

State Lands Rules 1993

Table of Contents

Enacting Formula

1 Citation and commencement

2 Definitions

3 Application to acquire or occupy State land

4 State land to be alienated with approval of President

GRANT OF LEASES

5 Execution of grant or lease of State land

6 Special covenants and conditions

7 Persons to whom State lands shall not be granted or leased

8 Declaration of trust

9 Deposit by applicant

10 Title

11 Publication of notice for public auctions or public tenders

12 Consideration for alienation of State land

13 Rents and payments

14 Payments to Collector at Land Office

15 Application under section 13 of Act

16 Deed of surrender

17 Grants or leases issued before 1st March 1886 produced by person other than grantee

18 New grants or leases

LICENCES AND TENANCIES

19 Temporary occupation licences and tenancy agreements

20 Duration of licence

21 Duration of tenancy

22 Form of licence or tenancy agreement

23 Fees, rent and other charges to be paid

24 Payment of licence fees or rent by instalments

25 Application for licence or tenancy agreement by auction or tender

26 Conditions of licence and tenancy

27 Deposit to ensure compliance with conditions

28 Transfer of licence and assignment of tenancy agreement

29 Cancellation or revocation of licence and termination of tenancy agreement

30 Notice to quit

31 Revocation and transitional provisions

STATE LANDS ACT
(CHAPTER 314)

STATE LANDS RULES 1993

In exercise of the powers conferred by section 3 of the State Lands Act, the President hereby makes the following Rules:

Citation and commencement

1. These Rules may be cited as the State Lands Rules 1993 and shall come into operation on 15th July 1993.

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 not exceeding 3 years.

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.

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 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.

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, or his agent authorised in that behalf, shall exhibit in his office and publish in the *Gazette* a notice of sale describing the land and stating —

- (a) the place, date and time of the sale, in the case of a sale by public auction, or the closing date and time, in the case of a sale by public tender; and
- (b) the conditions of the sale.

(2) An auctioneer may be appointed by the Collector of Land Revenue or his agent authorised in that behalf to conduct a public auction, and the costs thereof shall be recovered from the proceeds of sale or met from any available funds.

(3) A deposit of not less than 5% on the price bid or, where an upset price is demanded, 25% on the price bid shall be paid and the Collector of Land Revenue shall give a receipt for the same.

(4) The balance of the sale price and charges shall be paid within one month from the date of sale or within such further period as the Collector of Land Revenue may, on such terms and conditions as he considers fit, allow, failing which, the sale shall be void and of no effect and the amount deposited shall be forfeited to the Government.

Consideration for alienation of State land

12.—(1) The consideration for the alienation of State land shall be a premium or an annual rent or both.

(2) The Minister may, in his discretion, permit the payment of the premium by instalments on such terms and conditions as he considers fit, having regard to the circumstances of each case.

(3) The Minister may, in any case in which he thinks fit, waive wholly or partly the payment of any annual rent for such period as he thinks fit.

Rents and payments

13. All rents and other sums payable under the Act shall be payable in advance without demand on 1st January in each year.