

## Table of Recommendations

<b>Role of Government</b>
<ol style="list-style-type: none"><li>1. The Government should minimise participation in markets where there are no developmental, strategic or socio-political considerations.</li><li>2. The Government should develop a single mechanism to regulate the supply of land and property into the market.</li><li>3. In managing the land regulatory framework, the Government should take into consideration the cumulative, economy-wide impact of policies on effective land supply.</li></ol>
<b>Cross-sectoral Measures to Enhance International Competitiveness</b>
<b>A) Value Creation</b> <ol style="list-style-type: none"><li>4. Facilitate strategic developments by advancing transportation infrastructure.</li><li>5. Prioritise the sale of MRT sites in the GLS programme.</li><li>6. Broaden and deepen capital markets.</li><li>7. Explore new ways of selling land.</li><li>8. Widen the initiative to put vacant State properties and land to interim use.</li></ol>
<b>B) Cost Reduction</b> <ol style="list-style-type: none"><li>9. Inject flexibility in Singapore's land tenure system to match user needs.</li><li>10. Charge a time-based enhancement levy for businesses on temporary planning permission.</li><li>11. Review of property-related tax regime.</li></ol>
<b>Sector-specific Recommendations</b>
<b>A) Industrial Sector</b> <ol style="list-style-type: none"><li>12. Price industrial land competitively</li><li>13. Adopt a Pay-as-you-use concept wherever feasible.</li><li>14. Adopt a more responsive market-based approach for industrial rental policy.</li></ol>
<b>B) Services Sector</b> <ol style="list-style-type: none"><li>15. Support the development of a large integrated Business Financial Centre (BFC) for strategic reasons.</li><li>16. Adopt a more competitive land pricing framework for the exportable services sector.</li></ol>

**C) Residential Sector**

17. Reviewing and rescoping the HDB's role in public housing.
18. Use a reverse tender approach in public housing
19. Review the continued relevance of the Executive Condominium Scheme
20. Relax HDB flat subletting rules
21. The Government should undertake a fundamental review of the homeownership policy.

**Review of Specific Rules, Regulations and Practices**

22. Expedite review of the Land Titles (Strata) Act (LT(S)A)
23. Review of the Planning Act to facilitate longer tenancies
24. Remove the Single Purpose Company (SPC) requirement for the development of GLS sites.
25. Change of Controller of Housing regulations.
26. Review requirement for Qualifying Certificates (QC).
27. Review procedures and guidelines used by the Street and Buildings Names and Advisory Committee (SABNAC).
28. Grant more GFA exemptions to encourage the provision of communal areas for residential developments and common areas for commercial developments.
29. Provide incentives for developers to provide connectivity between buildings and public amenities.
30. Allow approved decanted floor space within existing commercial buildings to be converted to civic and community uses.