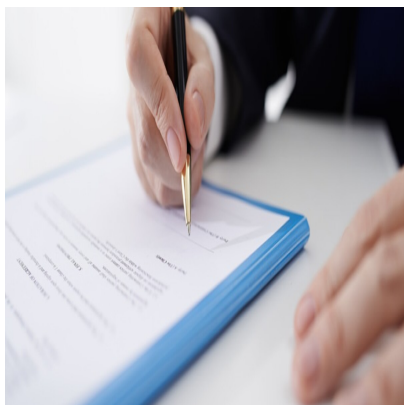




## INLIS Land Title Search: What to Order Before Buying

### Description

**INLIS is the Singapore Land Authority route for official land and property information.** A buyer should first identify the exact lot or strata lot, then order the title and plan records the conveyancing lawyer needs; a marketing address or floor plan is not a substitute.

This guide is for a private-property buyer organising due diligence before exercising an option. Its job is specific: order the right sla records and hand a coherent evidence file to the conveyancing lawyer. Use the table first, then the worked example and checklist; keep any calculation as a labelled estimate until the controlling body or live service confirms it.

### INLIS land title search Singapore: the decision table

| Situation                               | Practical next step                                                     |
|-----------------------------------------|-------------------------------------------------------------------------|
| Landed parcel                           | Resolve lot number, title and cadastral plan                            |
| Condominium unit                        | Resolve strata lot, title and Strata Certified Plan                     |
| Owner or tenure is unclear              | Order current ownership/title information before relying on a statement |
| Caveat, mortgage or restriction appears | Ask the conveyancing lawyer to explain its effect and discharge path    |

The table separates the common branches that lead to different outcomes. It is not a substitute for reading the current source: re-open the cited authority on the day the decision is made, especially where a deadline, rate, eligibility rule, opening condition or safety instruction is involved.

### Start with the controlling rule

Start with identity. Match the street address, development, lot or strata lot and plan number so that a search for a neighbouring or accessory lot is not mistaken for the property being bought. [SLA Land Titles Registry](#).

The Land Titles Registry records interests in land; it does not inspect the physical property. Title evidence therefore sits beside, not instead of, approved-plan, defect and site checks. [SLA INLIS](#).

These two checks define the reader's starting position. Record the date and the facts used, because a later application, booking or dispute is easier to resolve when the original basis is visible.

## Apply the rule to the real decision

For a strata purchase, confirm accessory lots such as car parks where applicable and reconcile the Strata Certified Plan with the unit viewed. Marketing measurements do not define registered boundaries. [SLA Land Titles Registry](#).

Read tenure, registered proprietor and encumbrance information with the lawyer. A caveat can signal a claimed interest, while a mortgage or restriction may require a specific completion step. [SLA INLIS](#).

Do not compress separate conditions into a single yes-or-no answer. Work through the eligibility, timing, amount and evidence questions in that order, and stop if a live record does not match the assumption.

## Build the evidence trail

Order records close enough to commitment that they remain useful, and let the lawyer determine whether an updated search is needed before completion. A stale printout should not be treated as permanent clearance. [SLA Land Titles Registry](#).

Create one schedule listing the record name, date, property identifier and unresolved question. This prevents a plan for one lot from being filed under another address. [SLA INLIS](#).

Save the relevant confirmation, receipt, official result or case reference. This is not administrative decoration: it is the record that allows the authority, provider or household to reconstruct what happened.

## Know the limit of the answer

Do not infer planning approval from title. URA approved use and plans, BCA records and management-corporation rules answer different questions. [SLA Land Titles Registry](#).

Retain the INLIS receipt and downloaded record securely because ownership information is sensitive. Share it only with parties working on the transaction. [SLA INLIS](#).

This guide resolves the general task for a Singapore reader. It does not replace an individual notice, contract, clinical assessment, legal advice or an officer's direction at the point of service.

## Worked Singapore example

A buyer sees "Unit #05-03" in the option documents but the development also assigns an accessory car-park lot. The buyer's evidence schedule lists the strata lot, accessory lot, title search and Strata Certified Plan separately. The lawyer then checks registered interests and the completion requirements.

The example shows the method, not a promised outcome. Replace its dates, balances, prices, route conditions or personal facts with the reader's own information. Where the example performs arithmetic, it is an editorial calculation and should be reconciled against the live statement, bill or official calculator.

## Action checklist

1. Confirm the exact property address
2. Resolve lot and strata-lot identifiers
3. Order current title or ownership information
4. Obtain the relevant cadastral or strata plan
5. List caveats, mortgages and restrictions for legal review
6. Cross-check approved use and plans separately
7. Save dated records and receipts securely

Work through the list in sequence. If one item cannot be verified, record the gap and use the official contact route rather than guessing. Keep screenshots only as supporting evidence; the live authority page and issued document remain controlling.

## Two original tools in this guide

**A title-plan-property identifier reconciliation sheet.** This converts the source material into a reusable decision aid. Copy it into a note or spreadsheet and enter only verified personal inputs.

**A document-to-question map separating title, planning and physical checks.** This is the final control before an irreversible payment, submission, booking, journey or household decision. It is an editorial framework derived from the sources, not an official form.

## Primary-source ledger

### Official or primary source

[SLA Land Titles Registry](#)  
[SLA INLIS](#)

### Material claims checked

Registry role and Singapore's land-registration framework.

Official service for property ownership, title and survey-plan information.

Each inline link sits beside the claim it is intended to support. Both source pages were opened during the evidence pass. If a page is revised after publication, use the latest controlling text and treat this article's worked examples as historical calculations rather than fresh official advice.

## Errors that change the outcome

- Searching a similar unit instead of the legal lot
- Treating an agent floor plan as a title plan
- Assuming no visible occupier means no registered interest
- Reading a caveat without legal advice
- Using title records as proof of planning approval

The recurring failure is to act on a familiar label without checking its definition. Preserve the original notice, policy wording, booking terms, eligibility record or authority response so that a later review starts from evidence rather than memory.

## Continue with the next useful step

For the adjacent task, read [reading a Strata Certified Plan](#). If the decision moves into another stage, continue with [checking URA-approved plans](#). These links were selected for reader progression, not as mechanical category links.

## Questions readers ask

### Does INLIS replace a conveyancing lawyer?

No. It supplies records; the lawyer advises on legal effect and transaction steps. [SLA Land Titles Registry](#).

### Is a street address enough?

Use it to begin, then confirm the legal lot or strata-lot identifiers. [SLA INLIS](#).

### Does title information prove the unit matches approved plans?

No. That is a separate planning and physical due-diligence task. [SLA Land Titles Registry](#).

*Accuracy note:* This article was checked against the linked primary sources on 2026-07-21. Individual facts and live services can change. No interview, first-hand use, first-hand meal, price check or field observation is claimed unless expressly stated.

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#### Author

rachelng