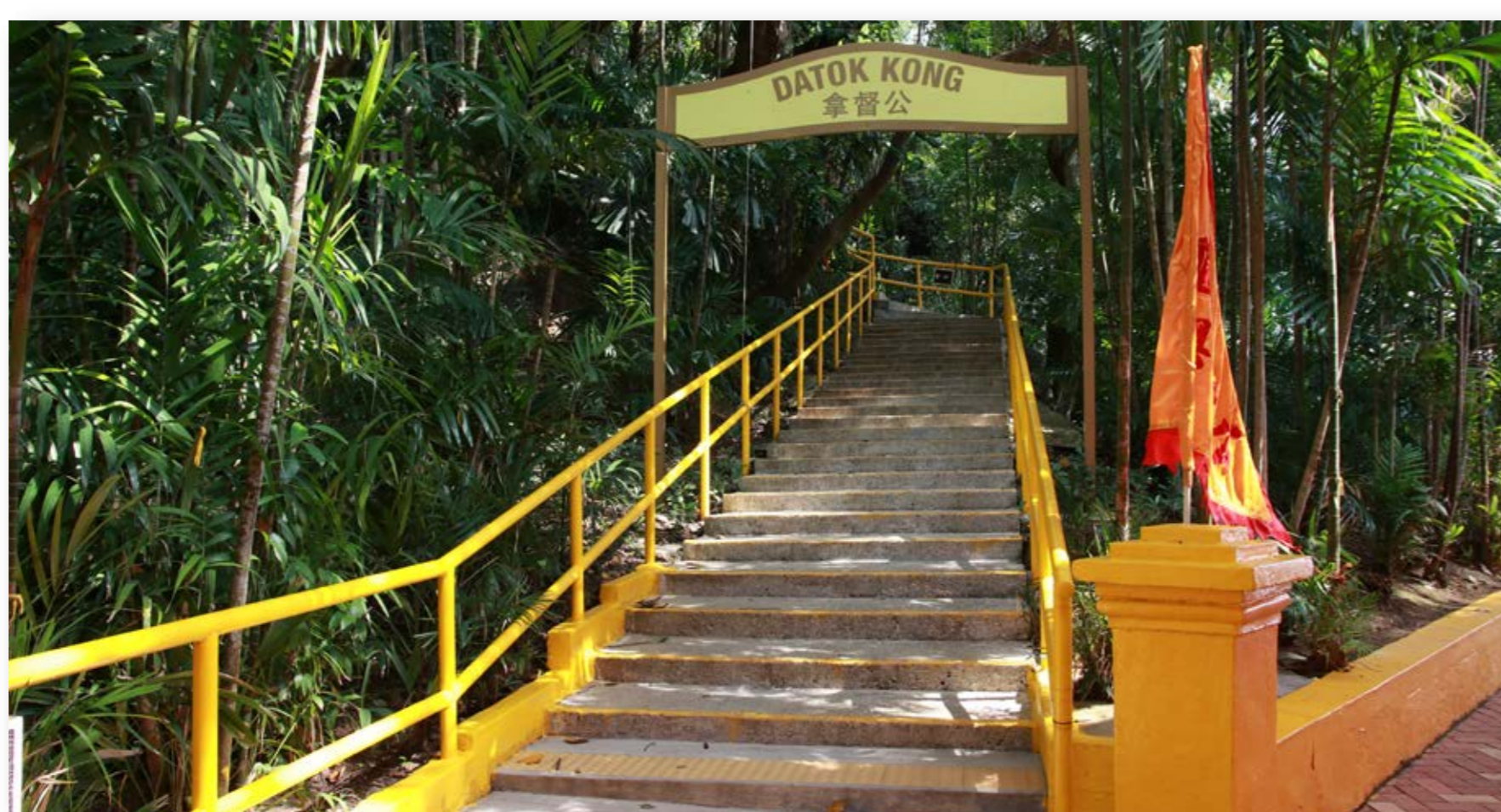
► *Devotees cross the bridge to the Da Bo Gong temple*

The popular Da Bo Gong temple was built in 1923 by a wealthy businessman and houses the deities Guan Yin and Da Bo Gong. Guan Yin is known as the "giver of sons" while Da Bo Gong was said to have the power to calm the seas, cure diseases, avert danger and confer prosperity.



► *Many of the architectural designs have been inspired by folklore with the buildings often painted in vibrant colors*

One can also climb up the 152 steps to the top of a hill to pray at the *keramat*, or holy shrines of Malay saints. Mr Faizer K Shazi, a devotee, said, "As a child, I used to come here with my father. Now, I still continue this tradition every year with my wife and children. Sometimes, we even come during the weekends to pray and pay our respects."



► *The 152 steps up to the keramat*

Mr Ng Lye Heng, a hawker at the stalls set up specially during the pilgrimage season, shared that there has been a lot of effort to upkeep the island over the years. He said, "Now the whole island looks very nice, perfect for the many visitors who come during the pilgrimage month."

Kusu Island boasts a rich cultural heritage for city-dwellers keen on taking a quick respite from city life. Visitors to the island can take photos of the beautiful island and pose among Chinese-inspired architecture or have a picnic by the beach, a popular choice for many families and couples.

Take a stroll and admire the abundant tortoises lazing in the afternoon heat. With our lives becoming increasingly fast-paced and hectic, short getaways are a great way to refresh and recharge. Many who have come to this island leave with a spring in their steps as they savour nature at its finest.



► *The island is a popular choice for a unique family trip on weekends*

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► *Urban Sketchers Singapore (USKSG) showing off their creations of the Former Gillman Officers' Mess*

DISCOVERING SINGAPORE'S BEST KEPT SECRETS

As Singapore approaches its bicentennial year in 2019, it is worth remembering our rich heritage and that many structures, which have borne witness to our history and growth, are still standing today.

Returning for a second year, the Singapore Land Authority (SLA) collaborated with heritage blogger Jerome Lim to present *Discovering Singapore's Best Kept Secrets*, where the public visited selected State properties and were treated to informative commentaries through guided tours. This year's edition also saw the participation of the Urban Sketchers Singapore (USKSG), who were at the venues to sketch the various properties.

Former Gillman Officers' Mess

The colonial building on 10 Hyderabad Road was built in 1935 and featured adaptations to fit our tropical climate with large windows or doors with big airy corridors. 10 Hyderabad Road was built as an officers' mess during an era of rapid military barracks upgrades and construction work, when its architecture features were replicated across several British military barracks across the island.

The Ministry of Health took over the property after the withdrawal of British Forces from Singapore in 1971 to house the Dental Health Education Unit followed by the Institute of Dental Health until 1998 before SP Jain School of Global Management rented the location and repurposed it into an administration office as well as a hostel for visiting faculty in 2006.



► *The architectural structure of the Former Gillman Officers' Mess was maintained even as it was repurposed into an administration office for S P Jain School of Global Management*

Watten Estate Road

Originally erected as a cluster of six houses between the late 1920s to mid-1930s, only two of these architectural gems remain standing today. Set upon the vast plot of land once known as the Chasseriau Estate, these houses were designed by none other than the distinguished government architect, Major Percy Hubert Keys, who also notably designed the Fullerton Building, the Bowyer Block of Singapore General Hospital and the King Edward VII College of Medicine.

Old Changi Hospital

Back by popular demand, participants learnt about how two original blocks (24 and 37) of the hospital were built in the 1930s as part of the development of Kitchener Barracks in the Changi Garrison. The trip also featured a special guest from the UK in Ms Michelle Kendell and her mother, as they shared their memories of Changi when Michelle's grandfather was an adjutant of RAF Changi Hospital (the former name of Changi Hospital) in 1960s.



► *The tour around the Old Changi Hospital featured special guests, Ms Michelle Kendell and her mother, who shared their memories of 1960s Changi*

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► SLA staff with participants of the Geospatial Information and Technology Workshop at Ho Chi Minh City Institute for Development Studies

GROWING GEOSPATIAL DEVELOPMENT

In recognition of our innovations in geospatial technology to aid urban planning and develop solutions for the community, the Singapore Land Authority (SLA) was invited to present at the Geospatial Information and Technology Workshop co-organised by the Centre for Liveable Cities and Temasek Foundation International in Ho Chi Minh City on 11 June 2018.

During SLA's presentation, we showcased Singapore's National Spatial Data Infrastructure, GeospatialSG, as a framework for managing and using geospatial information and technology. We demonstrated the use of SLA's very own applications: GeoSpace and OneMap and their capabilities as our core platforms for data delivery and service for innovative land management in Singapore.



► Mr Ng Siau Yong, DIGSDD representing Singapore at the 8th session of UN-GGIM

Our efforts to spearhead geospatial development were also recognised outside of South East Asia. In New York, SLA participated in the 8th United Nations Committee of Experts on Global Geospatial Information Management (UN-GGIM) which was held from 31 July to 3 August 2018. The international event hosted more than 300 delegates from over 90 countries and discussed emerging and critical global issues related to geospatial information management.

During the event, SLA had the honour of chairing the National Institutional Arrangements (NIA) Working Group, during which we led discussions for developing a foundational guide to help countries implement instruments for geospatial organisational structures and information management.

Geospatial technology has undoubtedly changed the way the world looks at land management. In today's age of technological disruption, SLA is firmly committed to deepening our engagement, broadening our networks and contributing to the growth of geospatial development to benefit Singaporeans, the region and the world.



► Mr Ng Siau Yong, DIGSDD chairing the National Institutional Arrangements Working Group Discussion

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► D/GSDD Ng Siau Yong hosted Mr Kim Hyung Tae, Director, Geospatial Information Planning and delegates from Korea Land and Geospatial Informatix Corporation

INTERNATIONAL EXCHANGE

As 2018 draws to a close, the Singapore Land Authority (SLA) continued to play host to international delegations and share our knowledge on land management and administration, land title registration and geospatial development.



► Senior Manager Carrie Wong and colleagues together with Ms Deok-Ryo Kim, senior research fellow at Korea Housing Institute and fellow researchers

GeoWorks, set up by the SLA as an industry centre to galvanise the geospatial industry by connecting geospatial businesses, entrepreneurs as well as users, hosted delegates from the Korea Land and Geospatial Informatix Corporation (Lx) who were here to learn about OneMap as well as the dynamic 3D platform, Virtual Singapore. GeoWorks also hosted South Korean delegates from the Suwon City Government, who came to discover how Virtual Singapore had the potential to transform urban planning and the city landscape. Delegates from the Korea Housing Institute also visited SLA to learn about land administration. The visits led to robust discussion and engagement as we exchanged experiences and ideas with our visitors.



► D/GSDD Ng Siau Yong and the GeoWorks team with Mr Lee Han-Kyu, Vice Mayor of Suwon City Government and fellow delegates

Delegates from the Strata Titles Survey Working Committee of Sarawak visited SLA to learn more about survey standards, plan formats and fees of land and accessory parcels as well as Strata Titles application procedures. The topics of interim property management, OneMap and land administration were keen interest areas for our South African friends from the Public Works Department, Western Cape Provincial Government.



► Chief Surveyor Soh Kheng Peng and Land Survey colleagues with delegates from the Strata Titles Survey Working Committee, Sarawak



► D/GSDD Ng Siau Yong with South African delegation from the Department of Transport and Public Works, Western Cape Province

The Singapore Geospatial Masterplan was an area of interest for delegates from the United Kingdom who experienced SLA's tech experimentation with Virtual Reality (VR) to simulate living in a 3D city model environment and discussed the possibilities for inter-agency collaboration.

These visits not only allowed the delegates to learn about Singapore and SLA, but also enabled SLA to build rapport with our global counterparts.

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