

# FAQ

## 1. What is a Road Line Plan (RLP)?

Road Line Plan shows road safeguarding information graphically using Cadastral Data from the Land Survey Division of Singapore Land Authority (SLA).

## 2. What are shown on the Road Line Plan?

The main information shown on the Road Line Plan is:

- a. Lines of Road Reserve
- b. Land Required as Road Reserve
- c. Cadastral Information
- d. Road Names and Road Category

Road Line Plans do not show accesses to properties.

## 3. What are Lines of Road Reserve?

The Land Transport Authority (LTA) safeguards land for road reserve to construct new roads or improve existing roads. Lines of Road Reserve are lines showing the extent of the future safeguarded roads.

## 4. Who are affected by road reserves?

Owners of land properties being intersected by the Road Reserve Line are affected by road reserves. The properties that are intersected by road reserve lines will be affected in either of the following situations:

- If the landowner has no intention to develop/redevelop\* his land

The landowner need not take any immediate action if he does not develop or redevelop his lot of land. The government will acquire the land when it constructs or improves a road. At that time, any building protrusions into the road reserve will have to be removed by the landowner.

- If the landowner intends to develop/redevelop\* his land

Any building protrusions into the road reserve will have to be removed upon development/redevelopment of the land by the landowner. However, the developer can include the area of the affected land area in his density/plot ratio calculations for the proposed development.

*\*Development/Redevelopment includes reconstruction, new erection proposals and major Additions & Alterations to existing buildings.*

## 5. When will the construction or improvement of a road be implemented?

LTA does not disclose to members of the public when a particular road would be constructed or improved.

**6. How do I know if my property is affected by road reserves?**

You can purchase a Road Line Plan from LTA via the [Integrated Land Information Services \(INLIS\) website](#) managed by the SLA, to see if the property is affected by the road reserve. The road reserve is shown in red on the Road Line Plan. Payment can be made via Interbank GIRO or via credit/debit cards.

You may engage a registered surveyor to find out the exact areas and dimensions of the land required as road reserve. The registered surveyor can also check if the buildings on the land are affected, and if development works infringe on the road reserve.

**7. Where can I obtain information on buffer requirements of proposed buildings?**

You may obtain the information on buffer requirements from the Urban Redevelopment Authority.

**8. What is the validity period of a Road Line Plan?**

The information provided on the Road Line Plan is as available at the point of application and is provided without prejudice to any changes that may take place subsequently. Hence the Road Line Plan does not specify a validity period.

**9. In what format is the Road Line Plan in?**

The Road Line Plan is available in either PDF or CAD format.

a. PDF format

The Road Line Plans in PDF are made available to customers online upon payment for downloading or printing. The Road Line Plans are made available for printing in a paper size and scale selected by the customer prior to the payment for purchase of RLP. Printed Road Line Plans can be sent to the customers, subject to a payment for posting services. The printed Road Line Plan would be based on the paper size and scale selected by the customer.

What you would see in a RLP is PDF format:

- Line of Road Reserve – safeguarded roads indicated as red continuous lines
- Line of Tunnel Reserve – safeguarded road tunnels indicated as red broken Lines
- Cadastral Information – the lot no. of the selected lots are highlighted in red
- Road Names and Road Category
- Land required as Road Reserve – portions of land shaded in pink
- Textual description "There are no road safeguarding lines on the selected lot(s)." displayed on Road Line Plan when the Line of Road Reserve or Line of Tunnel reserve do not cut the selected lots
- Dimensions scaled from the printed Road Line Plan are subject to final survey and acceptance by SLA.

b. CAD format

Road Line Plan in CAD format are in 1:1 true co-ordinates and it follows the principles established in the Code of Practice for Construction Computer Aided Design (CAD) – CP83. CAD software is required to use the data provided. Users are expected to be specially skilled and trained in the various CAD tools for the usage of this set of data for preparation of development plans as well as plotting purposes.

What you would see in a RLP is CAD format:

- Line of Road Reserve – CAD layer named as 'ROADWIDL'
- Line of Tunnel Reserve – CAD layer named as 'ROADTUNN'
- Cadastral Information – CAD layers named as 'SITECADA' & 'ANOTCANO'
- Road Names – CAD layer named as 'ANOTRDNM'
- Land required as Road Reserve – CAD layer named as 'ROADLAND'

Dimensions measured from the Road Line Plan in CAD format are subject to final survey and acceptance by SLA.