

LAND

October 2019

SPOTLIGHT



STATE CELEBRATION ON STATE LAND: CELEBRATING NATIONAL DAY AT 5 KADAYANALLUR

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Kadayanallur Street

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Chip Bee Gardens

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Geospatial Data to Stand
Out from the Competition

Launch of Inaugural
Singapore Geospatial
Week 2019

INTERNATIONAL EXCHANGE

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Celebrating National Day at 5 Kadayanallur Street

STATE CELEBRATION ON STATE LAND: CELEBRATING NATIONAL DAY AT 5 KADAYANALLUR STREET

What better way to celebrate Singapore's 54th National Day than to watch a live telecast of the parade at one of Singapore's earliest heritage buildings, built in 1923?

In a collaboration between the Singapore Land Authority (SLA) and local art market organiser The Local People, the state building at 5 Kadayanallur Street hosted "I AM CITIZEN", an alternative cultural celebration on 9 August 2019. More fondly remembered as the former St. Andrew's Mission Hospital, the building was also in the spotlight recently, as it was featured in the popular "Discovering Singapore's Best Kept Secrets", which is a series of State property tours co-organised by SLA and local heritage blogger Jerome Lim.

The State property, which sits on a wedge-shaped plot of land, was distinctive during its time as one of the earliest Modernist buildings to be constructed in Singapore. It was designed by Swan & Maclaren, the same architectural firm behind some of Singapore's most iconic buildings, including Raffles Hotel and the Tanjong Pagar Railway Station. The building has several distinct features, from a unique triangular stairwell, to an elevator which was renowned in its day for transporting children with tuberculosis to the rooftop for sunlight and fresh air, to bring relief and complement their treatment. The elevator is also the oldest of its kind in Singapore, and was even certified for use as recently as March 2017 – impressive for a machine built in the 1920s!



The event featured an extensive line-up of local designers and makers, giving them an opportunity to showcase their works

The landmark was transformed for this special occasion by local artists with site-specific and Singapore-inspired art installations. Featuring an extensive line-up of local talents, the event hosted an art market that featured handmade wares from local designers and makers, a craft workshop on block printing, calligraphy and bookbinding workshops, and even an interactive art display titled Mazri – "Seperti Kacang Lupakan Kulit" ("Like a Peanut Forgetting Its Shell"), which questions the role of traditional Malay heritage and identity in today's modern society. Visitors were also treated to a live telecast of the National Day Parade at the rooftop of the State property.

Ms Yap Eai-Sy, Director of Business Planning and Development, SLA, said: "Many of our State properties are architecturally and historically significant. We are pleased to collaborate with The Local People to present a first-ever open house event on this State property, providing local artists and talents a platform to engage the community in celebration of National Day."

"One visitor, Mr Png Zhen Yu, 27, shared: I am interested in local arts and that is why I came here today. The vibes from the building really add to the atmosphere and that differentiates the event from others immediately."

"I AM CITIZEN" marks the third time SLA has collaborated with The Local People, after the industrial-themed Open House event at the Pasir Panjang Power Station last year and the Duct Tape Party on State land under the West Coast Viaduct in 2017. Says Miss Pin Goh, founder of The Local People: "We are honoured to be entrusted by the SLA with the keys to a piece of Modernist architectural history. We are very excited to transform yet another architectural landmark to showcase a space that is usually not open to the public."

For most of the visitors, the experience at 5 Kadayanallur Street also marked the first time they set foot in a heritage building hailing from Singapore's colonial era. Miss Catherine Kwok, 21, shared her experience: "It is a great initiative to get people to experience these buildings. I definitely would not have guessed that this place used to be a hospital".

Committed to re-imagining historical spaces, the team at SLA is already working on the next event that will uncover another piece of Singapore's architectural history. Stay tuned!



A unique experience as visitors gathered at the roof top of the state property to watch the National Day Parade together

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Recreation of the good ol' Kampong days at Chip Bee Gardens

BLAST FROM THE PAST AT CHIP BEE GARDENS

A walk along the post-war apartment blocks that make up Chip Bee Gardens is bound to inspire in one a sense of calm and nostalgia. Unlike many other private estates, the terrace houses are all around the same height and sport minimal ornamentation, creating a sense of peacefulness and a charming vibe.

On 3 August 2019, Chip Bee Gardens experienced a unique blast from the past as No. 76 and 78 Jalan Hitam Manis were transformed into a Kampong—“village” in Malay—where residents and visitors could indulge in retro snacks and take part in fun and family-oriented games.

This fun-filled family carnival was styled in the theme of 'old-school Singapore' to commemorate Singapore's 54th National Day as well as the Singapore Bicentennial. Accordingly, attractions featured retro props and design cues, including a unique 3D photobooth set up to look like a typical living room from the 60s – right down to the classic furniture pieces and antique TV and radio set!



A special 3D photobooth for visitors to take back photo mementos

A Mama shop – an old-school convenience store commonly seen in the past – was also specially set up to give away snacks, while special live stations provided samples of Tutu Kuehs and ice balls flavoured with soda (which definitely helped with the heat!) The younger residents also had fun trying out the simple yet engaging games from the past.



Recreating authentic old-school with antique ice-shaving machine and glass soda bottles



Simple and engaging activities for the young ones

Beyond amenities, it is truly the communities and relationships we build that can bring life and vibrancy to an area. The event provided an opportunity for the residents of Chip Bee Gardens to experience a slice of Kampong life, thus encouraging them to bond and foster that neighbourly Kampong spirit.

The Singapore Land Authority (SLA) looks forward to organising more of such events as it continues to evaluate how state properties can be fully utilised for vibrant and lively community bonding.

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A mooncake roadshow during the recent Mid-Autumn Festival is just one of the initiatives to enhance the quality of the tenants' experience

BALANCING WORK AND PLAY AT 2 BUKIT MERAH CENTRAL

Going beyond maintaining the physical aspect of State properties, Singapore Land Authority (SLA) has been working towards creating a more vibrant community within work spaces and improving overall experience for our tenants. As such, SLA's leasing team had introduced various tenant engagement activities at the State property at 2 Bukit Merah Central, a 22-storey office development in downtown Redhill.

Apart from organising regular organic fruit and nut sales at 2 Bukit Merah Central to bring greater convenience for grocery shopping to tenants, we also hosted a mooncake roadshow by Holiday Inn Hotel during the recent Mid-Autumn Festival. In addition, we worked with one of the tenants, who is a fitness enthusiast, to provide complimentary weekly aerobic classes for the other tenants within the community. Aimed at fostering a more energetic and healthy workplace as well as encouraging work-life balance, these activities have already made an impact on the tenants of 2 Bukit Merah Central.

2 Bukit Merah Central is situated at a prime location with close proximity to Redhill MRT station, bus stops, banks, shopping centres and other amenities. "SLA's community building activities have further enhanced the attractiveness and value of the State property, making it an ideal choice for companies to set up their operations."

Through enhancing the quality of the tenants' experience, these activities contribute to SLA's efforts in maximising the use of state properties and creating value for our tenants, and SLA hopes to extend such activities and programs beyond 2 Bukit Merah Central to other State properties in the future.



Regular organic fruit and nut sales are held at 2 Bukit Merah Central to bring greater convenience to tenants

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With its distinct Tudor style, the two-storey Alkaff Mansion is one of the most iconic state properties

THE UNIQUE CHARM OF ALKAFF MANSION

One of the most iconic State properties managed by the Singapore Land Authority (SLA) is Alkaff Mansion. The two-storey property was originally built by a member of the eminent Alkaff family as a weekend house for high society parties. The majestic bungalow was a view to behold with its distinctive colonial architecture, playing host to the most prominent figures in Singapore of the time.

Now over a hundred years old, it has since gone through several transformations. From being abandoned post-World War II to functioning as the headquarters for the World Buddhist Society from 1970 to 1984, to a dining and lifestyle location in the 90s, its fascinating history and capacity for reinvention provides Singaporeans with snapshots of different points of our history. The building was awarded conservation status by the Urban Redevelopment Authority in June 2005, which means that its distinctive facade must be retained even after refurbishment.

SLA took over the management of the property in 2016, and in 2018, released a tender calling for innovative concepts that would not only add vibrancy to the area, but retain its original charm as well.

Today, under the tenancy of the 1-Group collective, Alkaff Mansion mixes enchanting local heritage with a collection of uniquely Basque-based dining offerings. The romantic and quaint setting of Alkaff Mansion provides its visitors with a uniquely idyllic experience that is increasingly difficult to come by in our bustling city. This also makes the location a popular wedding venue amongst newlywed couples.



Now over a hundred years old, Alkaff Mansion was awarded conservation status by the Urban Redevelopment Authority in June 2005, which means that its distinctive facade must be retained even after refurbishment

Landmarks such as Alkaff Mansion echo the message of our recent bicentennial celebrations: Singapore may be a young nation, but it boasts a rich history and culture that is worth exploring and preserving. SLA will continue working with its partners to bring out the best in its State properties, allowing them to enrich communities.

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Mogul.sg is a property portal launched in 2017 and one of 27 geospatial scale-ups currently hosted at SLA's GeoWorks

HOW MOGUL.SG LEVERAGED GEOSPATIAL DATA TO STAND OUT FROM THE COMPETITION

The establishment of GeoWorks, Southeast Asia's first industry centre to promote geospatial innovation and competencies, by the Singapore Land Authority (SLA) in 2018 has helped many geospatial-based businesses launch and develop much faster than before.

One of the startups that has benefited from the launch of GeoWorks is Mogul.sg (Mogul), a property portal launched in 2017, which differentiates itself from its competitors through the utilisation of geospatial technology and data layers on OneMap to accelerate and simplify the process of buying and selling real estate in Singapore.

Indeed, looking for a property that is to one's expectations or even finding an appropriate seller for one's property can be a long and tedious process. Through leveraging on rich geospatial data based off SLA's OneMap (a detailed and interactive map of Singapore which also includes useful day-to-day services and information contributed by government agencies), Mogul aims to provide users with precise information to assist them with their real estate needs.

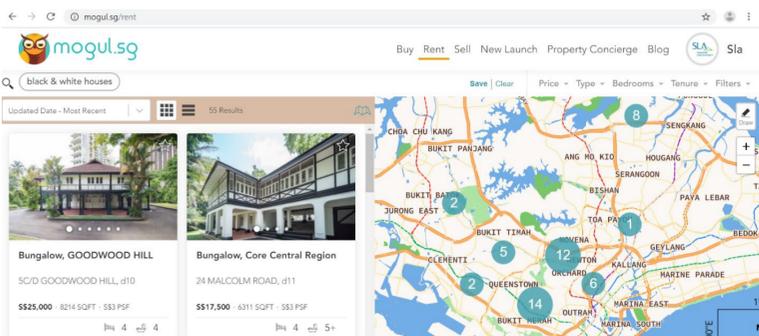
Mr Gerald Sim, co-founder of Mogul, said, "In working with OneMap, you can be assured that when you type a search phrase such as "near Supermarket" or "near Park Connector", the listings you see are actual results instead of advertisements. Users can filter out all the clutter from their search and narrow down the results to what will be really relevant to them, based off their parameters."

His point was emphasised by the Chief Commercial Officer of Mogul, Mr Keith Nathan Cheong, who added, "With OneMap's geospatial data, we are able to redefine the way people search for property. It is no longer just about location, size and money. With the information now available, the buyers are allowed to tell us exactly what they are looking for, with different keywords the user can key in at any time."

The process, however, has not been an easy one. Beyond simply putting together an enormous amount of geospatial data, Mr Sim also had to make it coherent and meaningful to the end-user. Mr Sim revealed, "We needed people who had geospatial as well as user experience and user-interface knowledge. It took more than 50 interviews before we hired our first developer. Another big challenge was putting together the massive amount of data, but OneMap solved 80% of the problems for us, which was nice!"

In partnership with Mogul, SLA has listed residential Black & White heritage houses on Mogul.sg to extend the reach to the users who are interested to rent such heritage houses. A simple keyword search of "Black & White House" will present users with the list of available properties, including a location map showing the number of similar units located in different areas of Singapore. With such features, Mogul.sg has demonstrated how geospatial technology can be accessed and used by everyone.

Looking ahead, it is inevitable that geospatial technology will continue to impact and revolutionise not just the real estate industry, but almost every aspect of what we do. As technology continues to progress and data grows to become more comprehensive, the challenge ahead for technology and geospatial companies such as Mogul, together with SLA and GeoWorks, would be to convince and educate both public and industry professionals to adopt these tools and prepare themselves for the future.



With SLA's OneMap, the application from Mogul.sg allow users to narrow down the results to what is most relevant, based off their parameters

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The inaugural Singapore GeoSpatial Week kicked off with a celebration of GeoWorks's first anniversary on 2 September

LAUNCH OF INAUGURAL SINGAPORE GEOSPATIAL WEEK 2019

The inaugural Singapore GeoSpatial Week (SGW), held from 2 to 6 September 2019, kicked off with a celebration of the first anniversary of GeoWorks, Singapore's sole geospatial industry centre managed and operated by the Singapore Land Authority (SLA).

At the event, held on 2 September, SLA announced its partnership with Foursquare, a technology company that uses location data to drive informed business decisions. Through this partnership, OneMap users will now be able to locate food & beverage stores, supermarkets, cafes and other lifestyle locations on top of OneMap's existing information on government buildings, properties, schools, childcare centres and services such as locations of ATMs.



GeoWorks currently hosts 27 geospatial scale-ups and also receives support from another 21 geospatial organisations

In total, GeoWorks currently hosts 27 geospatial scale-ups (GeoTechs) and also receives support in the form of expertise, network access and business opportunities for the geospatial industry from another 21 geospatial organisations (GeoPartners).

States Mr Keith Nathan Cheong, Chief Commercial Officer of Mogul.sg, which is one of SLA's GeoTechs, "It is a milestone for Singapore as part of the Smart Nation initiative. Such initiatives have allowed both people and organisations alike to benefit from data and go beyond just the usual parameters of the past."

Minister in the Prime Minister's Office and Second Minister for Finance and Education, Ms Indranee Rajah, was also in attendance as the Guest-of-Honour. In her opening address, Minister Indranee said, "GeoWorks lends itself to the initiatives that we called SG Together, because SG Together is really a new form of Governance – of people working together with the government and vice versa – to collaborate and create new things."

Spanning five days and comprising a series of geospatial-centric events, SGW involved 10 leading geospatial companies and reached out to over 1,000 geospatial professionals and enthusiasts from Singapore and the region.

While Geoworks has hosted over 280 events since its launch in July 2018, the Singapore GeoSpatial Week marked the first time in Asia that geospatial technology and information was at the forefront of an event for an entire week.

Miss Vanessa Ching, who is the Brand Engineer at SLA's GeoSpatial and Data Division, says, "It is a great time to bring the geospatial community together to celebrate with us. We are planning to build the community further and look forward to encourage and promote more new geospatial innovations locally with our geotechs and partners."

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GSDD's SDD Lewis Wu and colleagues hosted delegates from Japan's Nippon Telegraph and Telephone

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The Singapore Land Authority (SLA) had an eventful June as we had the privilege of hosting delegates from Japan's Nippon Telegraph and Telephone (NTT) as well as Korea's University of Seoul.

On 18 June 2019, delegates from (NTT) met with SLA to learn more about the use of 3D mapping in urban planning and development.

The delegates were received by our Survey & Geomatics Division colleagues, Soon Kean Huat and Richard Loo, who introduced SLA's Singapore Advanced Map (SAM) to them. The SAM represents one of SLA's most important tools, allowing our officers access to essential information to aid operational planning, situational awareness, risk management, decision-making and policy formulation.

SLA's Geospatial & Data Division's Manager Dr Gavin Chen also delivered a presentation on Virtual Singapore, a dynamic three-dimensional city model platform used by different agencies for urban planning and development.

The presentation impressed the delegates from NTT and prompted further discussion regarding some of the common challenges faced when coordinating the sharing of information across agencies.

On 28 June, Dr Chen and Mr Loo gave a similar presentation as they hosted a sharing session with academics from the University of Seoul. The delegates had come to visit SLA to better understand the unique challenges SLA faced in implementing different systems and how best to make such tools accessible to other public agencies.

We were more than happy to share with the delegates from Korea about the Whole-of-Government (WOG) approach which SLA has adopted. With their interests piqued, the academics also engaged our team in robust discussions as they sought to learn more.



Our Survey & Geomatics Division colleagues, Soon Kean Huat and Richard Loo with delegates from the University of Seoul

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