

Lease Renewal for Places of Worship

宗教膜拜场所
如何更新契约

Lease Renewal Policy (as of 1 Jun 2016)

更新契约的政策（截至2016年6月1日）

- Lease renewal for Places of Worship (PWs) can be considered if they fulfil the below criteria:

宗教膜拜场所更新契约时，必须符合下列准则才受考虑：

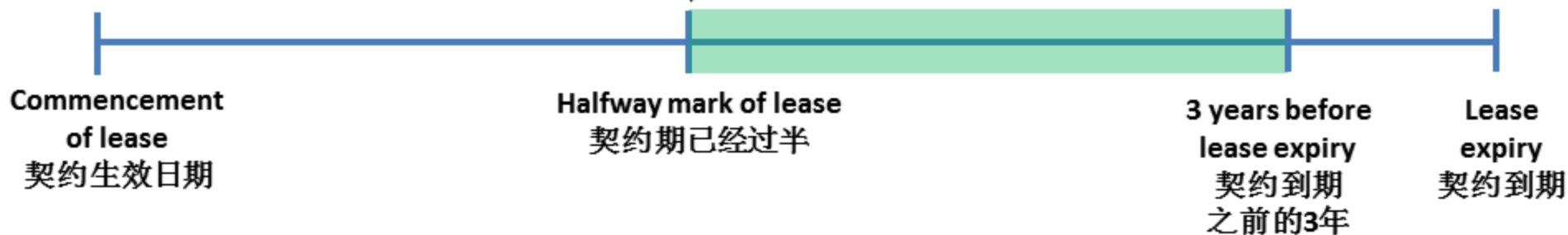
- Use and tenure are in line with planning intention;
用途和使用期符合当地的规划意图
- PW continues to serve the needs of the community; and
有关宗教膜拜场所继续为社区的需求服务；以及
- Lease has crossed the halfway mark
契约期限已过半

Timeline for Lease Renewal Application

申请更新契约的时间表

PW can apply for lease renewal after halfway mark
宗教膜拜场所在其契约期过半时可提出申请

Application to be made no later than 3 years before lease expiry
最迟在契约到期之前的3年提出申请



Lease Renewal

更新契约

For Places of Worship where leases can be renewed:

获准更新契约的宗教膜拜场所应注意:

- Lease renewal of up to 30-year term
更新契约可长达30年
 - subject to President's approval
但需获得总统的批准
 - agencies may impose other technical conditions to be complied with
有关政府机构可能会附加一些必须遵循的技术条件

- Lease renewal premium will be assessed by Chief Valuer
更新契约价由总估价师评估
 - at prevailing market rate;
根据当时的市价价格
 - based on use (i.e. Chinese Temple) and existing/proposed GFA
根据其用途 (如: 华人庙宇) 以及现有/拟议的总楼面面积


Lease Renewal Process (as of 1 Jun 16)

更新契约的流程（截至2016年6月1日）

PW submits Lease Renewal Application (宗教膜拜场所提出更新契约的申请)

- Application form can be downloaded from <http://www.sla.gov.sg/Services/LandLeaseConditions.aspx>
可从 <http://www.sla.gov.sg/Services/LandLeaseConditions.aspx> 下载申请表格
- Processing fee of \$1000
手续费 \$1000
- SLA consults agencies upon application
新加坡土地管理局接到申请后，会和有关政府机构磋商


8 weeks (8个星期)



SLA issues Preliminary Lease Renewal Offer (新加坡土地管理局签发初步更新契约献议书)

- Offer is in the form of Notice of Preliminary Terms and Conditions
献议是以初步附带条件通知书形式发出
- Terms and conditions (except lease renewal premium) are conveyed
转达附带条件（惟更新契约地价除外）
- PW can submit report from private valuer to Chief Valuer for consideration (optional)
宗教膜拜场所可向总估价师提呈私人估价师的估计报告供考虑（选择性）
- Chief Valuer assesses the lease renewal premium
总估价师评估更新契约的地价

12 weeks (12个星期)



Lease Renewal Process (as of 1 Jun 16)

更新契约的流程（截至2016年6月1日）

SLA issues Lease Renewal Offer (新加坡土地管理局签发更新契约献议书)

- Offer is based on Chief Valuer's valuation
献议是根据总估价师的估价

6 weeks (6个星期)



PW accepts Lease Renewal Offer (宗教膜拜场所接受更新契约献议)

- Payment of lease renewal premium (incl. GST) and \$70 fee for Certificate of Title
支付更新契约地价（包括消费税）以及地契手续费\$70
- Other fees payable: stamp duty and survey fees
其他应支付的费用：印花税和测量费
- New lease commences **upon acceptance of offer and payment of lease renewal premium**
新契约从接受献议并且支付更新契约地价后开始生效

Lease Renewal

更新契约

For Places of Worship where leases cannot be renewed:

不获得更新契约的宗教膜拜场所应注意

- Land will revert to the State upon lease expiry
其地段将在契约到期时归还国家
- PW to make plans for relocation prior to lease expiry
宗教膜拜场所在契约到期之前为搬迁做好计划
- PW can bid for alternative sites through the Government Land Sales Programme
宗教膜拜场所可通过政府售地计划标购其他地点

Thank You
谢谢