

Contact information (name / e-mail address):	Aswini Raveendran / aswiniraveendranntu@gmail.com
---	---

Typology of land tenure and property rights in Singapore

	0 percent	100 percent
High Security		
Degree of security in practice		
Low security		

Tenure category (Please indicate)

	Build-To-Order (BTO) new flats (HDB – Public Housing) owner	Build-To-Order (BTO) new flats (HDB – Public Housing) tenant	Resale Flats (HDB – Public Housing) owner	Resale Flats (HDB – Public Housing) tenant	Student Housing	Eldercare homes	Community homes	Foreign worker dorms	Public-Private Hybrid Housing flat, owner	Public-Private Hybrid Housing flat, tenant	Private flat, owner	Private flat, tenant	Landed property with House, Private (Eg. Bungalow)	Freehold
Occupy / use	X	X, f	X	X, f	X, f	X	X	f	X, f	X, f	X, f	X, f	x	x
Enjoy	X	X, f	X	X, f	X, f	X	X	f	X, f	X, f	X, f	X, f	x	x
Dispose	X ^{5+EIP}		X ^{5+EIP}						X, f		X, f		x	x
Restrict	X	X, f	X	X, f	X, f	X	X		X, f	X, f	X, f	X, f	x	x
Buy	X*		X*						X, f ⁽¹⁰⁾		X, f		x	x
Inherit	X		X						X, f		X, f		x	x
Develop/ improve	X [^]		X [^]						X, f [^]		X, f [^]		x [^]	x [^]
Cultivate/produce													x [^]	x [^]
Sublet	X ⁵		X ⁵						X, f		X, f		x	x
Sublet and fix rent	X ⁵		X ⁵						X, f		X, f		x	x
To access services	X	X, f	X	X, f					X, f	X, f	X, f	X, f	x	x
To access formal credit	X		X						X, f		X, f		x	x
To transfer ownership	X ⁵		X ⁵						X, f		X, f		x	x

Key: X – temporary right, x – permanent right, X – Singapore citizen family’s right, X – Singapore permanent resident (PR) family’s right, X – Temporary, eligible for citizen & PR, f – foreigner’s right, * - owning of properties overseas is not allowed, 5 – after 5 years of occupation by the initial buyer, EIP – Must fulfill Ethnic Integration Policy guidelines, ^ - development based on land use planning regulations and building code regulations, 10 - after 10 years of occupation by the initial buyer

Notes (If you would like to add/explain anything):

- 1) Except the category of ‘Freehold’, all other categories are leasehold, awarded for 99 (most common) or 999 (in very few developments) years.
- 2) Build to order (BTO) flats are newly constructed apartments by the Singapore housing Authority, Housing Development Board (HDB). The income ceiling is 7000 (singles) and 14000 (family) SGD per month for eligibility to buy BTO and request government subsidy.
- 3) Resale Flats are constructed apartments by the Singapore housing Authority, Housing Development Board (HDB). But, these are not brand new. The income ceiling is 7000 (singles) and 14000 (family) SGD per month for eligibility to buy BTO and request government subsidy.
- 4) Ethnic Integration Policy ensures a balanced ethnic mix in HDB estates, thereby helping to promote ethnic integration and harmony. If you are selling your flat to a person who is neither a Singapore Citizen nor a Malaysian, you need to check that your buyer fulfills the criteria put forth in the EIP. The Quota for this category is 5% at Neighbourhoods and 8% at each apartment building.

