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Tenancy Agreement Templates for a Fair and Safe Transaction

Are you looking to rent or to rent out a property? Find out how you can get hold of a tenancy agreement that protects the interests of both landlord and tenant.

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Welcome Home to Sleeker and More Modern HDB Flats

As part of HDB's efforts to provide quality and well-designed homes, homeowners can now enjoy sleeker and more modern fittings, including laminated timber doors, steel entrance gates with thumb-turn knobs, larger tiles in glazed porcelain, and sanitary fittings with better finishes.

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DMP2019: Growing the Central Area

Singapore's dynamic city centre, home to a global business and financial hub, is set to grow and become even more vibrant under URA's Draft Master Plan 2019.

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Going a Deeper Shade of Green with Super Low Energy Buildings

BCA is taking greater strides towards greening buildings in Singapore, with the launch of the BCA Green Mark for Super Low Energy framework.

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Fostering Stronger Operational Capabilities Through the Regional Operations Network

Since November 2017, MSO has organised several Regional Operations Network sessions, which bring together operations officers from partner agencies to network and foster stronger operational capabilities for the improvement of municipal services delivery. MSO has implemented three new platforms to better reach out to more operations officers

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Two New Green Spaces Across Singapore

No plans this weekend? Discover our two new green spaces – the Lakeside Garden in Jurong Lake Gardens and the historical gardens at Fort Canning Park.

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Tenancy Agreement Templates for a Fair and Safe Transaction

Are you looking to rent or to rent out a property? Are you wondering where you can get hold of a tenancy agreement that protects the interests of both landlord and tenant?

Well, the [Digitalised Property Transactions Workgroup](#) has developed [standard tenancy agreement templates](#) for HDB flats and private residential properties which you can use!

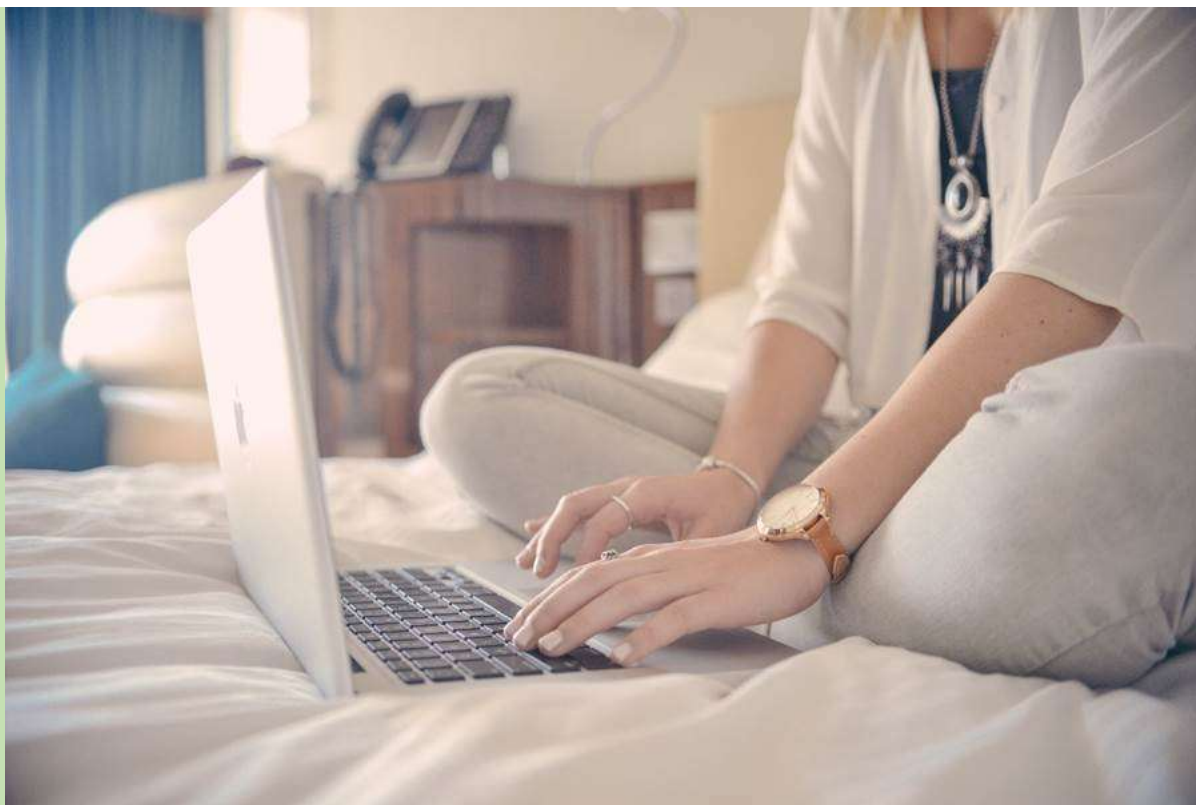
These templates were drafted in consultation with regulatory agencies, the Consumers Association of Singapore, and industry associations and practitioners who are experienced in the residential rental transaction process. The templates provide a common standard that is fair to all parties by:

- including clauses relating to the main aspects of a tenancy for parties to negotiate on, while providing flexibility by allowing additional clauses to be included;
- containing applicable clauses that govern the rights and obligations of parties; and
- providing a detailed guide to help both tenants and landlords identify specific items to look out for at the end of the tenancy.



The Workgroup, which is chaired by the Council for Estate Agencies, was formed as one of the initiatives under the [Real Estate Industry Transformation Map](#), which aims to help the entire real estate sector move towards offering digitalised, seamless, efficient, and secure transactions from end to end.

It is currently working on developing standard contract templates for the resale of private residential properties as well.



*Renting or renting out a property soon?
You can now find what the different stages for a typical residential rental transaction are, and the checks to carry out at each stage.*

To support consumers and property agents in navigating the rental transaction process and carrying out the necessary checks, the Workgroup has also mapped out a typical [rental transaction process](#) for both HDB flats and private residential properties.

This lists the checks to be conducted by landlords, tenants, and property agents at various stages of the transaction, and shows where these checks can be conducted online at various government agency websites.

With greater clarity on the steps involved in a rental transaction, both tenants and landlords will have a better understanding of the rental transaction process and the checks that they will need to conduct to protect their interests. At the same time, property agents can use the information to ensure that the steps and checks involved are followed through as they facilitate transactions for their clients.

You can view a typical rental transaction process, as well as online resources for carrying out checks at each stage, on CEA's [website](#).

Welcome Home to Sleeker and More Modern HDB Flats

Homeowners can now enjoy sleeker and more modern fittings, including laminated timber doors, steel entrance gates with thumb-turn knobs, larger tiles in glazed porcelain, and sanitary fittings with better finishes.

As part of HDB's efforts to provide quality and well-designed homes, the new fittings will be installed in all new Build-to-Order (BTO) flats launched from February this year.



Existing timber veneered doors and wrought iron gates (left) will be replaced by laminated timber doors and steel entrance gates for a more contemporary look (right).

First-time homeowner Mr Ari Haikal Bin Subtu, 24, will be among the first few Singaporeans to live in the BTO flats with the new fittings. Mr Haikal said: "I feel quite privileged because the new flats have a modern look, which is what everyone is looking for nowadays. This also means we can expect to spend less on renovation costs."

HDB has continually improved the designs and fittings of HDB flats to keep pace with changing demographics, as well as with new social and lifestyle trends. The designs and fittings of HDB flats have evolved from the simple and functional furnishings of the 1960s to higher-quality furnishings which are durable and eco-friendly to suit the needs of residents today.

HDB flats have also evolved in layout from simple and functional rectangular corridor-facing units to flats that afford more generous views, natural ventilation, and light while providing greater privacy for residents.

Mr Jansen Foo, Deputy Director (Project Development and Management) of HDB's Building Quality Group, said: "We have improved the range of fittings and finishes to give our flats a more modern and contemporary look. The new fittings allow homebuyers greater choice and flexibility in how they want to design and use the space."



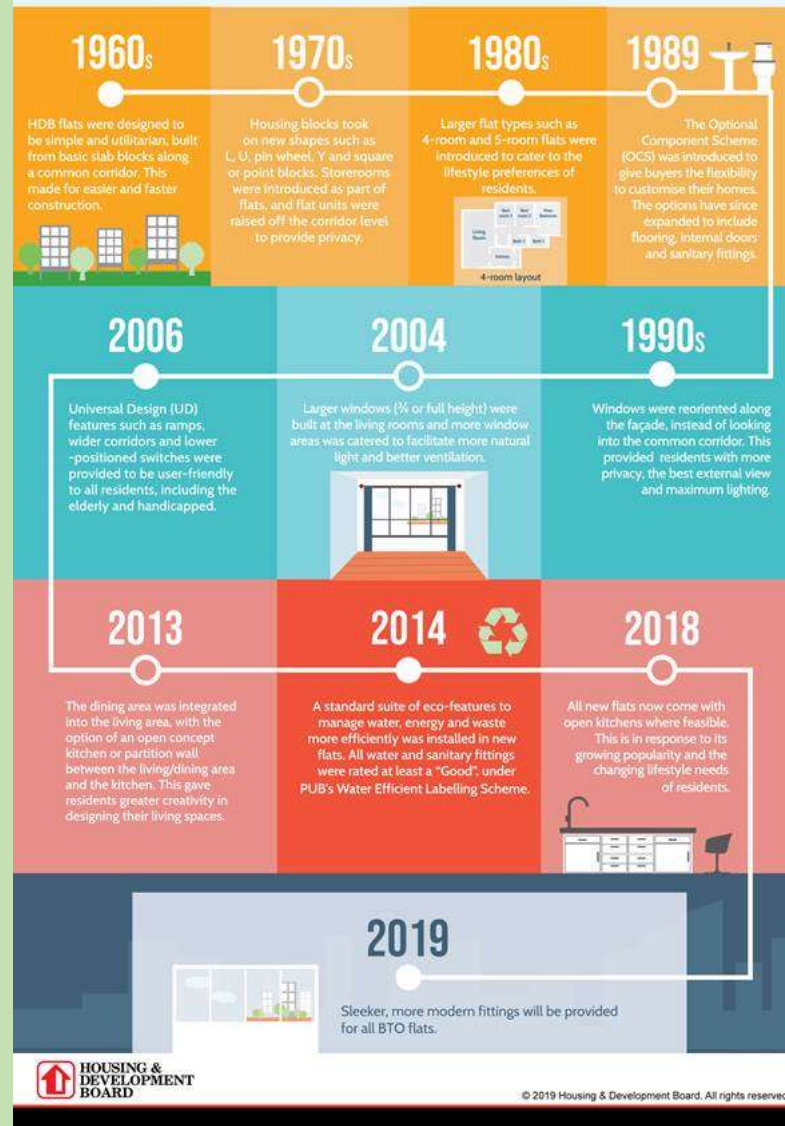
The louvered windows in the door/window ensemble between the kitchen and service yard (left) will be replaced with top-hung windows (right), allowing for more flexibility in the layout of kitchen furniture.



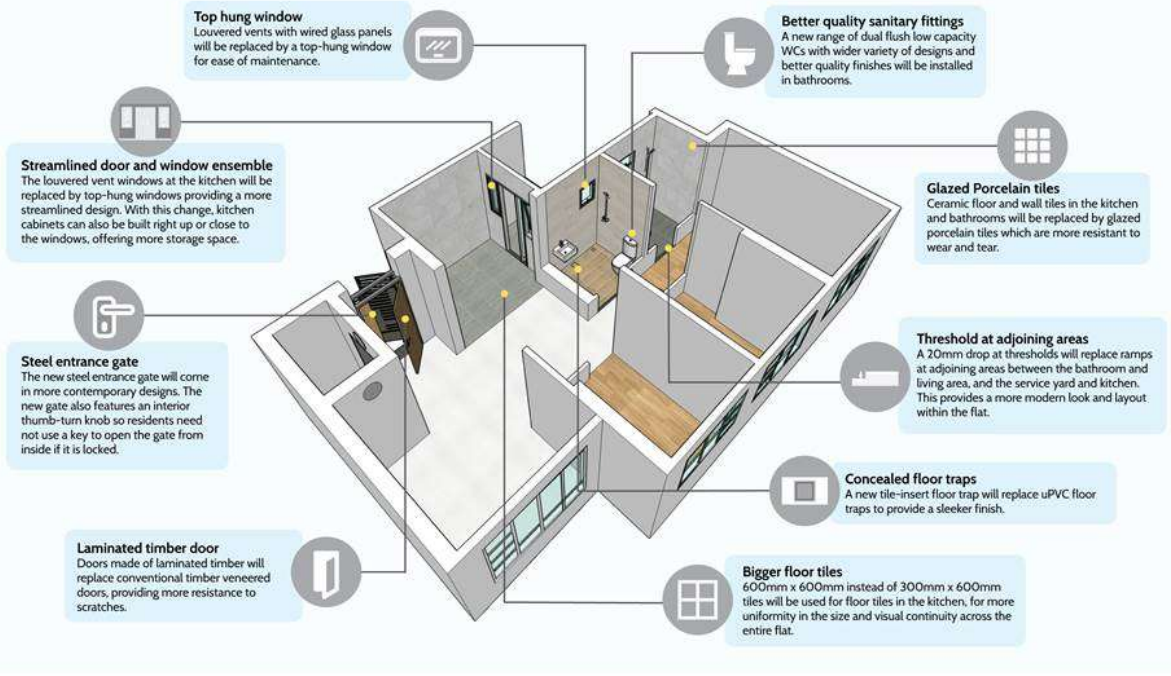
Existing WCs and wired-glass louvered vent windows (left), will be replaced with dual-flush low-capacity WCs and top-hung windows (right).

In line with the Roadmap for Better HDB Living, HDB will continue to explore new planning concepts and refine its flat designs to create quality homes, giving all residents homes that they can be proud of.

HOW THE DESIGNS OF HDB HOMES HAVE EVOLVED



SLEEKER, MORE MODERN FITTINGS FOR BTO FLATS



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DMP2019: Growing the Central Area

Singapore's dynamic city centre, home to a global business and financial hub, is set to grow and become even more vibrant under URA's Draft Master Plan 2019. The Draft Master Plan will see more diverse land use and plenty of job and business opportunities for the future economy. There will also be more amenities such as delightful streets and public spaces that celebrate the area's rich cultural heritage and green assets.

Creating Residential Communities

More homes will be introduced in city locations such as Orchard, the Central Business District, Pearl's Hill, Marina Bay, and Marina South, offering more city living options with easy access to transport and employment nodes as well as to lifestyle and recreational choices.

Urban Neighbourhood:

Waterfront Housing:

Hillside Enclave:

Marina South



Around 9,000 new homes will be built next to Gardens by the Bay. This will be a car-lite, pedestrian-friendly urban neighbourhood, with shops and community uses located at street level for greater convenience.

Rochor Canal



New housing developments along Rochor Canal will provide residents with easy access to the waterfront, where they can stroll to Kallang Basin and Marina Bay for a diverse range of recreational and entertainment options.

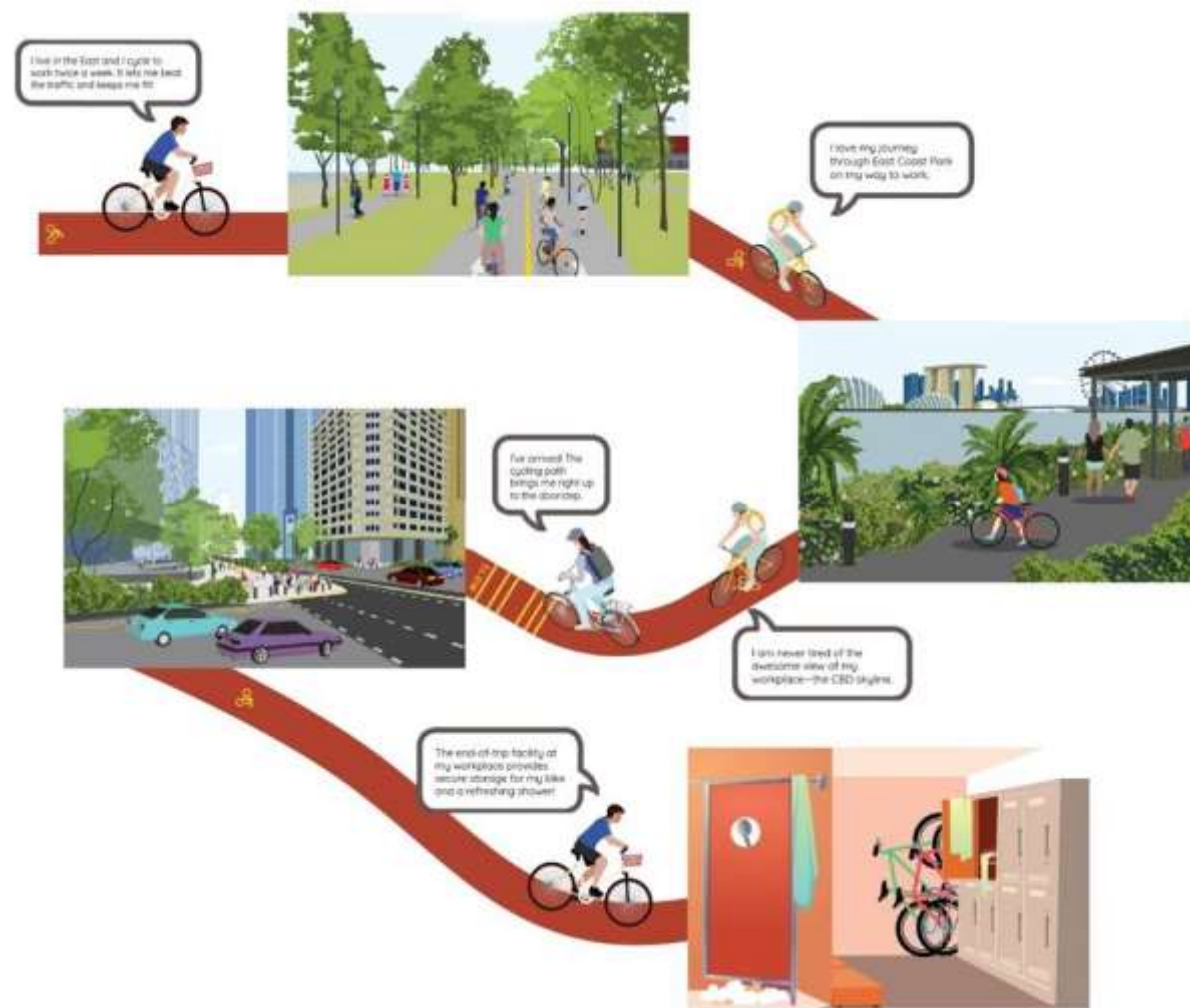
York Hill, Pearl's Hill



Residents of Pearl's Hill can look forward to city living amid a lush garden setting, with the City Park as a playground and social space for residents and the general public.

Encouraging Active Mobility

Cycling paths in the city centre will increase by more than 5km — up from the current 22km — by 2021. There are also plans to provide cycling paths to link up MRT stations within the city centre. With cycling routes leading into the city via East Coast Park, the North-South Corridor, the Rail Corridor, and the Geylang-City, Bishan-City and Queenstown-City links, active and convenient commuting to and within the city will become a reality. This will complement the upcoming Thomson-East Coast and Circle MRT lines, offering more commuting options and experiences.



Connecting our Parks and Open Spaces

Today, major green and open spaces — such as Gardens by the Bay, Fort Canning Park, Pearl’s Hill City Park, the Singapore River, and Marina Bay — reinforce our city’s unique image of being a waterfront City-in-a-Garden. More will be done to enhance and connect these spaces so that even more people can enjoy them.



① Walk from Hill to Hill

Enjoy a leisurely walk from Pearl's Hill City Park to Fort Canning Park via the Singapore River.

③ Rail Corridor to Marina Bay

New cycling paths through Anson will connect the Rail Corridor to Marina Bay.

⑤ Stitching our Green Heritage

② Transit Priority Corridor

Robinson Road can potentially be transformed into a transit priority corridor, strengthening it as the key car-lite spine between Raffles Place and Tanjong Pagar.

④ Connecting Green and Blue

Street improvements at Canning Rise and Waterloo Street will enhance and improve connectivity between Fort Canning Park and Rochor Canal.

⑥ Bring Back the Orchard

A new park at Armenian Street and landscape enhancements along Coleman Street will invite easy strolls between the Civic District and Fort Canning Park.

Orchard Road will be enhanced as a lush green corridor with colourful plants, connecting the Singapore Botanic Gardens and Fort Canning Park.

To find out more about plans for the Central Area, subscribe to *URA This Month* at <https://ura.sg/subscribe>.

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Going a Deeper Shade of Green with Super Low Energy Buildings

Singapore's buildings are responsible for more than one-third of our total energy consumption. Thus, to become more energy-efficient as a country, we cannot afford to ignore our buildings. The Building and Construction Authority (BCA) recognises this, and has been working closely with built environment partners and stakeholders to make our buildings more environmentally sustainable.

BCA launched the BCA Green Mark Scheme in 2005 to encourage the development of more environmentally friendly and sustainable buildings — early steps towards the goal of greening 80 per cent of all local buildings by 2030. In addition, BCA is now taking greater strides towards greening buildings in Singapore.

This deeper shade of green for our buildings will come in the form of Super Low Energy and Zero Energy Buildings. BCA's Super Low Energy (SLE) Programme is a drive towards the use of cost-effective, efficient, and renewable energy solutions in the built environment sector. To recognise firms that have pushed the boundaries for greening, BCA introduced the BCA Green Mark for SLE Certification framework at this year's BCA Awards. There are two categories under this framework: Super Low Energy and Zero Energy.

To qualify for these certifications, buildings will first have to achieve at least a BCA Green Mark Gold Award. Buildings that consume 40 per cent less energy based on prevailing building codes will then be certified SLE. Buildings that generate enough renewable energy to cover all of their energy consumption, including plug load (the energy consumed by devices plugged in within the building), will also be certified as Zero Energy Buildings.



*NTU Wee Kim Wee School of Communication and Information Green Mark Platinum (Zero Energy)
Credit: NTU Singapore*

17 projects from seven private and public sector developers have received the inaugural batch of Green Mark for SLE Awards, with eight of the awards going to campus projects by Nanyang Technological University Singapore (NTU Singapore) alone! One of these projects is certified as Super Low Energy, while the other seven are certified as Zero Energy Buildings. In other words, seven buildings on NTU's campus do not contribute to Singapore's overall electricity consumption!

The secrets behind NTU's very green campus include a variety of energy-saving initiatives, such as a campus-wide solar energy harvesting system and a "Passive Displacement Cooling" system which uses convection to keep rooms cool. In particular, NTU's School of Humanities and Social Sciences features efficient water-cooled air-conditioning systems, energy-efficient LED lights and motion sensor toilets and staircases which keep lighting usage flexible. Beyond this, NTU's Wee Kim Wee School of Communication and Information has also been upgraded with variable speed drives for pumps and water leakage detection systems to avoid unnecessary waste.

Another noteworthy winner of the BCA Green Mark for SLE Awards is the Samwoh Smart Hub, which was certified Green Mark Platinum (Positive Energy). The building's design incorporates energy- and water-saving measures such as double-glazed windows on the north and south facades to harness natural daylight and windowless east and west facades to reduce heat absorbed by the building from sunlight. It will also have on-site water recycling measures and a smart Building Management System (BMS) and Facility Management to optimise energy consumption. Apart from reducing energy consumption, Samwoh Smart Hub will also generate its own energy through the use of high-yield solar panels. These solar panels will produce about 110 per cent of the building's overall energy needs — more than what the building will consume!



*Samwoh Smart Hub
Green Mark Platinum (Positive Energy)
Credit: Samwoh Corporation*

These projects are certainly no ordinary feats, and developers like NTU and Samwoh have been trailblazers in their effort to achieve higher green standards. BCA will continue to work together with the built environment sector to innovate and push the boundaries of the latest technologies, making Singapore a deeper shade of green.

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Fostering Stronger Operational Capabilities Through the Regional Operations Network

Since November 2017, the Municipal Services Office (MSO) has spearheaded and organised several Regional Operations Network (RON) sessions, bringing together operations officers from 10 partner agencies to network and foster stronger operational capabilities for the improvement of municipal services delivery.



Discussion between officers from different partner agencies during a RON session.

Through these sessions, more than 450 operations officers have learned about protocols and tools that can strengthen their capabilities and allow them to deliver better municipal services to residents. In addition, they have learnt more about other agencies' roles and functions, and also discussed and learnt from municipal case studies involving multiple agencies. Senior officers have also shared their insights and perspectives on cross-agency collaboration to further enrich the participants' learning. The sessions have garnered much positive feedback from both the agencies and the participants.



Officers from multiple agencies participate in a group photograph after a RON session.

Through these sessions, RON alumni can better engage their regional counterparts to resolve complex issues collaboratively, as well as reference protocols and tools for cross-cutting municipal issues. Many of the RON alumni have been able to continue leveraging the network for inter-agency issues, as they find the protocols and tools to be useful in their work.

Deepening Capabilities, Sustaining the Operations Network

As part of MSO's continuous efforts to further engage and sustain the Operations Network and reach out to more operations officers, MSO has also implemented the following platforms:

- (i) **Operations Learning Journeys**, where officers can learn in depth about selected municipal topics such as Geospace (an online geospatial tool), mental health awareness, and hoarding management. For example, in May 2019 MSO partnered with the National Environment Agency (NEA) to organise a learning journey for both agency and Town Council officers to the NEA Video Surveillance Unit, aimed at enhancing capabilities and knowledge on the use of video technology to identify persistent offenders in high-rise littering cases;
- (ii) **Dear RON newsletters**, where officers can share bite-sized information on best practices, protocols and sector-related developments; and
- (iii) **RON@Workplace**, where officers can regularly share all the latest news about developments in the municipal services sector.

With about 4,000 frontline operations officers from the partner agencies in the core pool delivering municipal services to Singapore, the RON community is poised to grow further as MSO welcomes more officers to the Operations Network through future RON sessions. The efforts will benefit both the Public Service and the municipal services sector.

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Two New Green Spaces Across Singapore

Get in touch with your inner child at two new green spaces! Indulge your curiosity and go on journeys of discovery at Lakeside Garden in Jurong Lake Gardens and the historical gardens at Fort Canning Park.

Singapore's First National Gardens in the Heartlands

Lakeside Garden, the 53-hectare western section of the Jurong Lake Gardens, was opened in April by the National Parks Board, Singapore's lead agency for greenery and biodiversity conservation. The opening was officiated by Mr Lawrence Wong, Minister for National Development and Chairman of the Jurong Lake District Steering Committee.

Mr Wong, who is also Second Minister for Finance, was joined by Mr Tharman Shanmugaratnam, Advisor to Jurong GRC and then-Deputy Prime Minister, as well as Advisors from the Jurong, Yuhua, West Coast, and Bukit Batok constituencies.

Lakeside Garden is the first phase of development for Singapore's third national garden, and the first national garden in the heartlands. Based on the themes of nature, play, and community, the garden has been developed sensitively to maintain the serenity of the area while incorporating spaces for community and recreational needs. Lakeside Garden is ready for all to enjoy themselves amid nature, greenery, and lakeside views.



(From left) Gracing the opening of Lakeside Garden were Sport Singapore CEO Mr Lim Teck Yin, Urban Redevelopment Authority CEO Mr Lim Eng Hwee, Garden City Fund Chairman Prof Leo Tan, Dr Tan Wu Meng, Ms Foo Mee Har, Senior Minister Tharman Shanmugaratnam, Minister Desmond Lee, Guest-of-Honour Minister Lawrence Wong, Minister Grace Fu, Mr Ang Wei Neng, Mr Murali Pillai, NParks CEO Mr Kenneth Er, People's Association Deputy Chief Executive Mr Lim Hock Yu, and NParks Group Director of Jurong Lake Gardens Ms Kartini Omar. They were at the Grasslands, which contains various species of grass and forms an important habitat for grass-seed-eating bird species.



Children aged 5–12 will enjoy the 2.3-hectare Forest Ramble, the largest nature playgarden in the heartlands. The Forest Ramble contains 13 different adventure stations.



Located at the northern part of Lakeside Garden, Clusia Cove features a closed-loop circulation system in which water is cleansed through a natural plant filtration system before cascading into a shallow tidal pool and sand-based ripple pool, providing a fun space for children and families to play in.



Rasau Walk, a meandering boardwalk along the western part of Jurong Lake, takes visitors through a restored freshwater swamp forest which has been enhanced with some 50 species of plants.



Originally a 300m-long concrete drain, the Neram Streams have been transformed into 1.3km of naturalised waterways. The banks have been planted with tree species commonly found in tropical riverine forests.

Visitors to Lakeside Garden will be able to enjoy concerts, movie screenings, festivals and other events at the open multi-purpose lawns of Lakeside Field and The Oval. They will also be able to picnic with families and friends in these open spaces. Pet lovers will be pleased with the 2,200 m² dog run, with play mounds for dogs

to explore. For sports enthusiasts, PAssion WaVe @ Jurong Lake Gardens offers integrated lifestyle activities at the first waterfront facility in the West by the People's Association. Sport Singapore's ActiveSG Park @ Jurong Lake Gardens also includes a swimming pool and gym.

Discover Singapore's history anew at Fort Canning Park's new gardens

On 27 May, nine historical gardens at Fort Canning Park were opened. These were Pancur Larangan, Artisan's Garden, Sang Nila Utama Garden, Jubilee Park, Raffles Garden, First Botanic Garden, Farquhar Garden, Spice Garden and Armenian Street Park.

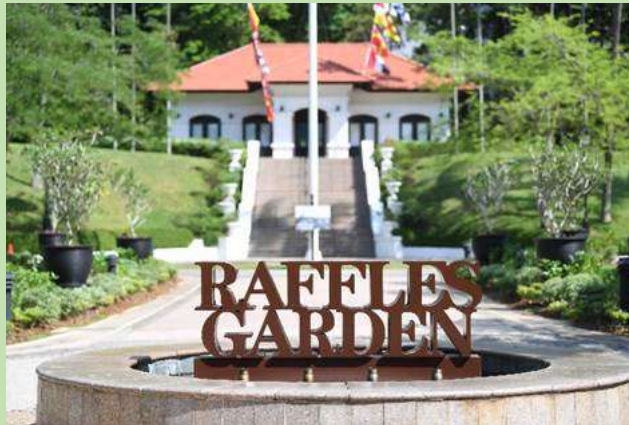
As Fort Canning Park is deeply rooted in history, from the time of the 14th century kings to the founding of modern Singapore in the 19th and 20th centuries, NParks referenced historical texts to restore and curate these gardens.



Featuring a mural wall detailing life in Fort Canning Park from the 14th to 19th centuries, Pancur Larangan marks where a freshwater spring used to flow, serving as a bathing place for noble ladies of the royal court of Singapura.



Sited on the western slope of Fort Canning Park, Jubilee Park is a family-friendly node where children can play on the swings, see-saws, logs and slides hugging the hill slope.



Named after Sir Stamford Raffles (1781–1826), the founder of modern Singapore and an avid naturalist, Raffles Garden showcases the diverse plant species that Raffles encountered in Southeast Asia.



Sang Nila Utama Garden is named after the first ancient king of Singapore. It reimagines Southeast Asian gardens of old.



Named after Major-General William Farquhar, the first British Resident and Commandant of Singapore and a keen naturalist, Farquhar Garden features plant species that Farquhar



The Spice Garden represents Raffles' experiments in spice cultivation by showcasing spice-inspired plantings in a series of cascading terraces and re-created plantations.



Armenian Street Park showcases plants in mobile planter boxes which represent aspects of Peranakan culture.

In collaboration with the National Heritage Board, NParks also launched the augmented reality trail BALIKSG: Fort Canning Trail, experienced through the free BALIKSG smartphone app. The trail brings visitors on an interactive journey through Fort Canning Park, with eight checkpoints which include the various gardens sited throughout the park.

The existing 14th century and 19th century heritage trails at Fort Canning Park have been refreshed and re-curated to interpret the rich history of the park. BALIKSG

complements both these trails, offering park visitors an interactive and educational experience.

Together with the new gardens, NParks is introducing a wider range of programmes throughout the year to appeal to people with different interests, including signature events such as Ballet Under the Stars and Shakespeare in the Park, as well as curated offerings like archaeology workshops at the Artisan's Garden that will bring Fort Canning Hill's rich history to life.

Access to and within Fort Canning Park has been improved, with the addition of covered escalators and a platform lift. Families with young children, seniors, and the disabled will now find it easier to reach Fort Canning Centre via Jubilee Park and Fort Canning Park from Farquhar Garden.

So bring your family and friends down to Lakeside Garden and Fort Canning Park, and get ready to have a fun time together!

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